



DRAFT

SH20 WESTERN RING ROUTE
OPEN SPACE REPORT

May 2010

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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.

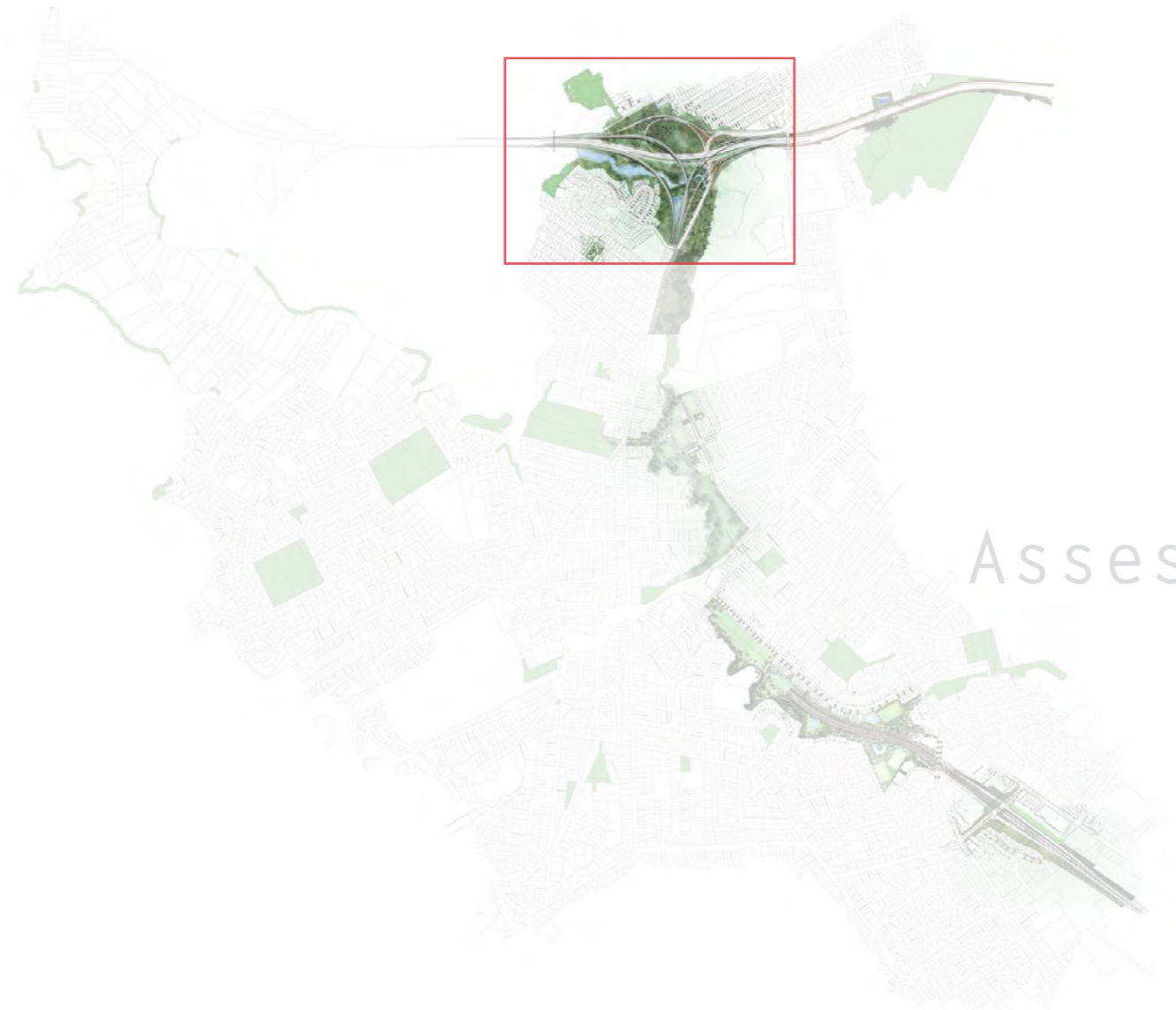
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Waterview Park
Phyllis Reserve
Hendon Reserve
Alan Wood Reserve
25 Valonia St/Hendon Park

02. DETAIL AREAS

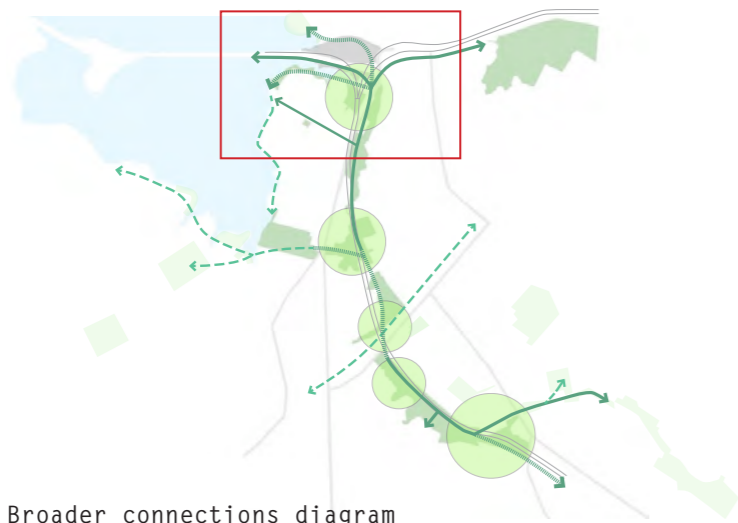


- Overview
- Mitigation Summary
- Open Space Plan
- Recreation Facilities
- Assessment of Alternatives
- Existing Aerial
- Design

WATERVIEW PARK.

Including: Waterview Esplanade, Cowley Reserve, Howlett Reserve & Waterview Glades






Earlier proposals saw mitigation of the loss of this open space being largely carried out at Phyllis Reserve. The public consultation however came back strongly in favour of providing more open space locally, and improving local connections to open space. This has resulted in the provision of options for returning a section of Waterview Park, along with the area on Waterbank Crescent required for a 'construction yard' during the construction process, as long term active and community open space. Options for return of this area as open space are contained within this section.



Broader connections diagram



Key:

- | | | | |
|---|------------------------|---|-----------------------------|
|  | EXISTING OPEN SPACE |  | PROPOSED OPEN SPACE |
|  | DELETED OPEN SPACE |  | URBAN FOREST (ROAD RESERVE) |
|  | PEDESTRIAN/CYCLE ROUTE |  | ARCHAEOLOGICAL NODE |
|  | EXISTING SH16 CYCLEWAY | | |

Waterview / Northern Portal Key Moves:

1. Completion & upgrade of Oakley Creek esplanade open space network, including Great North Road with Oakley Ave.
2. Relocation of Waterview Park & inclusion of properties along Waterbank Crescent to offset active open space.
3. Expansion of Saxon Reserve to provide expanded community open space, centrally located & an open space walking route.
4. At grade bridge link to Unitec & associated recreation facilities (partnership with Council).
5. Creation of walking link to Eric Armishaw Park & wider Point Chevalier reserves network.
6. Creation of 'Oakley Creek Heritage Area' archeological node as part of passive open space network.

NB: This plan details a full 'network' suite of proposals, not all of which may form part of the lodged Project.

Note: this is a graphic summary of the mitigation proposals outlined on the following page

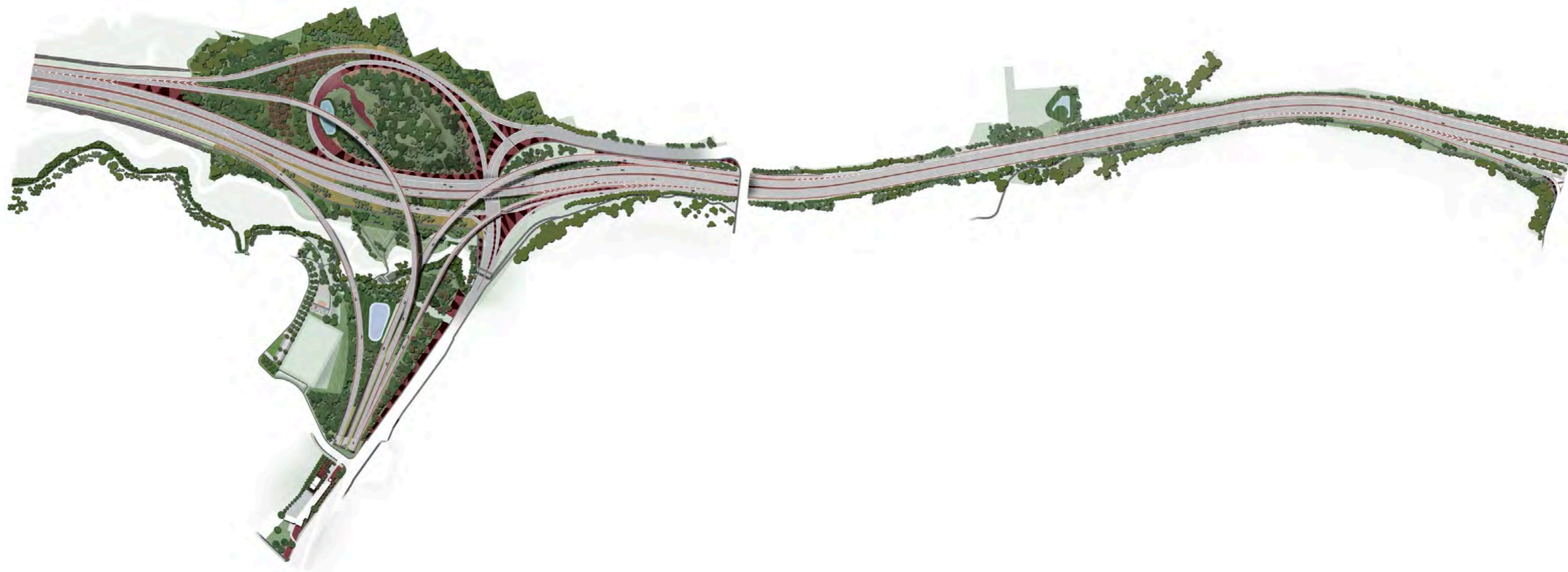




Waterview Park, existing view looking NW

Open Space Impact of project	Proposed Mitigation
Loss of overall reserve area to motorway infrastructure	Retain or increase open space area locally. Active, community and passive replacement areas have all been considered in the makeup of the proposed reserve areas.
Loss of senior playing field at Waterview Park	Relocated to the west within new reserve area, fronting Waterbank Crescent.
Loss of community facilities at Waterview Park (toilets, playground, volleyball court, basketball court)	Relocated to the west within new reserve area, fronting Waterbank Crescent.
Amenity impacts on open space in this area, caused by the motorway interchange	A significant bunding and vegetative screening area (30m wide, max 5m in height) is proposed between the westernmost ramp and the relocated Waterview Park. As shown in the sections, this will largely screen views of the motorway, and it will also limit noise in the proposed Waterview Park area to the same levels as the existing park.
Loss of reserve area for walking/fitness uses and severance of open space	Overall provision generally maintained, and connections are substantially improved - with new walkable links connecting to; Eric Armishaw Park and the Pt Chevalier reserve network, Unitec and the Oakley Creek esplanade, and from the Waterview esplanade to Great North Road in the east and Oakley Avenue in the west. These links are in line with the aspirations of the Council's Future Planning Framework (FPF) and Council's Open Space Plan.
Loss of existing or potential areas of urban forest	Overall provision of open space area is generally maintained, with some 16Ha of 'road reserve' land restored as native habitat, including restoration of the ecological communities along the Oakley Creek coastal margin, and creation of representative 'coastal forest' and 'basalt forest' communities as appropriate.
Cut and cover' works on 'Waterview Glades' area	Develop restoration plan.
Loss of playing field during construction period	The Alford bridge improves access to the Unitec playing fields, the Phyllis bridge improves access to the Phyllis Reserve playing fields and consider providing replacement field at Waterview park as early works.





WATERVIEW PARK

Recreation Facility	Existing Quantity	Proposed	Proposed Location	Notes
Senior playing field	1	1	Relocated Waterview Park	60x100m senior field, aligned north/south, with carparking provision fronting Waterbank Crescent. Illuminated to match existing.
Netball/Tennis courts	1 (degraded)	0	None	Not proposed for replacement - existing courts have not been used for a number of years, and focus appears on other priorities locally
Basketball court	1	2	Co-located with senior field on Waterbank Crescent	Two new courts proposed
Volleyball court	1	1	Co-located with senior field on Waterbank Crescent	
Toilet block/change facility	1	2	Toilet block at Saxon Reserve	Two smaller, more modern facilities proposed - one at Saxon Park and one at Waterview Park
Playground	2	2	Saxon Reserve and Waterbank Crescent	Two more modern facilities proposed - one at Saxon Park and one at Waterview Park
Change Facility	1	0	None	None proposed as it appears more feasible to provide this elsewhere. Suggest compensation discussion between Council and the NZTA





Option 1: Waterbank Crescent Housing Retained

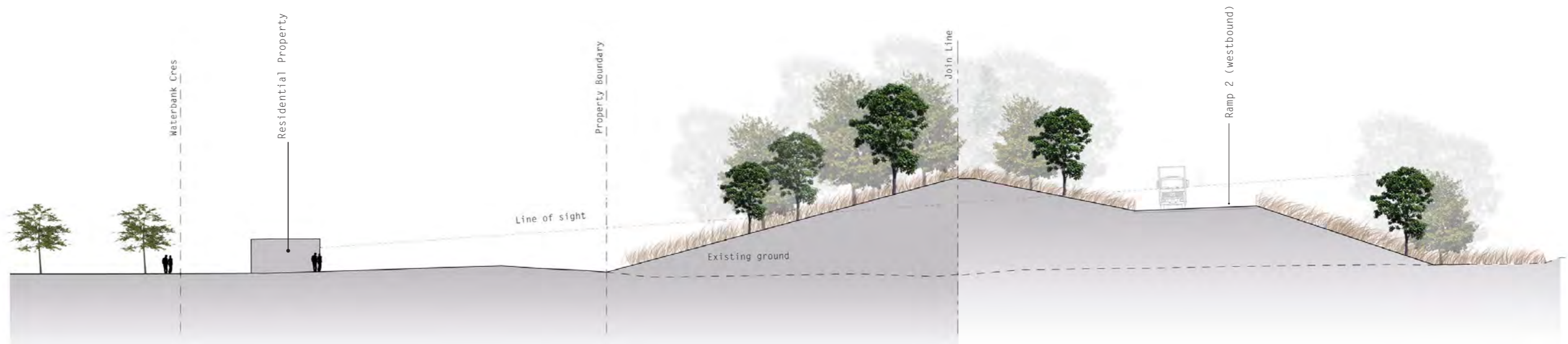
A number of houses are required for removal along Waterbank Crescent to create a construction yard for the northern portal works. Given the community's desire for a significant area of open space replacement locally, this area (which will become available post-construction) has been considered as part of the open space replacement package. Following a review of adjacent motorway levels, a 30m width vegetated bund, to 5m height has been proposed as mitigation buffering to offset the visual and acoustic impacts of the adjacent motorway development. Over time, this will fully screen views of the motorway from the park, as well as the adjacent housing to the west. It will also reduce views from Waterview Primary School.



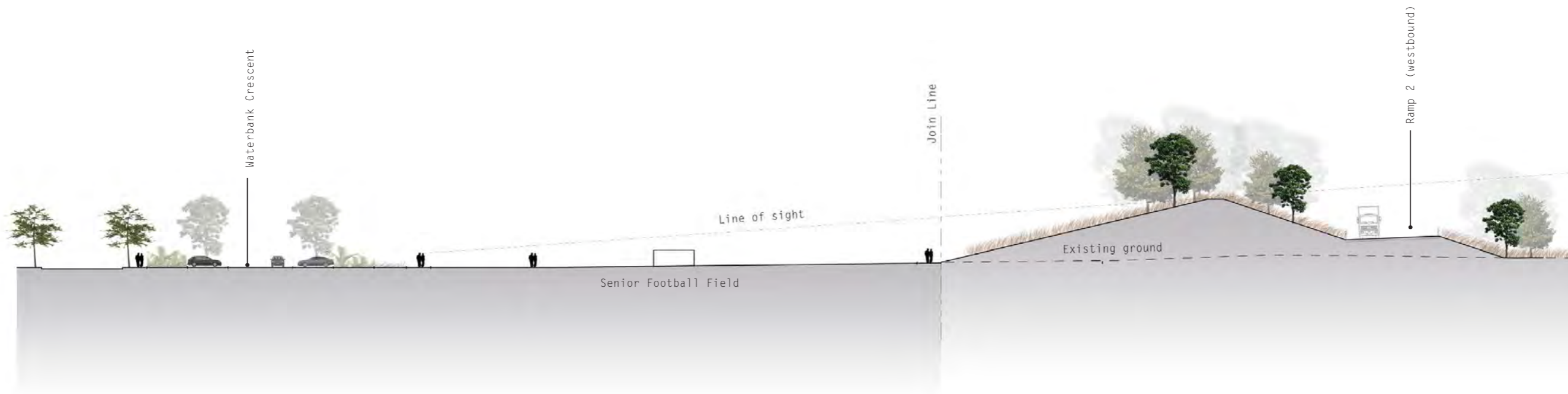
Option 2: Waterbank Crescent Housing Removed

Given this buffer consideration, two options were investigated for replacement of open space. Option 1 retains those houses between the construction yard and the westbound ramp (ramp 2). This allows for a single senior playing field to replace that lost at Waterview Park, and associated carparking and toilet facilities. Option 2 incorporates the northern properties into the park, allowing for an expanded recreational hub in this location - including such facilities as a playground, volleyball hoop and basketball courts to more completely replace those facilities lost at Waterview Park. The second option co-locates recreational activities - essentially providing 'like for like' replacement of Waterview Park's existing facilities, and provides better connections through to the coastal esplanade to the north. It is therefore the preferred option.



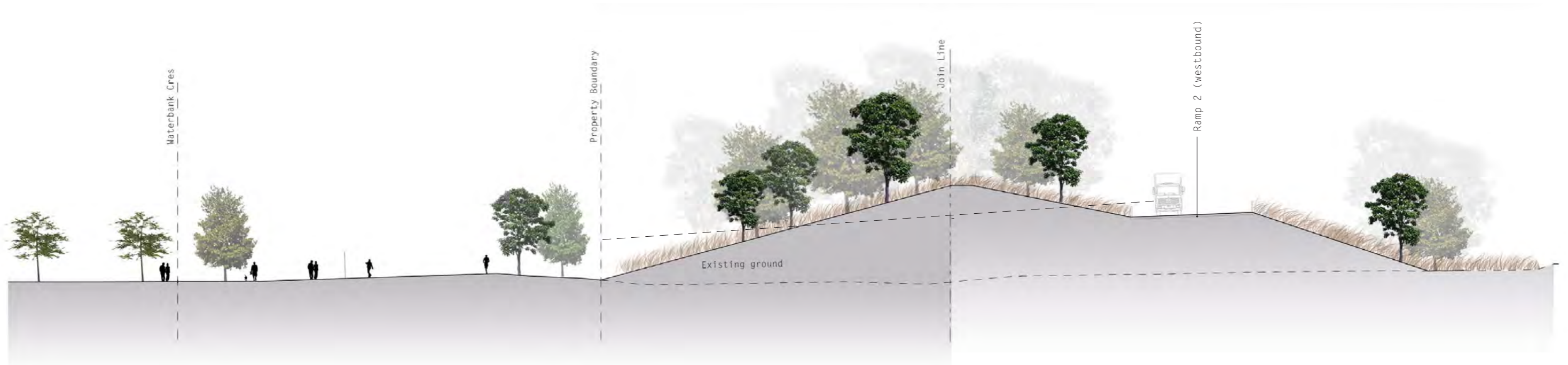


section A-A, 600 Chainage (option 1)



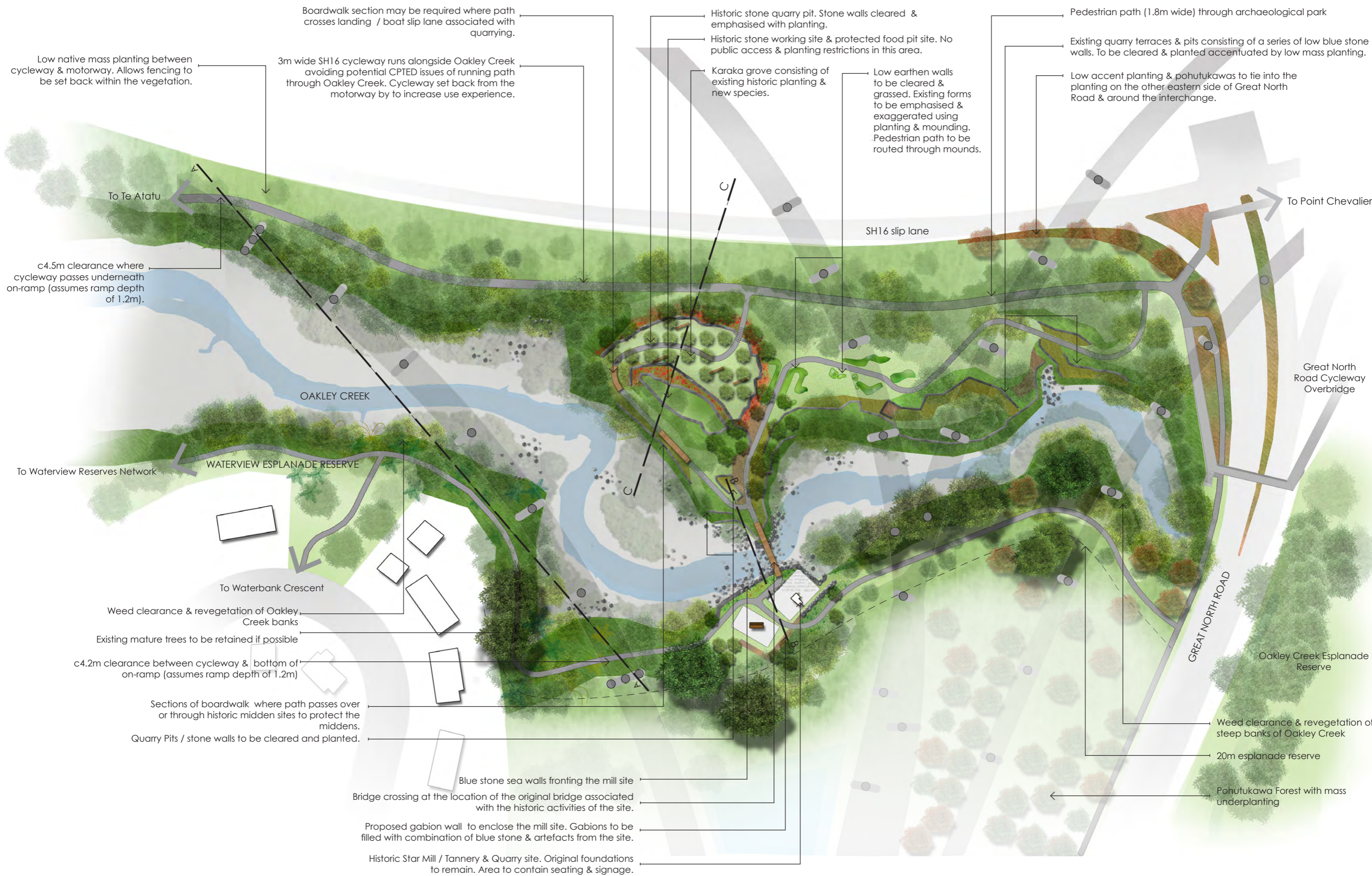
section B-B, 500 Chainage (option 1)

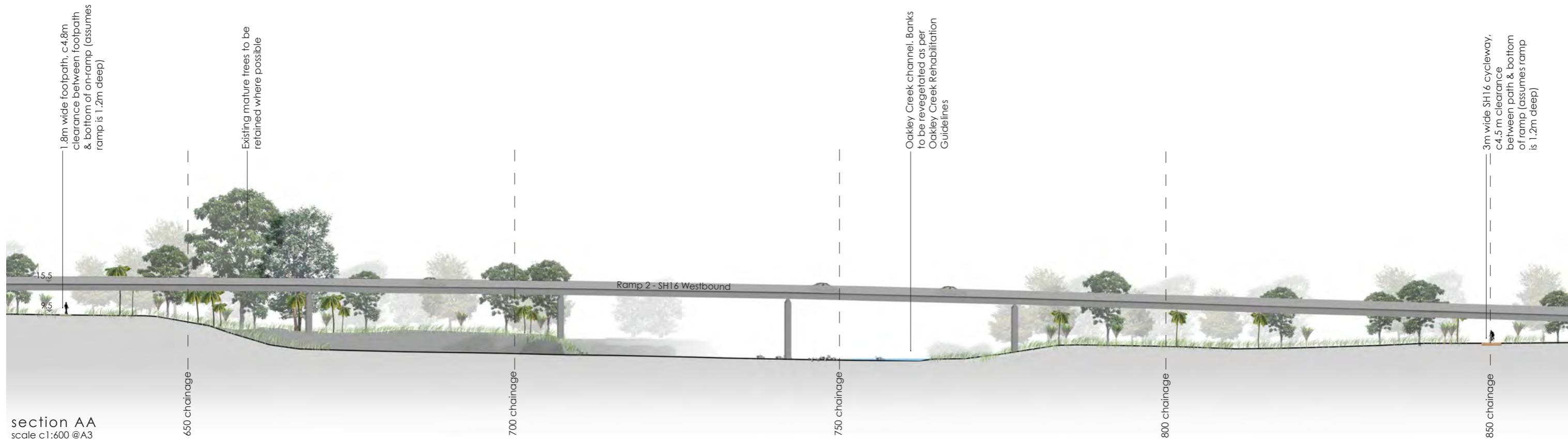




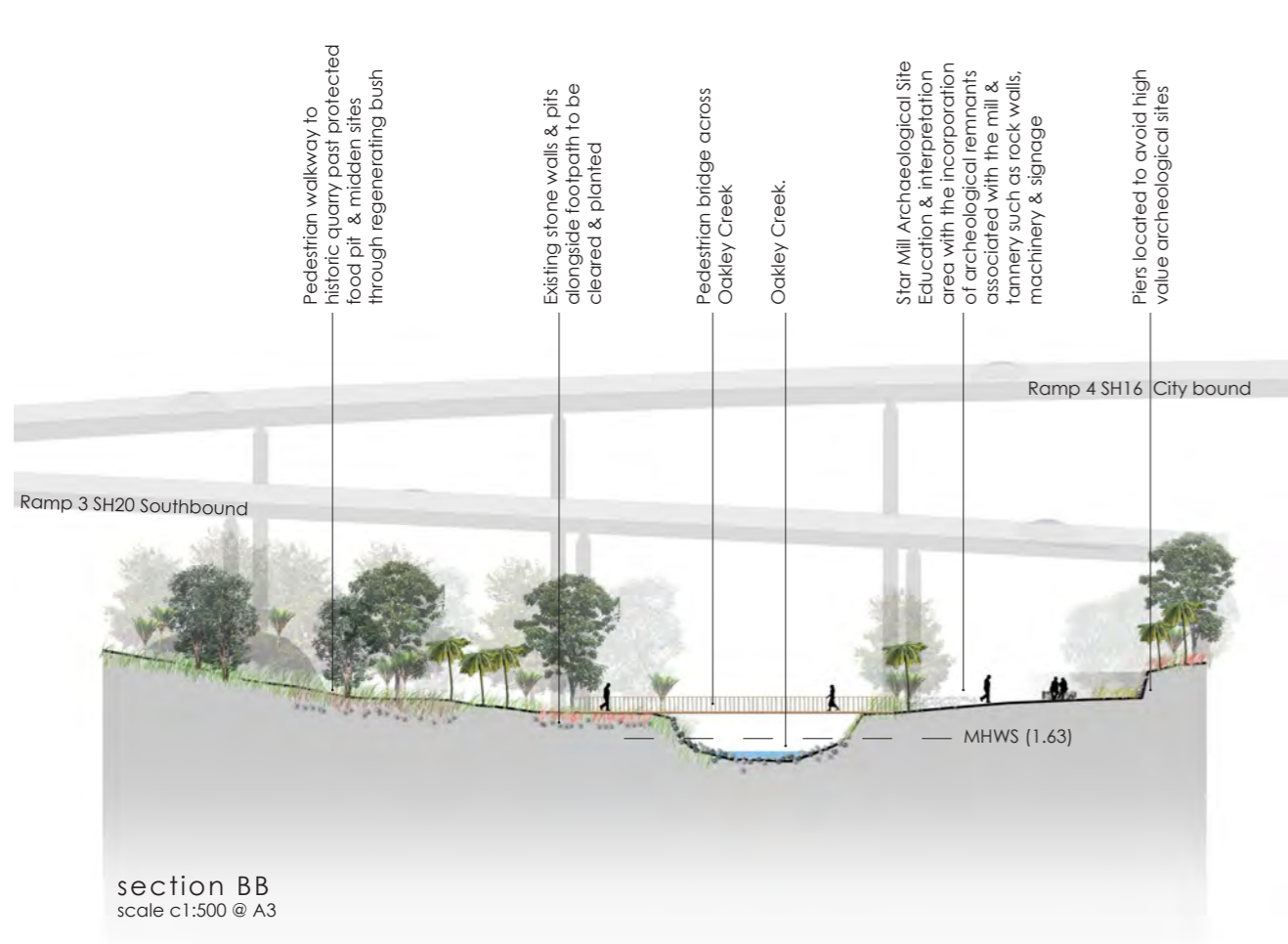
section C-C, 600 Chainage (option 2)



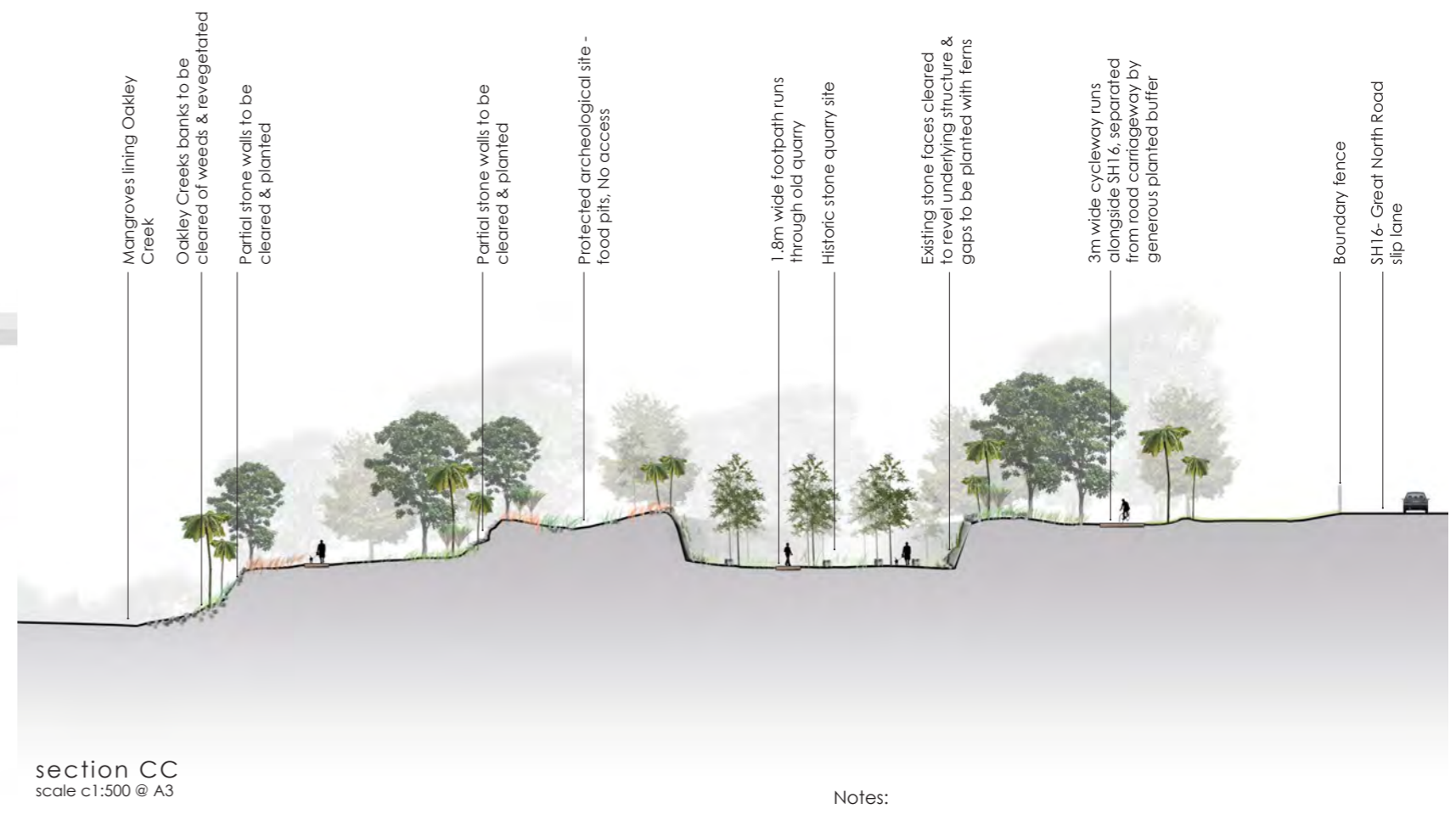




section AA
scale c1:600 @A3



section BB
scale c1:500 @ A3



section CC
scale c1:500 @ A3

Notes:
Levels are indicative only, to be confirmed with survey information
Exact location of archeological features to be confirmed on site







Pathway connections to Oakley Creek esplanade

Vegetated bunding to minimise visual and noise effects of motorway

This plan relates to the area highlighted in red only, all areas outside this boundary are indicative, for reference only. Refer wider northern portal plans for details

Proposed playground 600m², indicative shape only

Proposed volleyball court

Proposed basketball half courts

Senior sports field (60x100m with 3m buffer) aligned north south. Carparking and viewing area provided on halfway mark to west. Remaining areas grade gently up to top of berm, before grading back down to motorway or adjacent streets. Low feature planting to field side, and tall native revegetation planting to top and back of berm. As shown in the sections, the top of this bund would be 5m above the adjacent motorway, and it is considered that quick growing native revegetation on top of this would quickly obscure the higher, more distant forms of the middle interchange ramps

Yellow line indicates suggested road reserve boundary. This boundary flares out at the Herdman St end, to allow greater bunding and planting to screen distant views other central flyover ramps from Herdman St and Waterview Primary School. The area of available open space that could be realised is in the region of 1.2-1.5Ha, depending on final allocation of boundaries

Note:
This is a conceptual plan for discussion only regarding possible open space utilisation of the former 'laydown area' adjacent to Waterview Park for active open space usage. An alternative concept could be prepared utilising this space as a local community park, replacing that proposed at Saxon Reserve.

This plan has been prepared in response to community feedback requesting a greater quantum of the open space replacement be allocated locally.

