

12. FIFIELD TERRACE – NEW RESERVE



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The purpose of this report is to inform the Board of the development of a new reserve at 241 Fifield Terrace and to request the Board's support for this development.

The property at 241 Fifield Terrace was acquired through subdivision in May 1999. An area of 100m² of land was part of a reserve contribution. Board members may recall a report from Shona Willis to its 1 September 1998 meeting, addressing the concerns of local residents in regard to the removal of mature trees from the property at 241 Fifield Terrace, suggesting a possible process for future tree protection (see attachment). A report was written by Josie Schroder in June 1999 as to whether or not Special Amenities Area ("SAM") status was to be given to this area (see attachment).

HISTORY OF THE SITE

Originally, there was a large house with grounds located at 241 Fifield Terrace. A proposal to erect retirement units on the site did not meet the 30m setback from the riverbank requirements, and neighbours consent was required. Neighbours consent was not however given, resulting in the removal of a number of trees from the property. At the time Board members (Ann Lewis, Oscar Alpers and Ian Howell) and Council officers held a meeting with the local residents to try and resolve the issue. There was an application from the local residents for the Council to purchase the land for use as a reserve.

The Council acquired 100m² of reserve which forms part of the land at 241 Fifield Terrace. A plan has been drawn up and circulated to the local residents for comment.

THE PLAN

The plan was designed to provide a sheltered seating area with views over the Heathcote River. A copy of the plan for the proposed landscaping of the reserve is attached. Low planting is suggested so as not to prevent the views from the front unit being obscured. People sitting in the reserve will not be seen from the unit because of the change in levels created by a lower terrace. This terrace is to provide a flat, level seating area for local residents to meet, and reduce the need to erect safety fencing on top of the existing stone wall. The area will be very low maintenance after it becomes established. Parks staff have spoken to a resident from the front unit who is happy with the suggested concept. Population data is included with the attachments.

A total of 16 replies were received from local residents:

- 11 households supported the plan
- 5 households did not support the plan
- 3 households want the tree removed from the front of the reserve
- 1 supported that only a small amount of money be spent on the reserve.

A submission was also received from the Opawa/St Martins Residents' Association advising the Association's Committee does not support the development at this stage.

A large number of older persons reside in the St Martins/Opawa area, many of whom walk around Hansens Park and to the local supermarket. The riverbank is steep on this side of Fifield Terrace and there is not a lot of room on the riverbank to install seats. The reserve is in front of six retirement flats (purchasers must be over 60 years of age to purchase a unit). The reserve would provide these and other local residents, a place in which to meet.

The Parks Unit has funding available this year to develop the area.

Recommendation: That the Board support the development of this reserve in accordance with the plan.