

STAGE 3 - SECTION 32

CHAPTER 17

RURAL - CRANFORD BASIN

APPENDIX 5 - PARKS PLANNING ASSESSMENT

Christchurch City Council  
Assets and Networks

Memorandum (updated)

Date: 27 March 2015 (updated)  
From: Peter Barnes (Senior Planner: Open Space)  
To: Rachel Annan, Kimberly Rolton and Ivan Thomson  
Re: Cranford Basin Residential Proposal - Parks Planning Assessment  
TRIM: 15/374895

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Introduction

I have prepared this initial parks planning assessment, based upon the assumption of a 50ha area, containing 500 lots.

Upon further details and confirmation, and an understanding of where the blue water network and transport network will be located, I will be able to refine this assessment.

Public Open Space Strategy

The Public Open Space Strategy (2010) outlines the provision of best practice parks planning. The Public Open Space Strategy states that per 1000 people (in any proposed area), 1 ha of Neighbourhood Park is required and 3.5 ha of Sports Park is required.

Based on information provided: 500 lots, x 2.2 people (estimated) = 1100 new future population for Cranford Basin. This being the case, to maintain a reasonable parks 'level of service' for the future residents, and as per the POSS (2010) the following park areas are required:

- Approx. 1.1 ha of Neighbourhood Parks
- Approx. 3.6 ha Sports Park

## Neighbourhood Parks

Neighbourhood Parks are the first priority for using DC funds. Neighbourhood parks are typically 3000-4000m<sup>2</sup>, and typically have playground equipment, fencing, seating, landscaping etc, and should be no more than 400m away from 90% of proposed lots.

Neighbourhood Park land should mostly be usable sized park land (i.e. square/rectangular, suitable for informal running around/ball games etc). Neighbourhood Park land should be of suitable drainage, topography and amenity/character.

## Recommendation

Three Neighbourhood Parks are recommended. Specific locations are marked up in red on an attached site map, and are described below:

1. Increase the size of Shearer Park. Add an additional 2000m<sup>2</sup> to the eastern side of Shearer Park.
2. A new 3000m<sup>2</sup> Neighbourhood Park south of the industrial area, and in between the motorway designation and Cranford St. This should adjoin the detention basin, to give the park a good setting.
3. A new 4000m<sup>2</sup> Neighbourhood Park to the south of the detention basin.

It is noted that Rutland Reserve, which adjoins the proposed residential area, is a large park at 22,000m<sup>2</sup>, and will provide park land for future Cranford Basin residents.

A Sports Park is not required within the Cranford Basin area. Councils Recreation Planners recommend that instead, a cash contribution from DCs should be taken to enhance existing Sports Park facilities in adjacent areas. It is noted that Council's Draft Sports Land Plan promotes enhancing existing Sports Parks, rather than creating new additional Sports Parks.

## Development Contributions Policy

Care needs to be taken to ensure a proposed parks can be paid for by the DCs that Council will receive from the developer (pursuant to the DCs policy). It is noted that Council does not have additional funding to purchase additional recreation reserves that may be proposed, and which the DCs cannot provide for/afford.

## Conclusion

Further information is required on the proposal before I can provide a complete parks planning assessment, although I trust this memo will be useful at this initial stage.

I am happy to discuss any of the above further at any time.



Peter Barnes  
SENIOR PARKS PLANNER