

14. ST ALBANS NEIGHBOURHOOD PLAN

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Corporate Plan Output: Environmental Improvement Plans	

The purpose of this report is to provide an update of the urban renewal projects currently being implemented in the 2001/2002 financial year in accordance with the St Albans Neighbourhood Plan.

THE ST ALBANS NEIGHBOURHOOD PLAN

A Neighbourhood Plan was originally started in 1996. However due to the uncertainty surrounding the motorway designation, this plan was shelved. The Council has since recognised that the designation of land for the northern arterial route through the centre of St Albans has had a negative impact on the area. As a result money has been allocated for physical improvement works. The St Albans Neighbourhood Plan is a means to draw together this funding with community desires.

Since the release of the St Albans Neighbourhood Plan many exciting urban renewal projects have been completed or are nearing completion. Many of these projects were identified in the Neighbourhood Plan.

The progress of urban renewal projects to date:

- **Edward Avenue – St Albans Park landscaping and car parking**

The St Albans Neighbourhood Plan identified a need along Edward Ave (alongside St Albans Park only) for angle parking, street narrowing to reduce traffic speeds, and increased tree planting.

The current proposal includes planting, street narrowing of pedestrian crossing points and angle parking. Angle parking means there will be more car parks available when there are sports events on at the park. It also means that local residents will have more parks outside their houses for visitors. This will also avoid the need for park users to cross the road to their vehicles.

As well as angle parking, there will be areas of planted kerb (kerb build –outs) that will be built out into the parking areas alongside the park. These planted areas reduce the width of the street and also mean crossing the road from the park will be safer. The landscaping will be complementary to new and existing plantings within St Albans Park, and has been designed by Grant Edge, a local consultant Landscape Architect who has been heavily involved in the redevelopment of St Albans Park.

New planting and reduced road widths will mean that the street will look narrower. A narrower street helps to reduce traffic speeds. All in all, the proposal is aimed to improve the residential quality, safety and amenity values of Edwards Avenue.

Physical works are planned to begin within the next two months.

- **St Albans Stream – bridge abutments**

The St Albans Stream flows through St Albans from the St Albans School down through to Hills Road. The Community and the Council have recognised that the Stream has the potential to be a feature of the area. Proposals are currently being worked on to 'open up' many of the old concrete bridge abutments located along the St Albans Stream.

This project will include:

- A new bridge abutment which allows the stream to be seen from the street.
- New pavements such as cobble stones or paving stones adjacent to the bridge abutment.
- A St Albans Stream logo or artwork placed on the bridge abutment which will continue on the theme of the 'golden suburb'.
- New planting near the stream and bridge abutment,

This is an ongoing joint proposal with various Council Units, including the Parks and Waterways Unit, Urban Design and City Solutions.

- **Berwick Street – landscaping and seating**

An area of Council land in a wedge shape near the Mersey Street, Berwick Street and Warrington Street intersection was identified as an area in need of low plantings, and a seat. The site is located within close proximity to elderly persons housing and provided little scope for passive recreational use. A modern park seat, and low shrub planting have been added to revitalise the site and allow local residents to enjoy the open space area.

- **Seating and landscaping in Edgeware Village**

It has been identified that Edgeware Village is in need of further sunny seating nooks and further landscaping around the commercial centre. Closer observation found that many patrons of the local Supervale Supermarket wait for vehicles, private rides, taxis, and had no formal place to sit while waiting. New modern seating and landscaping has been installed under the mature tree adjacent to the corner of Cornwall Street and Edgeware Road. This location takes advantage of the drop off and pick up location point of the village and will not impede any footpaths or pedestrian accessways. This will allow local shoppers to enjoy a rest on new seats and will improve the quality of the commercial area.

- **Geraldine Street – A Living Street**

Geraldine Street has been identified as a Living Street Project. As part of this project the street will be redesigned to include new kerb and channel, street narrowing, slow traffic zones, tree planting, grass berms, new footpaths, seating, community artwork (with the help of Shirley Primary School) and substantial new planting.

Geraldine Street will be re-constructed over a period of three years:

- (Bealey Avenue to Canon Street – 2002)
- (Canon Street to Edgeware Road – 2003-2004)
- (Edgeware Road to Warrington Street – 2004-2005)

- **Artwork**

Two forms of artwork are proposed for the first stage of construction of Geraldine Street. These artworks have been designed in a manner that will allow further artworks of similar design to be placed within the two other stages of the proposal, enabling strategic planning of artwork along the street.

The proposed artwork is a joint project with the aim of building strong relationships between the local primary school, artists and the community.

The overall theme of the artwork draws together and recognises the historical environment of St Albans. The artwork focuses on when St Albans was once a swamp, and the natural environment of a wetland.

- **Beam Tile Artwork**

Two beams containing 10 handmade tiles will be located in the first section of Geraldine Street. These tiles will be made by local Shirley Primary School students. The theme is based on the historical wetland, with fun creatures and living things such as cabbage trees, flaxes, birds, eels and fish. Tile artist Sally Griegg will reproduce these drawings onto tiles.

Four other beams will in future financial years be strategically placed down Geraldine Street. These will also be undertaken with the art assistance of Shirley Primary School, and will include different students in the Standard 4 class.

- **Mosaic artwork**

Artist Wendy Collings will also work with the local Shirley Primary School Children to produce a mosaic 7 metre long Pukeko native bird on the pavement in front of a rustic natural timber seat (at the intersection of Purchase and Geraldine Street). Again, the two other sections of Geraldine Street will also be provided with mosaic art on the pavement when they are reconstructed.

The artwork is budgeted for this financial year, but will be installed at the end of August.

CONCLUSION

The St Albans Neighbourhood Plan is achieving its purpose of being a vehicle for co-ordinated community renewal. The plan provides a framework for multidisciplinary and community led projects. It is important to ensure that the ideas and initiatives continue to be pursued if the aims of the plan are to be achieved.

Recommendation: That the information be received.

Chairperson's Recommendation: That the officer's recommendation be adopted.