

7. KRUSES STREAM LANDSCAPING PROPOSAL



General Manager responsible:	General Manager, City Environment Group, DDI 941-8608
Officer responsible:	Unit Manager, Transport and Greenspace
Author:	Philippa Upton, Consultation Leader - Transport

PURPOSE OF REPORT

1. The purpose of this report is for the Shirley/Papanui Community Board to approve the concept plan for the Kruses Stream Landscaping Proposal at 5 Vagues Road, and to consider a name for the neighbourhood park to recommend for Council adoption.

EXECUTIVE SUMMARY

2. The Council recently purchased the property at 5 Vagues Road beside Kruses Drain to continue a stream naturalisation project completed south of the site on numbers 125-131 Main North Road. This provided an opportunity to enhance the drain, increase storm water capacity and develop a small park, with views from the street to the waterway. A previous concept plan utilising the existing waterway was not considered viable owing to possible undermining of a neighbouring property.
3. Public green space is needed in Papanui to match increasing housing densities. This proposal has been developed to provide a neighbourhood park that is safe, accessible, attractive and multi-purpose. It encourages community interaction and will provide indigenous biodiversity and natural ecosystems to support the waterway enhancements.
4. The proposed landscaping design (**attachment 1**) includes open views and pedestrian access from the street to encourage use and safety. The plan has been developed to meet the Council's Parks and Waterways Access Policy, Maintenance and Safety standards and Crime Prevention Through Environmental Design (CPTED) requirements.
5. The majority of submitters approved of the plan as an asset for the neighbourhood. There were some questions about lighting and concerns about possible undesirable use of the park. Several security and unwanted access concerns were also raised and are addressed in Sections 14 – 23 Consultation Fulfilment, and **attachment 2** summary of submitter feedback and project team response.
6. Changes to the landscaping proposal, including removal of the sloping beach and increasing the capacity of the stream, have been made as a result of information gathered about flooding issues in the drain during consultation, and these will help mitigate security and access concerns.
7. Further investigation revealed the effects of increased storm water from the surrounding area, and the need for improved alignment of the stream with the pipe under Vagues Road to help alleviate flooding issues in adjacent properties.
8. The project team has been working with affected residents to find acceptable solutions for both parties while carrying out the necessary work on the waterway.

FINANCIAL IMPLICATION

9. Funding for the proposed development is provided within the 2009-19 LTCCP Neighbourhood Parks renewal and Replacements Programme as shown below.
 - (a) 2011/12 = \$80,000
 - (b) 2012/13 = \$170,000

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

10. Yes, as above.

LEGAL CONSIDERATIONS

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

11. No legal considerations have been identified. No resource or building consent issues have been identified.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

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

12. The project aligns with the Long Term Plan 2009 – 2019.
13. Parks, open spaces and waterways.
 - (a) Safety – by ensuring that our parks, open spaces and waterways are healthy and safe places.
 - (b) Community – by providing spaces for communities to gather and interact.
 - (c) Environment – by enabling people to contribute to projects that improve our environment.
 - (d) Governance – by involving people in decision-making about parks, open spaces and waterways.
 - (e) Health – by providing areas for people to engage in healthy activities.
 - (f) Recreation – by offering a range of recreational opportunities in parks, open spaces and Waterways.
 - (g) City Development – by providing an inviting, pleasant and well cared-for environment.
14. Measures
 - (a) Neighbourhood parks are satisfactorily maintained.
 - (b) Overall customer satisfaction with neighbourhood parks.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

15. This project has primary alignment with the following Council strategies and policies:
 - (a) Safer Christchurch Strategy.
 - (b) Parks and Waterways Access Policy.
 - (c) Environmental Policy Statement.

CONSULTATION FULFILMENT

16. Following a seminar with the Shirley/Papanui Community Board on 15 February consultation was carried out during a two and a half week period ending on 12 March. Consultation leaflets were delivered to approximately 105 residents and sent to relevant internal and external stakeholders including St Joseph's School and Church. The project was posted on the Christchurch City Council Have Your Say Website.
17. A meeting was held with St Joseph's School principal and a Board of Trustees Representative who expressed support for the proposal.

18. A drop in public information meeting about the landscaping proposal was held on site on 6 March 2012 between 5pm and 6pm, attended by six residents and a representative of the church.
19. During the consultation period 28 submissions were received and 23 submitters approved of the plan, with 16 in full support and seven providing additional suggestions or questions. One submitter did not specify and four did not approve of the project.
20. Those indicating full support for the plan included comments showing they expect the park to enhance the neighbourhood and provide a welcome amenity for locals and the school.
21. A request for additional seating was not followed up because in addition to the seat in the grassed area, three other curved bench seats are located in the gravelled space near the road. Steps down to the stream could also be used as informal seating.
22. The project team's response to concerns about lack of lighting in the park is that national guidelines for Crime Prevention through Environmental Design (CPTED), recommend not lighting parks as it can give a false sense of safety.
23. There was a question about the change from an earlier concept plan which did not include 5 Vagues Road, and which was preferred by one neighbour. However the revised plan was necessary to avoid undermining of a neighbouring property. The updated concept is more visually accessible. Fencing is available for adjacent residents, including open pool style. Planting and increased stream width will help deter access, including close planting of the stream edge which replaces the sloping beach.
24. Changes to the proposed park were made in response to concerns raised about the drain during consultation on the landscaping. This resulted in the need to consider flooding issues, including increasing the capacity of the stream through this reach.
25. Changes to the proposal which have resulted in the final Plan for Board Approval are as follows:
 - (a) The stream bed has been widened.
 - (b) The top of the bank has been changed to anticipate the possibility of flooding to higher levels at the site.
 - (c) The rock steps will be modified to allow for use during high water flows.
 - (d) The sloping gravel beach has been removed and the north bank modified slightly and planted.
26. All other aspects of the park remain unchanged.
27. A summary letter has been sent to all submitters, together with a table of consultation feedback and response, the Plan for Board Approval, and details of the Board meeting including how to ask for speaking rights.

STAFF RECOMMENDATION

It is recommended that the Shirley/Papanui Community Board

- (a) Approve the proposed concept plan for the landscape of Kruse Stream at 5 Vagues Road.
- (b) Recommend to the Council that it adopt the name Kruses Stream Reserve for the new pocket park at 5 Vagues Road.

CHAIRPERSON'S RECOMMENDATION

For discussion.