

Date: Thursday 14 December 2017
Time: 6.00pm
Meeting Room: Manurewa Local Board Office
Venue: 7 Hill Road
Manurewa

Manurewa Local Board

OPEN MINUTE ITEM ATTACHMENTS

ITEM	TABLE OF CONTENTS	PAGE
34.1	Extraordinary Item - Totara Park Wairere Road picnic area renewals	
A.	Totara Park Wairere Road picnic area renewals report	3
B.	Attachment A Totara Park - Wairere Road Entrance, Concept Masterplan Option	7

Totara Park Wairere Road picnic area renewals

File No.: <<leave blank – Infocouncil will insert this when the report is saved in HPRM>>

Te take mō te pūrongo / Purpose of the report

1. To seek approval from the Manurewa Local Board to proceed with detailed design for the renewal and upgrade work programme for the Totara Park Wairere Road picnic area.

Whakarāpopototanga matua / Executive summary

2. The Wairere Road picnic area at Totara Park requires significant investment to ensure the park is maintained in a fit for purpose condition and upgraded in areas to accommodate the park's growing visitor numbers.
3. A number of options for responding to the increase in visitor numbers to the park have been considered. These include the relocation of the parking area and providing additional path links which will enable the two picnic areas to connect both physically and visually. They will also assist in improving the safe use of the park.
4. The Manurewa Local Board and key stakeholders have been consulted on options for the park and have indicated their support for the preferred option which aligns with the recommendations of the Totara Park Master Plan.
5. The recommended option provides for the renewal of the existing facilities, additional path connections and improvements that will provide better traffic management within the park.

Ngā tūtohunga / Recommendation/s

That the Manurewa Local Board:

- a) approve the renewal and upgrade of facilities at the Wairere Road picnic area as indicated by the 'Totara Park – Wairere Road Entrance, Concept Masterplan Option' (Attachment A).

Horopaki / Context

6. The development of the Totara Park Master Plan was completed in 2015. It was informed through a full consultation process and a review of the park's condition.
7. Stakeholders advised of the growing conflict of activities within the park, incomplete path networks, the poor condition of some assets and the growing pressure from increasing visitor numbers.
8. The Manurewa Local Board formally adopted the plan on 17 August 2017 (resolution number MR/2017/188) which provides a guiding document for informing long term and cohesive improvements.
9. A concept design for the Wairere Road picnic area was commissioned in 2016 that further develops the outcomes recommended in the master plan.

Tātaritanga me ngā tohutohu / Analysis and advice

Discussion

10. The concept design process for the Wairere Road picnic area identified a number of issues and recommendations which included:
 - the existing path network and park furniture are in need of renewal
 - safety improvements are required in pedestrian areas. In particular to the main car park and the swimming pool entrance
 - the provision of additional paths to establish an improved pedestrian circulation network. This will assist in promoting the full use of both picnic areas
 - the rationalisation of vehicle movements within the park to improve pedestrian safety:
 - change direction of loop road to a more intuitive layout
 - remove double entrance road to single two-way layout
 - restrict loop road access via swipe card operated gate to limit full public access
 - apply special paving treatment to the Beaufords area to enhance this historic area and to promote traffic calming
 - the relocation of the small car park to another location along the loop road to allow better connection between the popular eastern picnic area and less used western picnic area
 - the removal of the existing toilet block to be replaced with a new 'Eco-loo' module toilet facility
 - the addition of new park furniture including picnic tables, seating, barbeques and lighting.
11. The option of relocating the small car park was queried by some stakeholders as they considered this might result in a reduction of parking area. This was addressed through a site walkover with them and an explanation of the intention to relocate rather than remove the car parks. This resulted in an indication of support for the proposals.

12. The Manurewa Local Board supported in principle the developed concept design presented to a workshop held 1 December 2017.

Options

Option	Scope	Budget	Consideration
Option 1	<ul style="list-style-type: none"> Renew existing path network, toilet, lighting, furniture and inner car park. 	\$725,000	Does not cater for increased pressure from increasing visitor numbers.
Option 2	<ul style="list-style-type: none"> Renew existing path network, toilet, lighting, furniture. Relocate inner car park and upgrade access way. 	\$875,000	Relocates the inner car park to help connect the two picnic areas and improve pedestrian safety.
Option 3	<ul style="list-style-type: none"> Renew existing path network, toilet, lighting, furniture. Relocate inner car park and upgrade access way. Provide additional path links. 	\$1,066,000	Relocates the inner car park to help connect the two picnic areas and improve pedestrian safety. Provides additional path links to promote the full use of the picnic areas. Assists catering for increasing visitor numbers.

Staff advice

13. Staff recommendation is to proceed with option 3. This option aligns with the recommendations of Totara Park Master Plan and assists with providing for the park's growing visitor numbers.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe / Local impacts and local board views

14. This upgrade will add to the functionality and amenity of the Wairere Road picnic area and will help the park cater to a larger volume of visitors.

15. Pedestrian safety will be improved through better vehicle management including:

- limiting access to the inner vehicle circulation route
- interventions to prioritise pedestrian movements
- removal of car park currently dividing the two picnic areas.

16. This project aligns with the Manurewa Local Board Plan 2017 outcome: People in Manurewa are actively connecting everywhere, every day.

Tauākī whakaaweawe Māori / Māori impact statement

17. Māori views have been heard through the master planning consultation process and Te Ao Māori values have influenced:

- path alignment
- the tree protection methodology.

Ngā ritenga ā-pūtea / Financial implications

18. The cost estimate for the preferred option is \$1,066,000 which is inside the approved renewal budget allocation of \$1,430,000 over financial years 2017/2018, 2018/2019 and 2019/2020. Any savings will be returned to the region wide asset based services budget.

Ngā raru tūpono / Risks

19. A delay in the renewal of a number of the park's assets could result in the need to close parts of the path network through safety concerns on their condition.

Ngā koringa ā-muri / Next steps

20. Following approval from the board, next steps are to:

- complete the developed design
- lodge for the resource consent.

21. It is expected procurement for physical works and construction will begin in 2018. The board will receive monthly updates on the progress of this project through regular Community Facilities reporting.

Ngā tāpirihanga / Attachments

Totara Park – Wairere Road Entrance, Concept Masterplan Option

Attachment 34.1



- KEY**
- 01. Modified existing vehicular access way into circular loop with special pavement treatment to the vehicular roadway would slow traffic speeds to safe levels and allow for a shared pedestrian pathway
 - 02. Proposed concrete pathway along the south edge of the central forested area provides direct access to the western areas of the park
 - 03. Main entrance area with proposed boardwalk from the carpark to the park and retaining existing pergola structure
 - 04. Existing Gravel path (Bridal Trail)
 - 05. Proposed entrance to Aquatic centre will have a wider entrance after removing excess fencing at the vestibule and extending the pool deck pavers out to pathway. Proposed boardwalk at entrance area with seatwall incorporated to enhance the arrival experience. Increase planting around fence perimeter to soften the interface
 - 06. The area around Beaufords House to receive special pavement treatment that would enhance the aesthetics of the building, and the pavement change would act as a traffic calming device on the vehicular loop
 - 07. Proposed gravel pathway provide pedestrian circulation throughout western end of the park

