

Officer responsible Water Services Manager	Author Paul Dickson
Corporate Plan Output: Waterways and Wetlands Asset Improvements	

The purpose of this report is to present to the Board a concept for development of a new esplanade reserve between Connal and Barton Streets.

In late 1996 a purchase of bare land was made from Thursday Holdings Ltd for esplanade reserve. At about the same time the unformed legal road along this part of the Heathcote River was stopped and amalgamated with the esplanade reserve. Subsequently the esplanade reserve was increased by reserve contribution from the adjacent Heathcote River Estates, a proposed subdivision at the end of Barton Street. Refer to the attached SO plan.

During discussions about the reserve contribution between Heathcote River Estates and the Parks Unit, Council staff agreed to proceed promptly with development of the new reserve in order to provide an improved neighbourhood for the development of “studio warehouses” in the subdivision.

FOR INFORMATION - DAKINS

Dakins Group is operating a waste oil recovery facility from an area at the end of Barton Street. It has for some time been planning to quit the site and centralise its operations on a new site in Ruru Road. Dakins departure will free an area of Council land being leased to the company and will render a further area available for sale. Because of the degree of contamination of soils and proximity to the river, the Environmental Health Section and Water Services Unit view purchase of the remaining land as a good option to ensure that it is suitably remediated or otherwise protected.

ESPLANADE RESERVE DESIGN CONCEPT

Boffa Miskell, Landscape Architects were engaged to prepare a design concept for the esplanade reserve, including the Dakins site. Grant Edge has produced a very attractive concept which is influenced by the character of the Heathcote River and the Woolston Industrial area. This concept continues the indigenous river plantings already established along the Radley Park river edge, and creates a transition to the adjacent industrial area.

The “River Meanders Design Concept” is attached.

MAJOR COMPONENTS - DISCUSSION

“River Meanders”

The river meanders concept uses changes of ground level, the path, and colours and forms of different plant species to represent the terracing commonly associated with a river flood plain.

“Sculptural Elements”

Saw tooth shaped planters reflect the repeated shape of industrial warehouse roofs in the area. Arc shaped gardens to the north of the studio warehouses reflect the proposed shape of balconies on the buildings. For design and maintenance reasons some of the saw tooth shaped planters may be omitted.

Car Park(s)

A car park and turning area will be built at the western end of Connal Street. A turning area may also be provided on part of the current Dakins site (subject to purchase) if it proves to be a viable means of capping and sealing contaminated soils.

Ground Cover

Ground cover materials proposed in the plan include grass, plants, pebbles and limestone chips. Inclusion of the latter two will be considered closely by the Parks Unit and discussed with the adjacent property owner during final design.

Plant Species and Grass Areas

Plant species are indicative of the final planting plan, but will be modified somewhat in line with the safer parks policy and maintenance considerations. Details of grass areas, particularly narrow corridors, may be modified to allow easier mower access.

The design, at concept stage, is endorsed by the Parks Unit Design Team, Linwood Area Parks Officer and Waterways and Wetlands.

IMPLEMENTATION

It seems likely that implementation will be three stages:

- land shaping, planting to the north of Heathcote River Estates, and regrassing the remainder of the site
- remediating the Dakins site
- car park(s), and riparian plantings, path and planters in the western part of the reserve

Given agreement on the design the Water Services Unit anticipates carrying out land shaping and regrassing before winter.

- Recommendation:**
1. That the Community Board endorse the concept plan.
 2. That the plan be refined to a final plan and that construction proceed through phases one and three as funds and timing permit.

Chairman's

Recommendation: For discussion