

24. PARKLANDS RESERVE CAR PARK DEVELOPMENT

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Greenspace Manager
Author:	Kim Swarbrick, Parks and Waterways Area Advocate

PURPOSE OF REPORT

1. (a) The purpose of this report is to seek Community Board support for the installation of a car park at Parklands Reserve.
- (b) To note the Funding from Southshore Spit car park to be transferred to Parklands Reserve car park.
- (c) To make a decision whether to retain/remove six gum trees on Parklands Reserve.
- (d) To approve the relocation of one oak tree on Parklands Reserve.

EXECUTIVE SUMMARY

2. Parklands Reserve is located on Queenspark Drive, a collector road, that runs between the suburbs of Tumara Park, Queenspark and Parklands. The western end of Parklands Reserve is extensively used during weekends by commuter parking attending games for various sports codes. At present there is only standard parallel parking available. The implementation of angle parking on reserve land will increase parking space (provision for another 32 vehicles) thus diminishing congestion and providing safer vehicle and pedestrian entry to Parklands Reserve sports fields.
3. The Parklands Project Development Team 1997 identified many developmental enhancement projects for the Parklands area. The implementation of an improved parking facility is one of those projects still outstanding. With funding now available to address the parking requirement Greenspace Unit has utilised this opportunity to investigate an overall park concept.

FINANCIAL AND LEGAL CONSIDERATIONS

4. There is \$41,974 available in the Greenspace 05/06 financial year to design and implement the Parklands Reserve car park. Due to rising construction costs and tree work required this does not meet the cost to implement the project. Greenspace unit holds another \$31,000 that was dedicated to the construction of a car park at Southshore Spit. Upon consultation completion for the Southshore Spit it has been clearly expressed by residents that they do not want or need a car park. Consequently a public meeting was held by Coastcare Rangers, with residents, and again the public expressed their wishes to curtail the proposed car park. The Greenspace Unit therefore wishes to transfer this funding towards the completion of Parklands Reserve car park.

STAFF RECOMMENDATIONS

It is recommended that the Board approve the following options:

Installation of Parklands Reserve Car Park

To accept the Parklands Reserve Car Park Development Plan. This action fulfils the need identified for more parking.

Transfer funds from Southshore Spit

That the Board note that as the car park at Southshore spit is unlikely to proceed due to community concerns the Greenspace Manager transfer the \$31,000 set aside for this project to Parklands Reserve Car Park under his delegated authority.

Removal of six gum trees

That the Board decided whether to retain or remove six gum trees from the southern boundary of Parklands Reserve.

Relocation of Oak Tree

To move the oak tree from its current position in close proximity to a boundary fence and relocate it more centrally in the park.

BACKGROUND

5. The demand for better parking facilities in the vicinity is very evident at weekends. The Greenspace unit has developed a landscape concept plan for Parklands Reserve which includes the proposed car park layout and arising tree issues. Implementation of this plan will rationalise and maximise the parking spaces available along Queenspark Drive and enhance landscaping for Parklands Reserve.
6. To construct angle parking off Queenspark Drive some of the existing trees will need to be removed. To replace those trees the new car park frontage will be planted out with groundcover and coastal shrubs. These will provide shelter for a future row of trees to be planted in two years time once initial planting has become established.
7. The existing mature pine trees at the corner of Cottonwood and Queenspark drive require maintenance pruning in order for them to be retained short term. These trees will need removal for Health and Safety within five years. Replacement planting is planned. Additionally a number of trees along the Cottonwood Street frontage are in decline requiring removal within five years. Replacement planting of trees and ground cover is planned for this area.
8. Perimeter planting along the southern and southeast boundaries requires infill planting within two-five years. Any replacement trees will be planted no closer than 10 metres distance to boundary fences to minimise shading and leaf litter.
9. Resulting from a deputation to the Burwood/Pegasus Community Board (October 2005), where four residents raised concern regarding leaf shedding, two Eucalyptus trees are identified in the landscape plan as needing to be considered for removal. Upon consultation completion the same residents have requested another four trees to be removed for similar reasons. A City Arborist has assessed all six trees. The later four's assessment is very similar to the original two eucalypts, in that whilst no urgency is required for their removal, they are claimed to be a nuisance by neighbours.
10. A public information leaflet seeking responses on the plan was distributed to residents and key stakeholder groups February 2006. Residents were asked to indicate their acceptance/non-acceptance of the plan and were given the option to comment. In total, 98 response forms have been received from 450 consultation packages delivered. All 98 responses accept the proposed plan although some changes were requested. All suggestions and comments made have been considered and where appropriate integrated into the design.
11. All respondents comments regarding traffic or street layout queries have been forward on to Transport and City Streets Unit and assessed by an Asset Engineer in terms of streets asset planning. No recommendations have been made by the Asset Engineer for changes to the proposed plan. The City Streets Unit considered that the formalised parking spaces will provide a good roading asset for the community.
12. All comments received relating to maintenance issues have been forwarded on to the contracts manager to follow up on. All feedback relating to trees have been referred to the City Arborist for assessment.
13. A copy of the final plan will be circulated to residents and stakeholder groups prior to the construction date.

OPTIONS

14. **Installation of Parklands Reserve Car Park**

There are two possible options:

- (a) Do nothing or status quo. This option is not practical as Greenspace sees merit in carrying out project plans as identified by the Parklands Project Development Team and as agreed in consultation with residents. This option also disregards the community feedback and input.
- (b) Accept the Parklands Reserve Car Park Development plan with it's minor changes to the original plan in recognition of residents feedback.

15. Transference of funds from Southshore Spit

There are two possible options:

- (a) Do nothing or status quo. This is not practical as it will leave unused funding for an unwanted car park whilst there is insufficient funds to complete the Parklands car park concept plan.
- (b) Accept the proposal to transfer funding towards Parklands Reserve concept plan. This will enable completion of the entire concept plan instead of completing just a few components of the plan.

16. Removal of six gum trees

There are two possible options:

- (a) Do nothing or status quo. This option promotes the retention of the six gum trees until such time as they reach their natural maturation point. At which time the trees will be pruned or removed as dictated by Health & Safety requirements for safe parks.
- (b) Accept the proposal to remove six gum trees in close proximity to reserve boundary. This option would appease residents occupying the closest four dwellings yet diminish the parks provision of mature trees that can offer shading.

17. Relocation of Oak Tree

There are two possible options:

- (a) Do nothing or status quo. This option is not practical as residents have identified that this tree will become problematic in the future. This option also disregards the community feedback and input.
- (b) Accept the proposal to relocate the oak tree in close proximity to reserve boundary whilst the tree is still small enough to be moved.

PREFERRED OPTION

- 18. To adopt option (b) and accept the Parklands Reserve Car Park Development plan. This will help alleviate short term parking problems and increase pedestrian safety.
- 19. To accept proposal (b) and transfer funding from Southshore Spit towards Parklands Reserve concept plan. This will enable completion of the entire concept plan instead of completing just a few components of the plan.
- 20. To make a decision for removal or retention of six gum trees in close proximity to reserve boundary.
- 21. Preferred option is to adopt option (b) accepting the proposal to relocate an oak tree in close proximity to reserve boundary to centre of reserve whilst the tree is still small enough to be transplanted.

ASSESSMENT OF OPTIONS

	Benefits (current and future)	Costs (current and future)
Social	Mitigate risks to public and property	Car park installation, landscape concept plan and implementation \$41,000 and \$31,000 transferred from unwanted car park at South shore spit.
Cultural	No benefits identified	No costs identified
Environmental	Improved reserve, sports field, entrance way and community parking facility.	
Economic	No positive or negative economic impact for the community identified.	

Extent to which community outcomes are achieved:

Primary alignment with community outcome:

“Our City’s natural resources, biodiversity, landscapes, and ecosystem integrity are protected and enhanced.”

“Our City’s infrastructure and environment are managed effectively, are responsive to changing needs and focus on long-term sustainability”

“A Safe City – We are safe at home and in the community. Risks from hazards are managed and mitigated”

Impact on Council’s capacity and responsibilities:

No impacts on council’s capacity and responsibilities have been identified.

Effects on Maori:

No effects on Maori identified.

Consistency with existing Council policies:

Consistent with the Environmental Policy and specifically: *“Open Spaces and Planting - The Council will manage and maintain the open spaces of the City in ways that enhance amenity, avoid adverse effects and minimise maintenance requirements”.*

“To acknowledge and promote the “Garden City” identity of the City by protecting, maintaining, and extending planting which complements this image”.

Consistent with Traffic Calming and Traffic Management Policy.

Views and preferences of persons affected or likely to have an interest:

From 98 submissions received, 98 supported the landscape plan.

Other relevant matters: