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DRAFT

SH20 WESTERN RING ROUTE
OPEN SPACE REPORT

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Rev.	Prepared by	Date	Description
A	Dave Little (Stephen Brown Environments)	April 2010	Initial report
B	Dave Little (Stephen Brown Environments)	May 2010	Waterview Park section added, Alan Wood Reserve areas amended

Introduction.



top: Waterview Park . centre: Alan Wood Reserve . bottom: Hendon Park

This open space report examines the opportunities, impacts and proposals presented by the SH20 'Western Ring Route Connection'. This report does not deal with the SH16 portion of the Western Ring Route (WRR) where the issues were localised to small portions of existing parks and dealt with locally. This report is presented in two broad sections. The first section examines the existing open space situation, in terms of opportunities and challenges for integration of reserves within the project boundaries with the broader open space network from Pt Chevalier through to Mt Roskill. From this investigation, an overall concept proposal and set of open space principles are presented, along with a breakdown of the open space network into five distinct detail areas.

The second section examines each area in detail, focusing on open space effects and mitigation, driven by the broad level concept and principles derived in section one. Where applicable, a breakdown of areas is presented, as are any alternatives considered and the rationale behind the chosen option.

In reviewing this document it is necessary to appreciate that not all options have been approved by the NZTA Board, and that this is an interim discussion document - not a final outcome.

NB: This report represents the 'network' planning approach, and represents a full suite of outcomes, not all of which may form part of the final project.

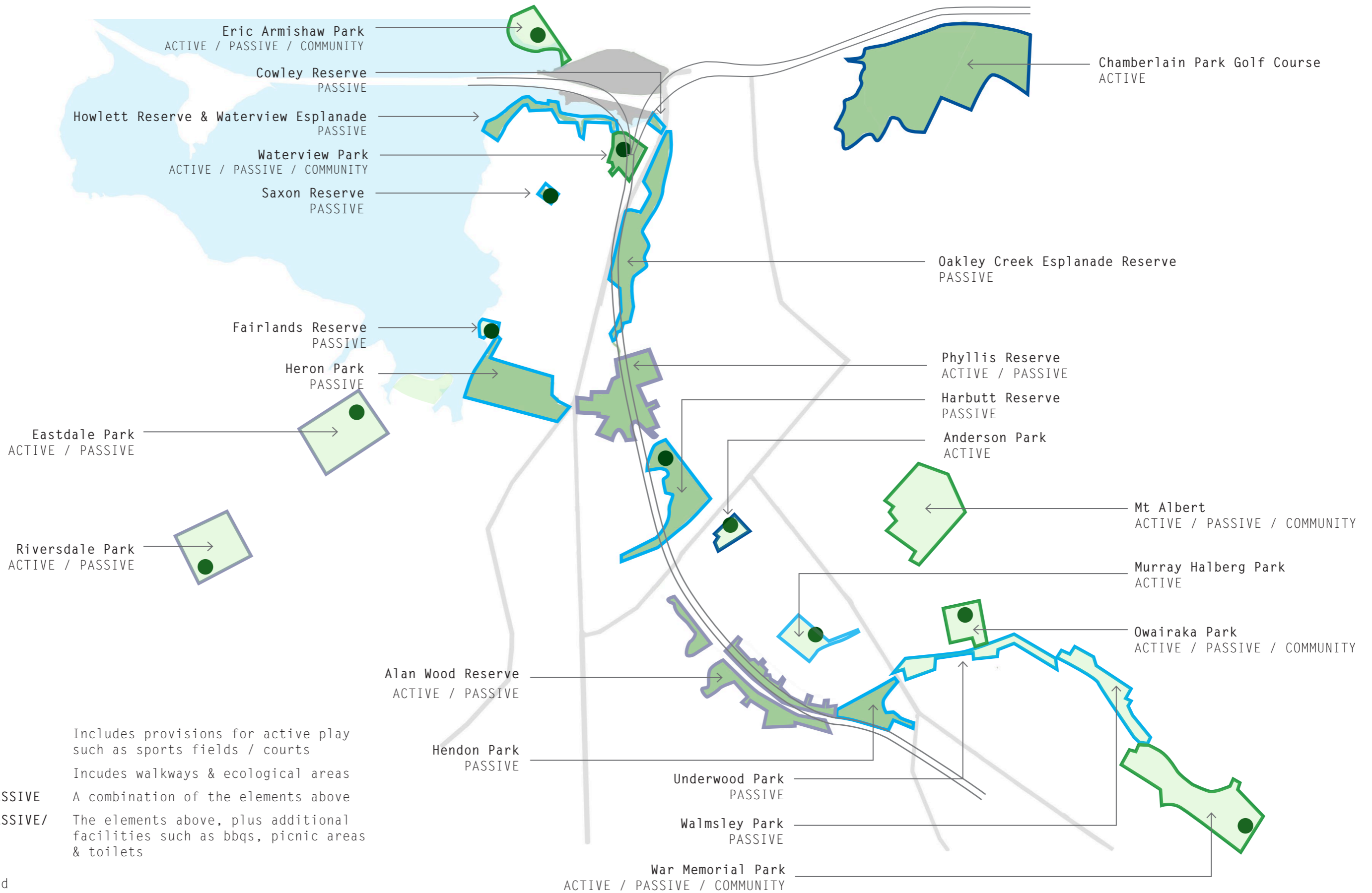
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Existing Open Space
Existing Issues/Opportunities
Existing Challenges
Open Space Principles
Network Opportunities

01. EXISTING SITUATION





KEY	
○	Connectivity Issue
○	Narrow Reserve Entries Limit visibility / usage & present issues of personal safety (where not otherwise double up by connectivity issue)

Chamberlain Park	
Large area of open space leased to Chamberlain Park Golf Club.	

Waterview Park	
Open Space	4.11 Ha (includes Waterview Esplanade)
Playing Fields	1 senior field, basketball / volleyball court & degraded tennis / netball courts.
Description	Flat grassed recreation reserve in somewhat run down condition, with linked esplanade walkway reserve.

Phyllis Reserve	
Open Space	7.62 Ha
Playing Fields	1 senior field, 2 junior fields, 1 half junior field, 2 softball fields, 1 "doubled up" on football field.
Description	Former landfill, partially capped with northern section fenced off due to safety issues. Steep vegetated margins slope to Oakley Creek.

Harbutt Reserve	
Open Space	6.99 Ha
Playing Fields	Nil
Description	Former landfill, largely an undeveloped grass area with weedy margins of Oakley Creek. Terminates at dead end along the southern Boundary, where the reserve abuts the Western Rail Line.

Alan Wood Reserve / Hendon Park	
Open Space	Combined 10.83 Ha open space as well as 4.27 Ha designation land (ARTA)
Playing Fields	1 field council owned & 2 3/4 fields, 1 partially leased & 1 fully leased.
Description	Largely undeveloped flat grassed area, with Oakley Creek running along toe of lava flow. Channel modified in places. Actual open space heavily fragmented by designation, although appears a large area of open space.

Connectivity issue
Great North Road presents a barrier between the Oakley Creek Esplanade & Waterview Esplanade / Eric Armishaw Park to the north.

Connectivity issue
Waterview Park has no connection to Cowley Reserve or Great North Road to the east.

Connectivity issue
Waterview Esplanade terminates at a dead end before reaching Oakley Ave.

Connectivity issue
Limited visibility from Great North Road, steeply sloping, narrow access down to creek & back up to Phyllis Reserve.

Connectivity issue
Path descends & rises in narrow section between back fences & Oakley Creek.

Connectivity issue
Western rail line severs north / south green network.

Connectivity issue
Alan Wood Reserve split into three unlinked sections by existing rail designation.

Connectivity issue
No functional connection between Alan Wood Reserve & Richardson Rd.



Waterview Park: Great North Road Interchange in this area will relocate a substantial portion of reserve land. This will likely affect 1 senior sports field, playground, volleyball & basketball courts, toilet block and a block of multi-use netball / tennis courts (approx 2.5Ha of open space required).

Temporary excavation of open space in this area required to create 'cut & cover' section of tunnel. Relates to grassed upper slopes of Oakley Creek Esplanade.

Reserve space may be required for stormwater detention purposes.

The designation through Alan Wood Reserve will result in a large area of passive open space becoming motorway corridor. This will also result with the loss of 3 sports fields (1x illuminated training field, 1x senior, 1x junior). It may also result in the 'land locking' of any reserve land north of the motorway, and create potential Crime Prevention Through Environmental Design (CPTED) issues.

Much of the remaining park is to be modified to accommodate stream diversions and cycleway.





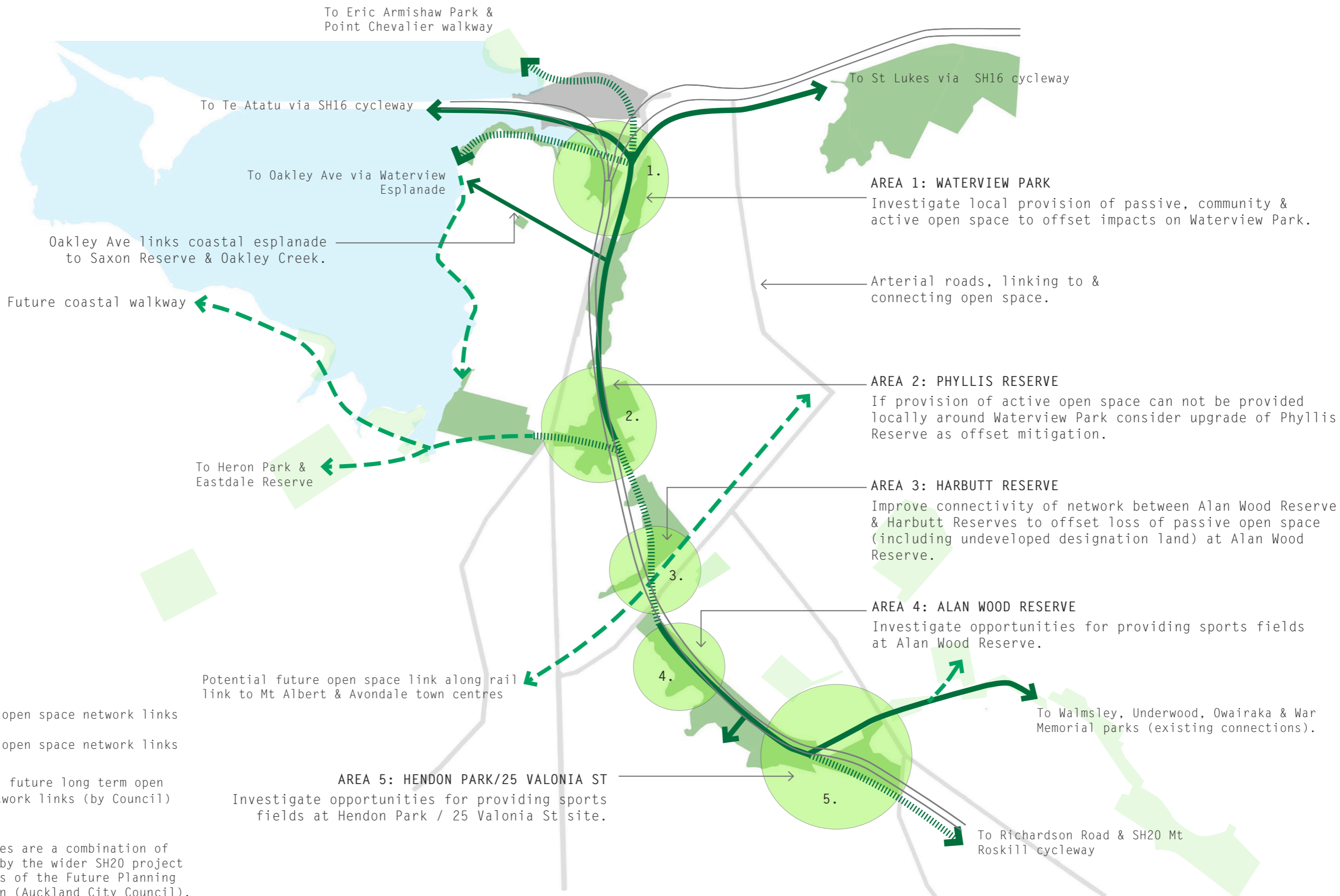
Open Space Aim:




TO RECOGNISE THE IMPACTS OF THIS PROJECT ON OPEN SPACE, AND PROVIDE 'LIKE FOR LIKE' PROVISION WHERE POSSIBLE, IN RELATION TO QUANTUM, OPEN SPACE TYPOLOGY/FUNCTION, CONNECTIVITY AND PROVISION OF FACILITIES

Open Space Principles:

1. Consider open space as a network, and recognise that linkages between facilities are equally as important as the facilities themselves
2. Return large, usable and linked areas of land rather than a series of smaller spaces
3. Provide clear, well marked routes and logical layout of connections
4. Establish playing fields generally north/south aligned, co-located in groups, and 'side by side' where possible, to allow dual usage with cricket wickets (Council preference)
5. Allow generous reserve entries from adjacent streets where possible, to improve safety, amenity, visibility and usage
6. Apply provisions of CPTED to all open space planning, including provisions of alternate escape routes, clear sightlines and effective passive surveillance





- KEY**
-  Proposed open space network links
 -  Existing open space network links
 -  Potential future long term open space network links (by Council)

NB: These opportunities are a combination of analysis carried out by the wider SH20 project team & the aspirations of the Future Planning Framework & Parks Plan (Auckland City Council).

