

19. WIGRAM VILLAGE GREEN LANDSCAPE ENHANCEMENTS

General Manager responsible:	General Manager City Environment, DDI 941-8608
Officer responsible:	Asset and Network Planning Manager
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PURPOSE OF REPORT

1. The purpose of this report is to seek the Riccarton/Wigram Community Board approval for the Wigram Village Green Landscape Concept Plans.

EXECUTIVE SUMMARY

2. Wigram Village Green is located on the intersection of Springs Road and Corsair Drive. The existing Council owned neighbourhood park flanks either side of Corsair Drive intersection. There is currently existing mixed deciduous and evergreen trees, native shrub borders, low bluestone entrance walls and mown grass areas.
3. The Springs Road and Corsair Drive is one of the main entrances into the Wigram Heritage Area that includes the Heritage Protected Tower and Hanger Buildings, the Kingsford-Smith Heritage Reserve and it is also the main entrance into the subdivision of the former Wigram Aerodrome site, now being re-branded as 'Wigram Skies' and owned by Ngai Tahu Property Ltd, referred to in this report as the 'Developer'.
4. The subdivision development of the former Wigram Aerodrome, called 'Wigram Skies' site includes two heritage sites, the Kingsford-Smith Heritage Reserve and the RNZAF Wigram Control Tower and Hanger Buildings. The aviation history of the site, including its time as an operational air field for the air force and air training corps, a place for recreational pilots, gliders and parachuting clubs, are elements that make it a place of great significance to the people of Christchurch.
5. The 'Wigram Skies' subdivision development is beginning with stage 1a and will release 65 new residential allotments, out of the 286 consented residential allotments.
6. Detailed landscape proposals have been submitted by John Marsh Landscape Architects on behalf of Ngai Tahu Property Ltd, as part of their subdivision consent. Elements of the important aviation history have been recognised and incorporated into the proposed landscape concept plans for the subdivision. As part of Stage 1a, the Developer proposes to integrate the earlier stages of the subdivision visually with the new community by enhancing the landscape of the Corsair and Springs Road intersection, on Council land known as 'Wigram Village Green'.
7. The Developer proposes additional new landscape works to enhance the Wigram Village Green intersection area as seen in **Attachments 1** and **Attachments 2**. The landscape concepts include works (eg planting, standard park benches) that can be funded by Reserve Contributions from the new subdivision. The Developer also proposes work identified as, above the 'normal levels of service' required for a neighbourhood park and therefore would not credit towards the Reserve Contribution. These non standard items would be funded by the Developer.
8. The aviation history of the site has been captured in the proposed landscape concepts with the use of structural landscape elements and artworks designed by Ngai Tahu artists to depict three flight related themes, being, nature in flight (e.g. common copper butterfly), Ngai Tahu culture and sport in flight (eg Manu or Kite) and aviation/flight (Fokker FVIIb/3m, the first Trans Tasman flight plane). These landscape enhancements and elements provide a strong identity for the new community and the Wigram Aerodrome Heritage Areas.

9. The proposed non standard landscape works to be paid for by the Developer include:
 - (a) New steel and timber pergola structures (2), with artwork designed by Ngai Tahu artists depicting various flight related themes.
 - (b) New decorative steel fencing, with artwork designed by Ngai Tahu artists depicting various flight related themes.
10. The Developer also proposes to, install a new stone wall with a sign bearing 'Wigram Skies' the name of the subdivision. This is not supported by Council officers, as it is branding of a subdivision on Council owned land.
11. All proposed landscape works must comply with the Infrastructure Design Guidelines (IDS) (2010), and the Construction Standard Specifications (2007), to ensure that all landscape works meet the Council's standards for new developments. All proposed works are to be maintained by the developer for a period of 12 months (the maintenance and defects period) following council's acceptance of construction.
12. The developer has worked with Council officers to modify the proposed landscape works to reduce the amount of planting to provide more openness. However the pergola structures which are five metres high and taller than a garage are considered out of scale in a park urban / people setting. They do make a strong streetscape entrance to the development. Buildings of this type will require to obtain a building consent and meet the requirements of the Councils Quality Control methods in terms the IDS, maintenance and safety considerations.
13. After 12 months, the landscape works and assets will be vested with the Council and become part of the regular maintenance regimes for the Riccarton/Wigram Parks Maintenance Team.

FINANCIAL IMPLICATIONS

14. The proposed works in Wigram Village Green can be implemented with a combination of Reserve Development Contributions funds for the tree and shrub planting, and non standard landscape works paid for by the developer (Ngai Tahu Properties Ltd).

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

15. This landscape enhancement works is aligned with the Development Contributions Policy 2009-19, refer page 191, which describe the terms of use for Reserve Development Contributions.

LEGAL CONSIDERATIONS

16. Community Boards have delegated authority from Council to exercise the delegations as set out in the Register of Delegations dated 23 July 2010. The list of delegations for the Community Board includes the authority to approve the planting, maintaining and removal of trees on reserves, parks and roads under the control of the Council within the policy set by the Council and to approve the design of landscape plans on reserves, parks and roads provided the design is within the policy authorised by the relevant community board.
17. The Developer must obtain all necessary Resource and Building Consents prior to construction is undertaken and provided to the Council as records.
18. The Developer must implement all work according to the Christchurch City Councils Quality Control processes, the Construction Standard Specifications (2007) and the Infrastructure Design Guidelines (2010).
19. All work will be carried out by a Council approved contractor with the appropriate health and safety and work site management controls in place.

Have you considered the legal implications of the issue under consideration?

20. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

21. LTCCP 2009-19

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- (a) Safety – by ensuring our parks, open spaces and waterways are healthy and safe places;
- (b) Community – by providing welcoming areas for communities to gather and interact;
- (c) Recreation – by offering a range of recreational opportunities in parks, open space and waterways;
- (d) City Development – by providing and inviting, pleasant and well care for environment.

22. Parks and Open Spaces Activity Management Plan

- (a) Council objective with urban parks is to provide and manage Community Parks, Garden and Heritage Parks, Sports Parks, and Riverbanks and Conservation areas throughout the city that provide amenity values, areas for recreation and organised sport, garden environments and green corridors, that contribute to the city's natural form, character, heritage and Garden City image.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

23. Yes, as above.

ALIGNMENT WITH STRATEGIES

24. Aligns with:

- (a) Parks and Waterways Access Policy;
- (b) Safer Christchurch Strategy;
- (c) Youth Strategy;
- (d) Recreation and Sport Strategy.

Do the recommendations align with the Council's strategies?

25. Yes, as above.

Consultation Fulfilment

26. Currently due to the timing of the application from Ngai Tahu and the need to have the landscape features approved staff are talking to the immediate neighbours to the Village Green Reserve and resident associations and will present consultation results at the Community Board meeting.

STAFF RECOMMENDATION

It is recommended that the Riccarton/Wigram Community Board:

- (a) Consider the views of the immediate neighbours to the proposed new landscaping on the existing Wigram Village Green.
- (b) Approve the landscape concept plans including the non standard structures for the Wigram Village Green (**Attachment 1** and **Attachment 2**) subject to the height of the pergolas within the urban parks setting being reduced to four metres.
- (c) Decline the name Wigram Skies on the reserve which is currently named as part of Wigram Village Green the former cricket oval within the air base and now forms a neighbourhood park.