

7. PROPOSED LOCAL PARK – CORNER SELWYN/DISRAELI STREETS

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<p>Corporate Plan Output: 9.4.25</p>	

The purpose of this report is to seek the Spreydon-Heathcote Community Board’s recommendation to Council to create a local park at the corner of Disraeli and Selwyn Streets. The parcel of land involved is the balance of the road deviation land acquired by the Council for the roading work completed last year. This report will also be considered by the Parks and Recreation Committee at its meeting scheduled for 8 August 2001.

THE PROPERTY



Photo 1 Proposed local park – Disraeli/Selwyn Street corner

The land consists of an area of 2,242 m² (subject to survey) held by the Council and described in the Land Schedule below.

The area is shown marked on Map 1. It is a wedge-shaped area, bounded by Disraeli Street on the northern side, a commercial site at the eastern end and other private property on the southern side. The area is approximately 100 metres long and 36 metres at its widest.

Addington Cemetery is located approximately 100 metres to the south of the proposed park.



Photo 2 Proposed local park

Map 1

Adapted from an extract from the proposed Christchurch City Plan

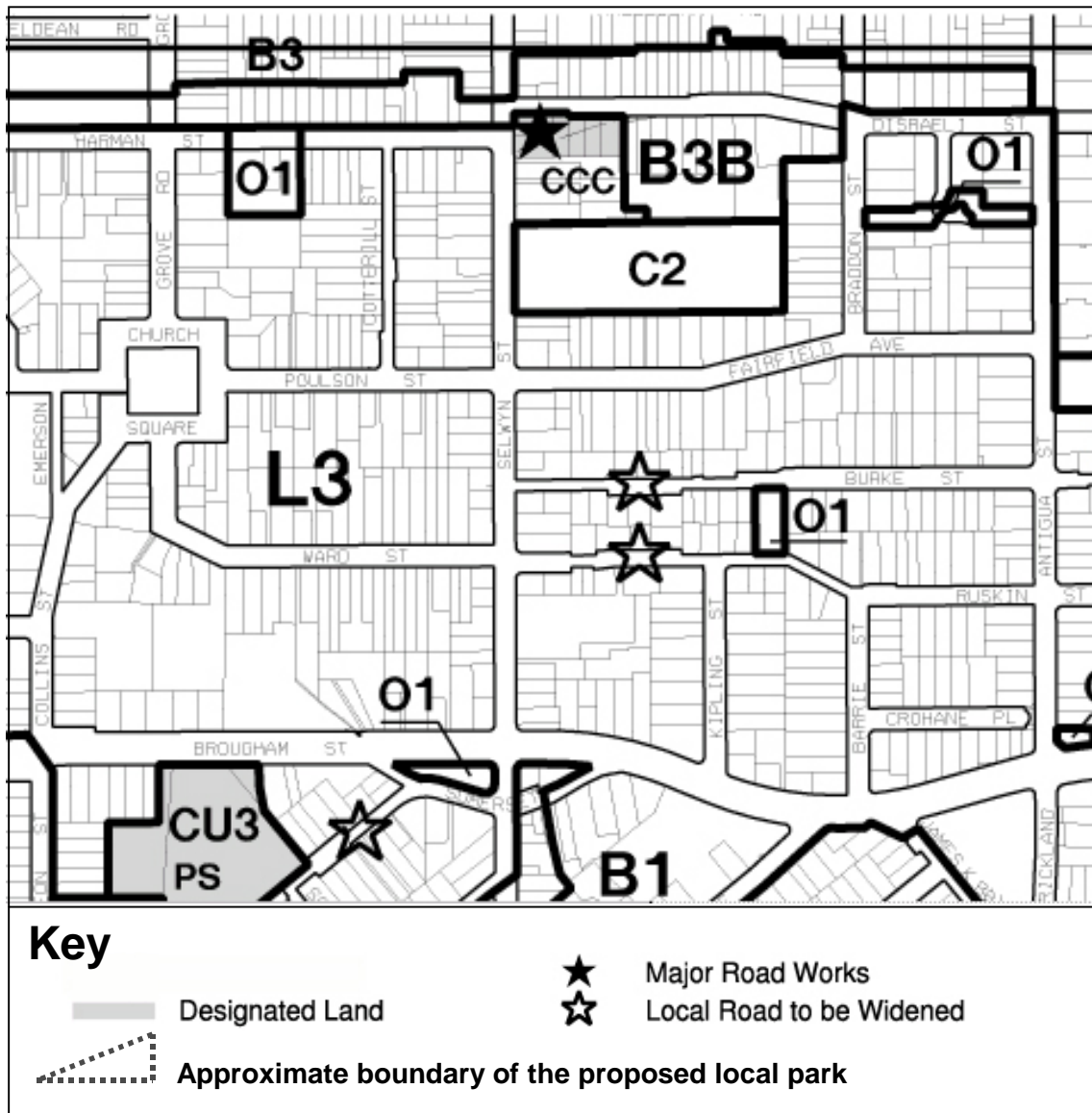


Photo 3

Proposed local park, Disraeli/Selwyn Streets intersection

RATIONALE TO SUPPORT COUNCIL'S RETAINING THE LAND AS A PARK

It is submitted that the Council's retention of this land, through it being transferred to the management of the Parks and Waterways Unit for the purpose of development as a local park, will serve to meet the following issues, needs and opportunities for provision of parks and community open space in the Addington area.

1. A number of reports have been prepared that identify such issues and needs. In summary, these are:

- (a) *Addington Neighbourhood Improvement Plan 1988 (revised 1995)*

The plan states (p.19) that, despite recent additions of public open space in the Addington area, the level of provision of local and district parks is still relatively low in this area. It recommends that, with an increasing density of population in the area, opportunities to provide additional public open space should be pursued.

In 1986, prior to preparation of the plan, the Addington Neighbourhood Group expressed a need for land purchase to develop a childrens' play area. Since then, Braddon, Cornelius O'Connor and Ruskin Reserves have been established.

- (b) *Addington Neighbourhood Planning Study 1991*

Issues identified by respondents to a residents' questionnaire included that there were too few trees, green areas and playgrounds in the Addington area. Suggested neighbourhood improvements included the provision of additional trees, open spaces and reserves.

- (c) *Children's Strategy Study – Research report 1996*

Spreydon Ward children were the most likely, of all the city's wards, to mention:

- (i) The distance to parks from where they lived.
- (ii) The inadequacy of parks in their area.

They suggested that more trees be planted and more parks be created.

- (d) *Addington Needs Assessment – Research report 1998*

Identifies parks as being integral to the community and that there is a need for provision of more, and smaller, park areas.

Four interviewees of a personal interview group of 12 identified a need to increase the number of small local neighbourhood parks in the area in response to housing developments where the section sizes are decreasing.

Twelve out of 33 respondents to a residents' survey said that more recreational opportunities were needed in the area.

2. The "Living Streets" concept was developed by the Council's City Streets Unit to promote the design of streets that provide a living environment for people in addition to their traditional transit function. Such "living streets" can be enhanced by adjoining public green open space.

The concept was adopted by Council in 2000 and a booklet prepared and distributed in May 2001.

The land in question has already been identified for development and use as a park with the estimated land cost (\$70,000) for such a purpose budgeted. It is now surplus to the City Streets Unit's needs. It is currently not utilised, ideally placed and of an ideal nature for a local park (that is, it is sited at a relatively prominent intersection, has good road frontage, good accessibility and visibility for safety, and is big enough to provide a restful recreational experience for visitors). The new road alignment for Disraeli Street has provided a good wide footpath and a good pedestrian crossing facility near the intersection, which will be beneficial for future park visitors arriving on foot.

3. Landscape development and enhancement of the area for a park will be expected to be at a relatively low cost, and to be straightforward to achieve, due to the area having:
 - (i) Easy access.
 - (ii) A firm dry base.
 - (iii) An established new road frontage.
 - (iv) Existing mature trees (including tall specimens of walnut, maple and poplar) and shrubs that complement the area and can (and should) be retained.

Also, there is good existing boundary fencing, including tall concrete and brick walls on the eastern and southern boundaries, respectively, that could be used as a basis for a sheltered area on the proposed park.

USE OF THE LAND

Suggested future opportunities include:

1. Development of the land as a landscaped local park area, which includes a childrens' play area and space for visitors rest and relaxation. It can be well planted, using both existing and new plantings, and contain facilities such as seating, but be developed as an open and visible area for safety reasons. The park will constitute a green buffer between the business and residential zones and will also serve the adjoining business zone by providing an outdoor green space, giving staff employed in the area somewhere to sit during their lunch breaks.
2. Possible future linkage with Addington Cemetery and a potential cycleway/walkway link between Church Square and Braddon Reserve.

IMPLICATIONS/ISSUES ON RETAINING THE LAND

If the land is retained for the purpose(s) described above the following matters will need to be taken into account:

1. Council foregoing its option to obtain revenue on the disposal of the surplus land by sale which would yield well in excess of the estimated land value of \$70,000.
2. The cost of acquisition of the land for reserve purposes has been indicated in the Parks and Waterways Unit's purchase programme for 2001/2002.
3. Planning for, and budgeting for the cost of the development of the area for Parks and Waterways purposes will need to be done. Development would be minimal – possibly some more shrub planting and some seats at a suggested cost of around \$4,000.
4. Maintenance costs, based on a local parks average across the city, is estimated at \$1,680 per annum.

CONCLUSION

Creation of a new local park on the land in question will go a long way to addressing the identified needs for more local parks and trees in the Addington area. It is of a sufficient size to allow it to be an effective park (rather than just an area for through-traffic), it doesn't require Council purchasing land (when other more pressing city-wide priorities may preclude that happening in the Addington area, at least in the short term), it already contains established plantings, including attractive mature trees and it has good visibility, access and an extensive newly developed road frontage. Due to these factors, establishment of the area as a park is expected to not be a significant cost.

Generally, it is considered this is a good opportunity to create a new local park in the Addington area that is needed, and will be valued, especially with the dense residential development that is occurring in the vicinity, such as further east along Disraeli Street from the proposed park.

Land Schedule

The area in question is all that parcel of land containing 2,242 m² or thereabouts (subject to survey) being Pt Lots 2, 3 and 4 DP6116, Pt Lot 3 DP6175 and Pt RS66 contained in Certificates of Title 430/91, 345/283, 380/99, 754/50 and Gazette Notice 1976 p9.

The above description refers to the balance area of land following the designated widening of Disraeli Street at its intersection with Selwyn Street.

LAND PURPOSE

In order to change the purpose for which the land is held from fee simple and road diversion to recreation reserve, it will be necessary to adopt the following resolution:

Resolution

The Christchurch City Council hereby resolves, pursuant to the provisions of Section 52 (4) of the Public Works Act 1981, to set aside the land, as described in the above land schedule, for Recreation Reserve.

Recommendation: That the Board recommend:

1. That Council support the creation of a new local park on the Council owned land at the corner of Selwyn and Disraeli Streets.
2. That the Parks and Recreation Committee:
 - (a) Approve the transfer of the land in question to the Parks and Waterways Unit for development and use as a local park.
 - (b) Adopted the above resolution.

Chairman's Comment:

While I can see the value of a buffer between residential and industrial areas, the park is not adjacent to any significant residential area (neighbours being mainly industrial and the cemetery) and query whether consideration should be given to part of the land near the corner being a small park, and the balance of the land being made available for sale.