

Before the Board of Inquiry
Waterview Connection Project

in the matter of: the Resource Management Act 1991

and

in the matter of: a Board of Inquiry appointed under s 149J of the Resource Management Act 1991 to decide notices of requirement and resource consent applications by the NZ Transport Agency for the Waterview Connection Project

Rebuttal evidence of **David Little (Open Space)** on behalf of the
NZ Transport Agency

Dated: 3 February 2011

Hearing start date: 7 February 2011

REFERENCE: Suzanne Janissen (suzanne.janissen@chapmantripp.com)
Cameron Law (cameron.law@chapmantripp.com)

Chapman Tripp
T: +64 9 357 9000
F: +64 9 357 9099

23 Albert Street
PO Box 2206, Auckland 1140
New Zealand

www.chapmantripp.com
Auckland, Wellington,
Christchurch



INDEX

INTRODUCTION	4
PURPOSE OF EVIDENCE.....	4
DELETE THE PROPOSED PEDESTRIAN BRIDGE SOUTH OF THE 'OAKLEY CREEK ARCHAEOLOGICAL AREA'	6
RELOCATE THE PROPOSED SPORTS FIELD AT WATERVIEW RESERVE TO PHYLLIS RESERVE, AND RECONSIDER PROPOSED LAYOUT/USAGE OF WATERVIEW RESERVE.....	6
WHETHER THE PROPOSED ACQUISITION AT HOWLETT RESERVE IS APPROPRIATE REPLACEMENT OPEN SPACE.....	8
SUGGESTIONS FOR ALTERNATIVE LOCATIONS FOR THE NORTHERN VENTILATION STACK	8
OPEN SPACE CONNECTION IMPROVEMENTS: WATERVIEW TO PT CHEVALIER PEDESTRIAN BRIDGE.....	9
OPEN SPACE CONNECTION IMPROVEMENTS: WATERVIEW TO UNITEC PEDESTRIAN BRIDGE	10
OPEN SPACE CONNECTION IMPROVEMENTS: GREAT NORTH ROAD TO PHYLLIS RESERVE PEDESTRIAN BRIDGE.....	10
OPEN SPACE CONNECTION IMPROVEMENTS: SOLJAK PLACE TO HARBUTT RESERVE PEDESTRIAN BRIDGE	12
OPEN SPACE CONNECTION IMPROVEMENTS: METHUEN ROAD TO OLYMPUS PLACE PEDESTRIAN BRIDGE	12
ALAN WOOD RESERVE QUANTUM CALCULATIONS DISPUTED DUE TO EXCLUSION OF THE RAIL DESIGNATION	13
RELOCATE PROPOSED 'TEMPORARY' SPORTS FIELDS AT ALAN WOOD RESERVE TO PHYLLIS RESERVE	14
TWO 'SEVERED' PORTIONS OF ALAN WOOD RESERVE ARE NOT SUITABLE OPEN SPACE AND SHOULD BE REMOVED FROM THE QUANTUM CALCULATIONS.....	15
ACQUIRE EXTRA RESIDENTIAL PROPERTIES TO ALLOW FOR A 'SIDE BY SIDE' CONFIGURATION OF PLAYING FIELDS ON THE 25 VALONIA ST SITE.....	15
ACQUIRE FURTHER PROPERTY AT VALONIA ST TO ADDRESS PASSIVE OPEN SPACE AND CPTED ISSUES	17
PROPOSED PLAYING FIELDS ARE LOCATED IN A FLOODPLAIN, WHICH WOULD LIMIT USEFULNESS OVER WINTER	18
COMMUNITY TO BE CONSULTED OVER OPEN SPACE AND PLAYGROUND PROVISION.....	18
PROVIDE INCREASED OPEN SPACE AROUND ALAN WOOD RESERVE.....	19
INCORPORATE FURTHER PROPERTY ALONG HENDON AVENUE AS OPEN SPACE	21
MORE CONNECTIONS REQUIRED AT ALAN WOOD RESERVE	21

MORE CERTAINTY REQUIRED AROUND TIMEFRAMES FOR EARLY WORKS.....	22
THE SOUTHERN VENTILATION BUILDING SHOULD BE LOCATED UNDERGROUND	23
PASSIVE OPEN SPACE EFFECTS AT ALAN WOOD RESERVE REMAIN UNMITIGATED	24
UPGRADE NEARBY RESERVES AS MITIGATION FOR PASSIVE OPEN SPACE IMPACTS AT ALAN WOOD RESERVE.....	25
ANNEXURE A: PROPOSED OPEN SPACE IMPACTS AND REPLACEMENT DRAWINGS (UPDATED)	27
ANNEXURE B: PROPOSED OPEN SPACE CONDITIONS (UPDATED).....	28
ANNEXURE C: EXISTING FIELD LAYOUT: ALAN WOOD RESERVE.....	33
ANNEXURE D: FIGURE SHOWING BRIDGE CONNECTIONS, REPRODUCED FROM ERROL HAARHOFF'S EVIDENCE (FIGURE 2)	34

REBUTTAL EVIDENCE OF DAVID JOHN LITTLE ON BEHALF OF THE NZ TRANSPORT AGENCY

INTRODUCTION

- 1 My full name is **David John Little**. I refer the Board of Inquiry to the statement of my qualifications and experience set out in my Evidence in Chief (EIC) (dated 12 November 2010).
- 2 I repeat the confirmation given in that statement that I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court.

PURPOSE OF EVIDENCE

- 3 The purpose of this rebuttal evidence is to respond to certain aspects of the evidence lodged by submitters. Specifically, my evidence will respond to the evidence of:
 - 3.1 **Margaret Watson** on behalf of the Albert Eden Local Board (Submitter No 252-1)
 - 3.2 **Michael Gallagher** on behalf of Auckland Council (Submitter No 111-10)
 - 3.3 **Dennis Scott** on behalf of the Auckland Council (Submitter No 111-8)
 - 3.4 **Andrew Beer** on behalf of Auckland Council (Submitter No 111-9)
 - 3.5 **Belinda Chase** (Submitter No 126-1)
 - 3.6 **Norma de Langen** (Submitter No 183-1)
 - 3.7 **Wendy John** on behalf of the Friends of Oakley Creek (Submitter No 179-1)
 - 3.8 **Shona Myers** on behalf of the Friends of Oakley Creek (Submitter No 167 & 179-2)
 - 3.9 **Melean Absolum** on behalf of Living Communities (Submitter No 167-1)
 - 3.10 **Professor Errol Haarhoff** on behalf of Living Communities & North Western Community Association (Submitter No 167 & 185-1)
 - 3.11 **Duncan McKenzie** on behalf of Living Communities (Submitter No 167-3)
 - 3.12 **Wilson Irons** on behalf of the Metro Mt Albert Sports Club (Submitter No 249-1)

- 3.13 **Bill McKay** on behalf of the North Western Community Association (Submitter No 185-1)
- 3.14 **David Shearer** (Submitter No 34-1)
- 3.15 **Hiltrud Gruger** on behalf of Springleigh Residents Association (Submitter No 43-1)
- 3.16 **Louise Taylor & William Aldworth** (Submitter No 200-1)
- 3.17 **Shirley Upton** (Submitter No 103-1)
- 3.18 **Paul Conder** on behalf of Unitec Institute of Technology (Submitter No 160-1)
- 3.19 **Allan Woolf** (Submitter No 234-1).
- 4 In my rebuttal evidence, I will comment on relevant aspects of the section 42A Reports prepared by Environmental Management Services (EMS, dated 7 December and 20 December 2010) where appropriate.
- 5 As a number of submitters refer to similar issues, for brevity I have grouped my responses by issue rather than submitter. I have grouped the issues geographically, working generally north to south.
- 6 In reviewing open space matters, it must be reiterated that the **NZTA's role from an open space perspective** is to mitigate the impacts of the Project, and the Project does not have a mandate to fix all of the historical open space shortcomings of the area. However, where possible, the open space outcomes of the Project facilitate longer term outcomes that may fall outside of the remit for open space mitigation required by this Project.
- 7 Note that at the time of preparing this statement, expert caucusing on Open Space was still underway. Where I understand that an agreement in principle has been reached on an issue (subject to finalisation of the joint expert statement), this has been stated.
- 8 Attached to my rebuttal evidence is an updated set of Open Space conditions now proposed by the NZTA. These conditions have been substantially revised since the evidence in chief (November 2010) as a result of further consultation, caucusing and consideration of submitters issues.

DELETE THE PROPOSED PEDESTRIAN BRIDGE SOUTH OF THE 'OAKLEY CREEK ARCHAEOLOGICAL AREA'

- 9 This issue, raised by Ms John in her evidence¹ relates to concerns regarding human damage to the archaeological site (AEE, Part F, sheet F16:224), and seeks to reduce this risk by limiting access.
- 10 Removal of this bridge would, I believe, be detrimental to safety and could increase the risk of damage, by reducing connectivity and passive surveillance by legitimate users of the site (by effectively turning the area **into a 'side spur' accessible only from the cycleway**). In my opinion the only two valid options are to permit full access, or restrict access entirely.
- 11 Mr Clough, in his rebuttal statement discusses the benefits in general of opening archaeological sites to the community.
- 12 From an open space point of view, the increased connectivity benefits of having this linkage are significant, as the site provides an alternative access between the cycleway and the Waterview north open space network, as well as an area of significant interest along that route. It also provides a shorter walking route between Waterview and Eric Armishaw Reserve, via the proposed at-grade connection through the Great North Interchange.

Expert caucusing outcome

- 13 I understand from the expert caucusing on Open Space, from an open space perspective, this link is beneficial and should be retained.

RELOCATE THE PROPOSED SPORTS FIELD AT WATERVIEW RESERVE TO PHYLLIS RESERVE, AND RECONSIDER PROPOSED LAYOUT/USAGE OF WATERVIEW RESERVE

- 14 The evidence of Council's open space staff Mr Beer and Mr Gallagher presents an argument for co-locating active recreation at Phyllis Reserve, rather than Waterview Reserve. Mr Gallagher's evidence shows an indicative layout of an upgrade to Phyllis Reserve,² while Mr Beer's evidence shows a correspondingly reduced footprint at Waterview Reserve,³ which would become a predominantly passive recreation area.
- 15 While co-location of sports fields is certainly desirable from an asset management point of view, this proposal is at odds with community feedback received by NZTA throughout the Project that Phyllis Reserve does not provide mitigation for northern Waterview. This community feedback led to proposals similar to Mr Beer/Gallagher's in earlier versions of the Urban and Landscape Design Framework (ULDF) being replaced with the **'like for like'**

¹ W. John (Submitter 179-1, para. 14.1)

² Annexure B of Mr Gallagher's Evidence.

³ Appendix D of Mr Beer's Evidence.

sportsfield proposal put forward for Waterview Park in the NZTA's lodged application.

- 16 **While Council's** proposal has merit from a city-wide strategic perspective, at a local level it trades off open space quantum for a relatively distant benefit, in a location physically removed from the community impacted by the Great North interchange works. For example, I note that the evidence of Ms Watson argues specifically in her evidence against the upgrade of Phyllis Reserve as mitigation for Waterview effects,⁴ and her viewpoint reflects much of the feedback from community consultation.
- 17 A complicating issue is the extent that Mr Beer proposes to reduce the open space in the Waterview Reserve area (as presented in Appendix D of his evidence). I do not consider that such a reduction in area is warranted for the following reasons:
- 17.1 It would reduce local open space with the outcome being a deficit of open space area in this community; and
- 17.2 It would result in a less-legible open space connection between Waterview Park and the Cowley Street / Waterview Esplanade Reserve area.

Expert caucusing outcome

- 18 On the basis of the expert caucusing, I understand that in principle the experts agree that the reconfiguration of the proposed park area (retaining its overall footprint as per the NZTA proposal) but with the following changes, would appropriately mitigate open space impacts of the Project:
- 18.1 Playing field/carparking to be deleted, with southern portion **to be developed for 'informal recreation', including space to kick a ball, playground, basketball court and volleyball court.**
- 18.2 Northern portion to remain open space, but be more heavily vegetated to provide greater visual screening, allowing connections to Waterview esplanade.
- 18.3 Equivalent value of playing field, carpark and change facility to be contributed by NZTA to Council to go towards a Council-led upgrade of Phyllis Reserve.
- 19 However, it was also recognised by the experts at the caucusing that this alternative approach would require agreement and partnership between the Auckland Council (as asset owner) and NZTA.
- 20 It is also noted **that this 'alternative' approach has some further** consenting and potential timing risks as the works are beyond the

⁴ W John evidence, paragraph 37, page 13.

designation. The rebuttal statement of Amelia Linzey addresses these risks.

WHETHER THE PROPOSED ACQUISITION AT HOWLETT RESERVE IS APPROPRIATE REPLACEMENT OPEN SPACE

- 21 The evidence of Ms Watson⁵ raises concerns about the suitability of the Howlett Reserve extension proposed in my Annexure A (appended – site is at the end of Oakley Avenue), due to contour and drainage issues.
- 22 I believe that this site is suitable for a number of reasons:
- 22.1 It opens up access through a large area of Howlett Reserve **which is currently a little used ‘dead end’**;
- 22.2 It provides potential for greatly improved reserve visibility, with the existing entry in this area being a narrow alleyway; and
- 22.3 It forms part of a longer-term Council aspiration for a coastal walkway along the Waterview edge, as identified in the Future Planning Framework.

Expert caucusing outcome

- 23 I understand that in principle, the experts agreed that this site serves a valid open space function.

SUGGESTIONS FOR ALTERNATIVE LOCATIONS FOR THE NORTHERN VENTILATION STACK

- 24 The position of submitters is somewhat varied on this topic, with a **number of locations proposed in the submitters’ evidence**. Of these, the only suggestion with direct open space impacts is in the evidence of Mr Haarhoff, Ms Watson and Ms Absolum,⁶ who recommend investigation of an alternative stack location in the **northern section of the ‘Waterview Glades’** area, just south of the BP site.
- 25 From a purely open space perspective, this is a poorer location **than that proposed in the NZTA’s application and I do not support** it. It would reduce open space area slightly, while also generating increased visual effects for no open space benefit. There would be a likely requirement for associated curtilage (ie access, parking and fencing), further increasing likely effects on the open space.
- 26 I note that Mr Scott (Submitter 111-8, paras 5.48-5.50) and Ms John (Submitter 179-1, para 12.10) both state in their evidence that this is an inappropriate location for the stack.

⁵ Submitter 252-1, para. 31.

⁶ E Haarhoff, (Submitter 167 & 185-1, para. 4.11), M Watson (Submitter 252-1, para 53.1) and M Absolum, (Submitter 167-1, para. 3.32).

Expert caucusing outcome

- 27 A new plan was tabled by the submitters' experts at the expert caucusing session, showing three alternative locations for the ventilation stack. These locations have been assessed by Mr Walter and Ms Linzey in their rebuttal statements, and a location plan of the three options is attached as Annexure B to Mr Walter's rebuttal statement. My understanding is that the experts agreed that options 2 and 3 would have no open space impacts other than visual (for consideration by other experts), while option 1 would have minor negative open space impacts due to the area required for the footprint and maintenance access.

OPEN SPACE CONNECTION IMPROVEMENTS: WATERVIEW TO PT CHEVALIER PEDESTRIAN BRIDGE.

- 28 A number of submitters⁷ support the concept of a pedestrian/cycle bridge across SH16 linking Waterview to Eric Armishaw Reserve. Submitters argue that this would help to mitigate the perceived loss of local open space quantum/quality brought about by the Project. The location of this bridge is shown in the evidence of Mr Haarhoff.⁸
- 29 As described in my EIC (para 68), there would be a net gain of some 0.48ha of open space in the Northern Waterview area **created by the NZTA's proposal** and while there are acknowledged **visual impacts around the proposed Waterview Park's northern edge**, over time the proposed planting would reduce these. Noise levels would be similar to that existing, and on balance connectivity would be improved. For this reason, in my opinion, construction of this new bridge cannot be argued as requisite open space mitigation.
- 30 That aside, a connection to Eric Armishaw Reserve is undoubtedly a positive open space outcome for the Waterview community, as it provides access to open spaces unaffected by either the Project works or the existing motorway. In my opinion, the upgrade of the Great North Road Interchange provides an excellent opportunity to rationalise pedestrian/cycle movement and provide an at-grade link, as shown in the application (AEE, Part F, sheet F16:211. While it is acknowledged that this requires two road crossings and traverses an area not overlooked by housing, this is not an uncommon situation for the adjacent SH16 cycleway which remains very well used. Both crossings would be controlled, allowing for safe navigation by pedestrians and cyclists. It is my expectation that the benefits of accessing the Pt Chevalier open space network via this new link would over time become well used by the Waterview community.

⁷ M. Watson (Submitter 252-1), B Chase (Submitter 126-1), E Haarhoff (167 & 185-1), D McKenzie (167-3), B McKay (185-1), D Shearer (178-1), L Taylor & W Aldworth (200-1) and S Upton (103-1).

⁸ Submitter 167 & 185-1, **Figure 2, bridge labelled '1'**. For ease of reference, I have appended this plan to my rebuttal statement as **Annexure D**.

OPEN SPACE CONNECTION IMPROVEMENTS: WATERVIEW TO UNITEC PEDESTRIAN BRIDGE

- 31 This connection has been requested by a number of submitters,⁹ again to help mitigate the perceived loss of local open space quantum/quality at Waterview, with this improving access to the playing fields and walking opportunities within the Unitec Campus. The location of this bridge is shown in the evidence of Mr Haarhoff.¹⁰
- 32 I note that such a link would run through the area of Waterview Glades required for Construction Yard 7, and therefore this link could not be used to mitigate the temporary effects of the Project. **Further, Council's initial feedback was that open space land area** was the priority. For these reasons, the Project placed emphasis instead on maximising local open space area, quality and connections around Waterview Park/Waterview Esplanade.
- 33 I believe that the remaining quality issues are raised by these **submitters well addressed by the proposed 'revised' open space** outcome for Waterview Park as described earlier in this statement, and that open space connectivity would be generally enhanced upon completion of the Project.
- 34 Having said that, as presented in the evidence of Mr Condor (Annexure B),¹¹ Unitec has prepared long term plans to redevelop the campus. While **Unitec's concept is only indicative and has yet** to go through its own planning process, it also identifies improvements to the active and passive open space network in this area. For the community, an Alford Street connection would undoubtedly serve a useful link, and would provide access to open space areas located away from any effects of the Project. In my opinion however it does not address any unmitigated local open space issue for the northern Waterview community.

Expert caucusing outcome

- 35 I understand that it was agreed that this bridge did not address any unmitigated specific open space effects, although it was restated that there may be broader reasons for its reinclusion.

OPEN SPACE CONNECTION IMPROVEMENTS: GREAT NORTH ROAD TO PHYLLIS RESERVE PEDESTRIAN BRIDGE

- 36 Various submitters have requested inclusion of a pedestrian bridge from Great North Road to the Phyllis Reserve as part of the

⁹ M. Watson (Submitter no. 252-1, B Chase (Submitter 126-1), E Haarhoff (167 & 185-1), D McKenzie (167-3), B Mckay (185-1), D Shearer (178-1)

¹⁰ Submitter 167 & 185-1, Figure 2, bridge **labelled '2'**. Potential designs explored for this area shown in the Urban and Landscape Design Framework (ULDF) (pages C-70 and C-71.)

¹¹ P Condor (Submitter 160-1).

Project.¹² While this bridge was included as part of the earlier consultation on the broader ULDF aspirations, it does not form part of the 'like for like' **replacement of open space approach**. Although this bridge would undoubtedly provide improved connectivity for the open space network, the critical question is whether it provides direct mitigation for the effects of this Project.

- 37 As described in my EIC (paras 68-70 and 76-79) and earlier in my rebuttal, the **NZTA's 'like for like' approach provides improved** quantum and connectivity in the Waterview area, with incremental quality impacts limited to a relatively small area in the north of the proposed Waterview Reserve and reducing over time with vegetation growth. Accordingly, the installation of a new Phyllis Bridge would be mitigating an effect already mitigated locally, and in a location relatively distant to that effect. As a result, I do not believe that it can be supported from an open space mitigation point of view.
- 38 **Council's proposal to relocate Waterview's sportsfields to Phyllis** Reserve complicates this issue somewhat, as (if accepted) it would place an onus on provision of safe access to the Phyllis fields from the affected northern Waterview community. In my opinion, there are two (new) bridges that could achieve this - if constructed - the Phyllis Bridge just described or the Alford Bridge to the north (described earlier).
- 39 In my opinion, the Alford bridge would be the more successful of the two at benefitting the local community, as it would serve the dual purpose of accessing Unitec, and providing access south to Phyllis Reserve along the Oakley Creek (as compared to the Great North arterial). While the Phyllis Bridge would be very useful in providing safe, at grade access from southern Waterview, this is not the community directly affected by the Project works.
- 40 Accordingly, I do not believe that there is sufficient justification for the inclusion of the Phyllis Bridge as direct open space mitigation under either playing field option under discussion.

Expert caucusing outcome

- 41 I understand that there was disagreement at the expert caucus session as to whether this bridge mitigated a specific open space impact.

¹² M. Watson (Submitter 252-1), B Chase (Submitter 126-1), E Haarhoff (167 & 185-1), D McKenzie (167-3), B McKay (185-1), D Shearer (178-1). Location shown in Mr **Haarhoff's evidence** (Submitter 167 & 185-1, Figure 2, bridge labelled '3').

OPEN SPACE CONNECTION IMPROVEMENTS: SOLJAK PLACE TO HARBUTT RESERVE PEDESTRIAN BRIDGE

- 42 This bridge's inclusion has been requested by the same submitters as above.¹³ Soljak Bridge was included in earlier consultation on the ULDF for two reasons; to facilitate a full-length cycleway - while simultaneously connecting reserves - and to provide access from the Owairaka area to areas of open space unaffected by the acknowledged quality impacts of the Project.
- 43 As described in Mr **Parker's EIC**,¹⁴ NZTA is not proposing to provide a cycleway in this area (Sector 8 which is tunnelled) as part of the Project, meaning that the mitigation basis for inclusion of such a bridge would fall solely on open space and social (connectivity) planning. Harbutt Reserve (which would be accessed by this bridge) is located some 750m west of the southern portal mouth, however the areas affected most by the Project are east of this point. As a result, I consider Mr **Beer's proposals** for quality improvements to the more centrally-located Murray Halberg Park and Brydon Place Reserve (discussed later) may provide a more 'local' mitigation solution and a better alternative to providing a Soljak Bridge on the basis of open space impacts alone.

Expert caucusing outcome

- 44 I understand that agreement was reached among experts that this bridge connection served a valid open space connection function and that its inclusion in the Project would either fully or partially address passive open space and quality/amenity effects raised by submitters. There was disagreement as to the level of mitigation that it would provide.
- 45 While the Soljak Bridge certainly has open space connectivity benefits, its earlier consideration by the NZTA formed part of the **broader 'network' connectivity aspirations , and its potential delivery now forms part of the ongoing cycleway discussions between NZTA and Council (which I understand to be a separate project).**

OPEN SPACE CONNECTION IMPROVEMENTS: METHUEN ROAD TO OLYMPUS PLACE PEDESTRIAN BRIDGE

- 46 This bridge is not part of the lodged Project application. While it was discussed and identified as providing a beneficial open space connection generally (as part of the UDLF development), I understand that during the design development process the southern portal mouth was shifted east, placing at-grade access relatively close to the bridge location.

¹³ M. Watson (Submitter no. 252-1, B Chase (Submitter 126-1), E Haarhoff (167 & 185-1), D McKenzie (167-3), B Mckay (185-1), D Shearer (178-1). Location shown in Mr **Haarhoff's evidence**, (Submitter 167 & 185-1, Figure 2, bridge labelled '4').

¹⁴ T. Parker EIC, paras 156-161.

- 47 The at-grade access at the southern portal – as proposed in the Construct architectural proposal¹⁵ – runs in close proximity to the portal mouth, and the mouth is only a deviation of some 180m from the straighter line that an ‘Olympus Bridge’ would form. While an Olympus Bridge would provide a straight connection between Murray Halberg Reserve in the north and Brydon Place Reserve in the south, as noted by the submitters,¹⁶ it would not represent – in my opinion – a significant enough deviation to warrant the expenditure for construction of an extra footbridge. I note that the s42A report does not support inclusion of this bridge.¹⁷
- 48 Should the rail corridor be developed, the concept in the ULDF remains a potential connection for future consideration and its location (aligned with the axis between Brydon Place Reserve and Murray Halberg Reserve) certainly seems logical from an open space point of view. However, it does not appear warranted as part of this Project.

ALAN WOOD RESERVE QUANTUM CALCULATIONS DISPUTED DUE TO EXCLUSION OF THE RAIL DESIGNATION

- 49 This matter has been raised by Ms Chase (para 16) and Mr McKenzie (para 11.5) in their evidence, citing the rail designation as ‘effective’ open space, and therefore calling the Project’s open space figures into question.
- 50 Ms Chase cites the s42A Report as also querying this (referencing paragraph 10.10.22). However, the s42A report correctly draws a distinction between *‘land zoned for open space and land with an open space character’*. I have acknowledged the loss of ‘perceived’ open space as an issue for the community in my EIC (para 91).
- 51 I note that the s42A Report acknowledges (para 10.10.18) that the entire designation area could conceivably be used for road and/or rail purposes, and I concur with this assessment.
- 52 The reality of the situation is that a large proportion of what appears to be reserve land is in fact a transport Special Purpose 3 zone. This not only greatly reduces the area of actual open space, but also severs it into three unlinked portions. It is therefore important to note that this Project not only increases the amount of open space locally, but also provides for continuous walkable connections between the reserve landholdings.
- 53 Accordingly, it is not correct for open space calculations to include areas zoned for other purposes, as this is simply not open space. While I accept Ms Chase’s statement that portions of the rail

¹⁵ D. Gibbs EIC Annexure A, Drawing 1.

¹⁶ B Chase (Submitter no. 126-1) E Haarhoff (Submitter no. 167 & 185-1) and D McKenzie (Submitter no. 167-3).

¹⁷ EMS section 42A Report, 7 December (para 10.10.99).

designation could be freed up for open space following completion of the rail corridor, there is no certainty of this ever occurring.

- 54 On a related note, this submitter position appears to imply that private individuals or organisations who lease land to Council for open space purposes should be required to mitigate the loss of this open space when the lease agreement ends. This, I believe, sets a somewhat dangerous precedent, which could result in less willingness on behalf of these organisations to do so.
- 55 In my opinion, this Project provides open space benefits, by reconfiguring the rail designation to create increased open space and a continuous recreational link in this area.

Expert caucusing outcome

- 56 I understand that agreement was not reached on this matter.

RELOCATE PROPOSED 'TEMPORARY' SPORTS FIELDS AT ALAN WOOD RESERVE TO PHYLLIS RESERVE

- 57 Council (via the evidence of Mr Gallagher and Mr Beer) seeks a reduction in active open space at Alan Wood Reserve, by deleting the two junior fields proposed by the NZTA west of the southern portal building, to focus instead on the upgrade of Phyllis Reserve.¹⁸ This move would free up the area west of the portal for passive usage – another area of concern for submitters, which I address in more detail later.
- 58 These playing fields were proposed by the NZTA **to achieve 'like for like' of the existing sports field arrangement at Alan Wood Reserve.** I acknowledge that they have the limitations outlined by Mr Gallagher in that they straddle the future rail designation and are not full-sized. As described in my EIC,¹⁹ these are, however, issues currently shared by two of the three existing sports fields at Alan Wood Reserve. To illustrate, a diagram showing existing Council playing fields and park boundaries at that Reserve is attached as **Annexure C.**
- 59 In my opinion, the layout **as proposed in the NZTA's application is the most practical way to achieve 'like for like' sports fields** numbers for the Project (and in fact will result in an increase of one training sports field). **I note that Council's alternative proposal** reduces existing sports field numbers by half a field. If Council, as planners of strategic sports field provision across the City, are comfortable to trade off overall field numbers against a more efficient layout, and the community, via caucusing, accept this, **then I would also support Council's revised proposal.** However, as with many of the open space issues, this is not universally supported. I note, for example, that Ms de Langen in her evidence

¹⁸ As outlined in Mr Gallagher's EIC, para 7.4. This approach is supported by the evidence of Mr Irons, on behalf of the Metro Mt Albert Sports Club (249-1).

¹⁹ D. Little EIC, para. 243.

supports provision of these fields, as an alternative to developing Valonia Reserve as active recreation.²⁰

TWO 'SEVERED' PORTIONS OF ALAN WOOD RESERVE ARE NOT SUITABLE OPEN SPACE AND SHOULD BE REMOVED FROM THE QUANTUM CALCULATIONS

60 This issue was raised by Mr Beer in his evidence (para 11.16). It is acknowledged that some existing open space fronting Hendon Avenue will become severed from the other reserve areas by the Project – as it would be by the future rail corridor. The impact of this severance has been recognised in open space planning for the Project, and a number of areas along Hendon Avenue have been removed from the area calculations accordingly. The two sites in question (shown in light green on sheet GIS-3814238-23, Annexure A of my EIC - located roughly equidistant from Olympus Place), are in my opinion flexible and visible enough to function **successfully as 'pocket parks'**. **Their retention helps to address open space severance impacts for those living around the centre of Hendon Avenue.**

61 For **this reason, I believe that these 'pocket parks' should be retained.** Ultimately however, this is not NZTA property, so the final usage/development of these sites will be up to Council.

Expert caucusing outcome

62 I understand that agreement was reached to delete these areas from the open space quantum diagram (now incorporated in revised sheet GIS-3814238-23, **Annexure A**).

ACQUIRE EXTRA RESIDENTIAL PROPERTIES TO ALLOW FOR A 'SIDE BY SIDE' CONFIGURATION OF PLAYING FIELDS ON THE 25 VALONIA ST SITE

63 While I have already addressed this issue generally in my EIC,²¹ I will now respond to the issues raised in the evidence of Mr Gallagher, and specifically the plan shown in Annexure A of his evidence.

64 Mr Gallagher's evidence (para 6.4) describes the benefits of **'side by side' fields, generally** for the ability to use the fields for cricket over summer – by providing a wicket block between the two fields. Mr Gallagher raises related concerns regarding the ball netting locations shown on AEE, Part F, sheet F16: 221 and limited connectivity between the carpark and the fields. His evidence in this regard is supported by Mr Beer and Ms Watson in their evidence.

²⁰ N de Langen (submitter 183-1), para 29.

²¹ D. Little EIC, para. 244

- 65 I do not dispute that a 'side by side' configuration is the ideal layout for grouped playing fields. As I explained in my EIC (para 243) however, such a configuration is neither existing nor possible within current Council landholdings at Alan Wood Reserve. Therefore the increased financial and social costs associated with acquiring the extra eight residential properties under **Council's** proposal would in my opinion exceed the remit of the open space mitigation package.
- 66 As stated in my EIC (para 244), the layout shown on AEE and sheet F16:221 does not preclude Mr **Gallagher's** option, but the acquisition of extra properties to create a side-by-side field layout should in my opinion remain with Council, just as it would if this Project were not going ahead.
- 67 I note that Mr **Gallagher's plan** does not **meet the 'ideal'** characteristics of a field layout in any event, being oriented east-west as opposed to north-south. While **neither a 'side by side'** layout or north-south orientation is critical, both are desirable, and this highlights the challenges faced by integrating such a complex Project into an existing residential area. Ultimately there will be trade-offs. As another example, to create flat field platforms, Mr **Gallagher's** proposal would also require the construction of retaining walls, and likely safety fencing along both the Valonia St frontage and the southern access off Valonia St. Again this is not a critical issue but the end result could present a somewhat engineered appearance.
- 68 With regard to Mr **Gallagher's** ball netting concerns (para. 7.7), this could in many places be set back further from the fields, addressing the issue of areas for spectators, coaches etc. This can be addressed at the detailed design stage, with Council to approve the Valonia Reserve drawings (as per proposed condition OS.2).
- 69 Turning then to Mr **Gallagher's comments regarding the visibility** of the carpark.²² While a clear line of sight between carparks and playing fields is certainly preferable, in order to maintain a balance between field layout and housing removal, the carpark location shown by the NZTA was the most practical. The carpark is in a highly visible location on the corner of two streets, and it is likely that those training at night would – as a first preference - use the field with visibility of the vehicles, so there should always be **'eyes'** on the carpark from the fields as well.
- 70 An additional matter raised by Mr Irons regarding layout of the Valonia St site relates to the size of the sports fields, which Mr Irons describes as being **"too narrow to play senior football on"**, citing FIFA regulations.²³ To clarify, the dimensions quoted in Mr **Iron's evidence relate to international fixtures. The minimum size for a domestic 'senior' playing field is listed by FIFA as being**

²² Shown on AEE, Part F, sheet F16:221.

²³ W Irons, submitter no. 249-1, Para. 6.

45x90m²⁴ and the fields proposed by the NZTA are well above this requirement.

- 71 On balance, I believe that the proposal as lodged already provides an improved layout over the existing situation, and that provision of Mr **Gallagher's** scheme (while being facilitated in part by the **NZTA's** proposal), should remain with Council.

Expert caucusing outcome

- 72 I understand that caucusing did not result in agreement on the acquisition of extra properties to accommodate side by side provision.

ACQUIRE FURTHER PROPERTY AT VALONIA ST TO ADDRESS PASSIVE OPEN SPACE AND CPTED ISSUES

- 73 Supporting Mr **Gallagher's proposal just described** - Mr Beer, in his evidence, describes the layout of Valonia Reserve shown on **Drawing F16:221 as 'poor' in terms of CPTED considerations, citing a lack of sightlines from adjacent streets.** He considers Mr **Gallagher's proposal as improving these CPTED issues**, while simultaneously providing more area for passive recreation (para 11.45).
- 74 While I agree that an increased street frontage is beneficial in terms of increasing awareness and surveillance of open spaces, I do find the passive surveillance around the 25 Valonia St site to be as poor as Mr Beer suggests. Most of the residential properties surrounding the proposed park are well elevated above it, giving the impression that there are many **'eyes' on the park.** Assessing sightlines against the topography, fence layout and vegetation of Alan Wood Reserve presently, the Valonia St portion actually has some of the best passive surveillance. The proposed carpark at the Richardson Road corner opens up a length of reserve frontage that is broad in context of the existing park, and the proposed SH20 cycleway extension would increase movement through the site, further increasing surveillance.
- 75 As described later in my rebuttal, passive open space quantum is generally maintained under the Project.
- 76 I have reviewed the plan supplied in Mr **Gallagher's evidence** (Annexure A), and do not consider that it creates a significantly increased passive recreation area, or one that provides for increased types of passive activities – other than the playground, which is outside of the scope of mitigation in this area.
- 77 Therefore, while I support - in general terms - the increased street frontage proposed by Mr Beer (for both the active recreation reasons and surveillance reasons listed in his evidence), I do not believe that acquisition of the eight residential properties in

²⁴ FIFA: Laws of the Game (2009), page 7.

question are required to be provided by the NZTA as mitigation for the Project.

- 78 Retrofitting open space into developed neighbourhoods is a **balancing act between achieving a 'perfect' layout, and the social costs of removing housing.** In this instance I feel that an equitable balance has been achieved, and that **the NZTA's proposal supports and does not preclude Council's long term ambitions for the site.**

Expert caucusing outcome

- 79 I understand that caucusing did not result in agreement on this matter.

PROPOSED PLAYING FIELDS ARE LOCATED IN A FLOODPLAIN, WHICH WOULD LIMIT USEFULNESS OVER WINTER

- 80 This issue was raised in the initial submissions and by Ms de Langen in her evidence.²⁵ This issue has already been addressed in my EIC (paras 178-183) and the EIC of Dr Tim Fisher. **Ms de Langen's evidence has not caused me to change my position on this matter.**

Expert caucusing outcome

- 81 I understand that agreement was reached in principle that during the detailed design phase, investigation into field levels and drainage (including broader hydrological impacts) would form part of the open space restoration plan process. The outcome is to provide playing surfaces that are usable for a similar number of days per year to those existing on Council owned land at Alan Wood Reserve.

COMMUNITY TO BE CONSULTED OVER OPEN SPACE AND PLAYGROUND PROVISION

- 82 This issue has been raised in the evidence of Mr McKay and Ms Gruger. At the detailed stage I feel that this is entirely appropriate, and the development of detailed restoration plans for each area of open space is proposed for consultation under proposed condition OS.2.
- 83 In terms of the broader open space planning, I note that the open space mitigation strategy has already been widely consulted, and the results of community consultation were instrumental in the **NZTA's adoption of a 'land for land' approach,** as described in my EIC (para 29). Further consultation has occurred via the non-expert open space caucusing sessions.

²⁵ N de Langen, Submitter no. 183-1, para 25.

PROVIDE INCREASED OPEN SPACE AROUND ALAN WOOD RESERVE

84 A number of submitters²⁶ call into question the size and functionality of the open space comprising the redeveloped Alan Wood/Hendon Park area. As outlined in my EIC (para 90), the size of the returned parkland is in fact larger than the current landholding, and the proposed layout offers a number of functionality improvements over the existing, while not precluding future improvements by Council. Subsequent to my EIC, further consultation with KiwiRail regarding open space around the southern ventilation building has resulted in the open space quantum increasing to 1.11ha (as shown in **Annexure A**).

85 Notwithstanding this, Ms Watson in her evidence (paras. 33-36) requests a number of areas for increasing open space adjacent to Alan Wood Reserve, and I shall address each of these in turn:

85.1 *Bollard Avenue*

85.2 *Hendon Avenue*

85.3 *Valonia Street*

85.4 *Whittle Place.*

86 I confirm that all of these options have been considered in the open space planning for the Project. As background to this issue, it must be reiterated that taking residential property to provide mitigation for open space by the NZTA is not a straightforward matter. Any acquisition of land for open space generates increased social impacts, and displaces residents, so justification needs to be clearly linked to a direct and beneficial mitigation effect. This means that it is difficult for the NZTA to guarantee contiguous open space areas in areas with relatively small lot sizes. For this reason, open space planning for the Project has focused, where possible, on large landholdings with single owners – such as the 25 Valonia St site – and on minimising any reduction of existing open space.

87 Addressing then, the options raised by Mrs Watson:

Bollard Avenue

88 The properties bordering Alan Wood to the south, on Bollard Avenue are moderately sloping, and are separated from the remainder of the reserve by Oakley Creek. This limits their value as an open space asset, although if enough contiguous properties were acquired and investment made to provide level areas, they could fulfil a passive/ecological value.

²⁶ For example, B Chase (Submitter 126-1, para. 16) and D McKenzie (Submitter 167-3, paras. 11.1-11.5).

- 89 I do not recommend further acquisition in this area given the uncertainty over the NZTA being able to acquire a large, contiguous number of these properties in the timeframe required and on a voluntary basis, as well as their limited open space flexibility.

Hendon Avenue

- 90 In order to maximise the size of contiguous open space and limit impacts on Oakley Creek, a decision was made to align the corridor to the northern part of Alan Wood Reserve,²⁷ and provide a number of connections from Hendon Avenue to this reserve area. As a result, Hendon Avenue is physically severed from the open space area south of the proposed rail designation, although connections are in place to allow continuing access.
- 91 For this reason, any further areas of open space on Hendon Avenue **would effectively become 'pocket parks' once the rail corridor is established.** As explained earlier, the Council has in its evidence rejected provision of pocket parks on Hendon Avenue. This, coupled with the difficulties of voluntarily acquiring contiguous residential sections for open space mean that I do not recommend this as an option.

Valonia Street

- 92 Refer to my earlier discussion regarding Mr **Gallagher's Valonia St** proposal.

Whittle Place

- 93 Whittle Place is a lightly trafficked cul-de-sac, and I believe that any properties acquired here would ultimately serve more of a connectivity benefit for residents of that street, rather than any genuine improvement to open space quantity and functionality. The properties bordering 25 Valonia St site are moderately sloping, and border the minor watercourse leading from the proposed Valonia wetland to Oakley Creek. These properties have similar open space issues to the properties on Bollard Avenue just described, but present fewer connectivity/visibility benefits, due to the cul-de-sac location.
- 94 In summary of this issue, the open space areas proposed in the application are the result of careful consideration of a range of options, taking into account a diverse range of constraints, from political to planning/consenting to social and financial. I believe that they represent the most balanced outcome possible, and that inclusion of the areas suggested by Ms Watson would not offer any certainty of improved mitigation.

27 As described in my EIC (para 48.2).

INCORPORATE FURTHER PROPERTY ALONG HENDON AVENUE AS OPEN SPACE

- 95 Ms de Langen in her evidence, while acknowledging that the Project results in an overall gain in open space, suggests acquisition of some 30 extra properties between 57 Hendon Avenue and Barrymore Road for open space, and states that she will address this further at a later date. In her evidence, Ms Watson calls for a similar outcome.²⁸
- 96 Ms **de Langen's** proposal has significant planning/consenting, social and practicality issues which will be addressed by other witnesses for the NZTA. From an open space point of view (to give some background), the Project team investigated similar options early in the planning process, working with Housing New Zealand (HNZ), a key land owner in that section of Hendon Avenue. In order to reduce the social implications of removing houses, the initial planning looked at concentrating a new, more dense area of housing in the central section of Hendon Avenue, and replacing open space at either end of Alan Wood Reserve, where it would tie in with larger areas of green space. This would have created larger, more flexible open space areas than a more narrow central strip, as proposed by Ms de Langen and Ms Watson.
- 97 However, that proposal struck a number of hurdles, in particular the multiple landowners along that section, the lack of a mandate from HNZ to undertake a comprehensive housing redevelopment here within the timeframes, and the fact that much of this open space would in the longer term likely be severed by the rail corridor.
- 98 Subsequently, the current proposal at 25 Valonia St was identified and developed as a more practical way of achieving the open space aims in this area.
- 99 In my opinion, Ms de **Langen's suggestion** would encounter all of those issues identified above, while creating greater social issues for the community if the houses in question were not replaced.

MORE CONNECTIONS REQUIRED AT ALAN WOOD RESERVE

- 100 Mr McKenzie notes in his evidence that although the **NZTA's** proposal would connect the larger portions of open space at Alan Wood Reserve, there are portions of the Reserve that are currently disconnected, and would remain so. (These portions are described as Areas 4 and 6 in Attachment 4 of his evidence.)
- 101 These areas have been deliberately left disconnected, due to safety issues around their entries. The safety **shortcomings of 'Area 4'**

²⁸ N de Langen (Submitter 183-1, para. 32) and M. Watson (Submitter 252-1, para. 34).

are addressed in my EIC (para 233), and I have not changed my opinion in this regard.

- 102 'Area 6', which provides a potential connection to the Stoddard Road town centre, was investigated by the **Project's** urban design team during the initial planning stages. This area forms a potential connection from Hendon Park to the Stoddard Road Town Centre – although this is not a connection that is identified on **Council's** Future Planning Framework plans for the area. Provision of this connection is not desirable within the existing Reserve layout, as the access would be tightly confined between tall, untidy, fences and the concrete channel of the Oakley Creek tributary. This tributary is highly modified, and often heavily polluted and/or littered. As per the Project application,²⁹ restorative ecological mitigation was seen as providing a better outcome along Oakley Creek itself than on this tributary, so the watercourse in this area remains unchanged.
- 103 For these reasons, any connection at this point would in my opinion, need to be provided within a broader overall upgrade of this entry (which would include acquisition of adjacent property, pedestrianisation and improved links within the town centre, and a naturalisation of the creek/improvements to the planting.) Given **Council's plans for an upgrade of this town centre as a strategic growth node**, and the fact that there is no direct need to mitigate any severance effect at this location, this appears to be an item better planned for and provided for by the Stoddard Road Growth node upgrade (by Council), than by this Project. I note that the open space evidence of Council staff Mr Beer and Mr Gallagher does not call for a connection at this location.

Expert caucusing outcome

- 104 The connection to 'Area 4' was discussed, and I understand that agreement was reached that a connection here should be provided in the detailed design phase, subject to a CPTED review of its safety.

MORE CERTAINTY REQUIRED AROUND TIMEFRAMES FOR EARLY WORKS

- 105 Mr McKenzie states in his evidence (para 11.7) that provision of the Valonia site is critical to mitigation, and its provision and development prior to commencement of works should be included as a condition. I note that this was referenced in proposed condition SO.5(f) in terms of the playing fields, but the condition wording has now been strengthened in accordance with Mr **McKenzie's** concern.³⁰

²⁹ WRR Maioro Street Interchange and Waterview Connection, Oakley Creek Rehabilitation Guidelines (NZTA 2010 – lodged with AEE as Appendix C, Section G6), page 2.

³⁰ See open space condition OS.8, **Annexure B** to my evidence.

- 106 Ms John also raises this point (para 13.10) requesting more clarity around the early provision of the Hendon Bridge and pedestrian access along the southern side of the motorway. While I support provision of both of these facilities as early as possible in the Project, certainly ideally prior to construction of the motorway corridor, I accept that there are broader construction matters to be considered which prevent it from being written into a condition with a more specific timeframe.

Expert caucusing outcome

- 107 I understand that all experts agreed that early implementation of mitigation proposals was beneficial, but that in the instance of Hendon Bridge and the link along the southern side of the motorway at Alan Wood Reserve, there are specific construction issues that prevent certainty around early provision.

THE SOUTHERN VENTILATION BUILDING SHOULD BE LOCATED UNDERGROUND

- 108 I have dealt at length with this issue in my EIC (para 126-136 and 167-177) and my rebuttal will only address new issues that have arisen **from submitters' evidence**.
- 109 The EIC of Mr Walter (para 113) states that the access ramp for any underground building would need to be 500-750m long. To put this in context, such a ramp would take up – as a minimum – the entire length available between the building and New North Road if run as a single length. Alternately, if a design using switchbacks was provided, this would shorten the length but greatly increase its surface footprint.
- 110 Consequently, and when associated security fencing/gate requirements for such a ramp are taken into account, I retain significant concerns about the potential impacts of an underground option on the surrounding open space. This ramp, when combined with the likely areas of above-ground impervious surface, access, carparking and minor buildings that would likely be required for an underground building give me no confidence that the impacts on open space provided by an underground alternative would be significantly lessened.
- 111 A further issue which needs clarification relates to security fencing. NZTA has commissioned a security review, which does not call for security fencing to the southern ventilation building. While it recommends that access to the roof and carpark will need to be controlled, the majority of the building should remain open from the park, allowing for more successful integration of building within **the park, and reducing the potential 'footprint' of the structure**.
- 112 On balance, with regard to the above ground building, and as **stated in my EIC, there does not seem to be an 'ideal' open space** outcome. However, the revised design option presented by Construct addresses many of my initial concerns, and in my

opinion offers greater certainty over open space impacts and mitigation than an underground alternative.

PASSIVE OPEN SPACE EFFECTS AT ALAN WOOD RESERVE REMAIN UNMITIGATED

113 A perceived reduction in passive open space at Alan Wood Reserve is a common thread that runs through a number of submitters' evidence, and is addressed in some detail in the evidence of Mr Beer (para 11.12-25). Paraphrasing, the main issues raised are

113.1 The impact of the Project on the **quality** of passive space;
and

113.2 A reduction in the **quantum** of unscheduled, grassed passive open space.

114 Mr Beer in notes his evidence that passive areas require a high amenity to attract use (para 11.18). I agree in principle with this statement, although - more specifically - I believe that more **'physical' types of passive recreation (such as walking or riding a bike)** are less affected by the most obvious quality impact - noise - than more strictly passive activities such as picnicking, barbecues or relaxing/meeting friends.³¹ **For this reason, the more 'passive'** (grassed) areas proposed are located in areas least affected by the Project noise profile,³² **while the more active 'connecting' elements** (the walking and cycling paths) were located in the areas with higher noise effects. This is in my opinion an appropriate response, in terms of minimising impacts. It does not, however, completely avoid quality impacts, as noted in my EIC (para 125) and discussed further in the following section.

115 Mr Beer also raises concerns regarding the quantity of grassed passive space, noting that this is largely due to the increase in riparian vegetation and other planting.

116 **Given the Project's overall increase in open space area,**³³ this reduction in grassed open space is more a result of the improved ecological outcomes (revegetation of the Oakley Creek margins) than of the motorway corridor, and this revegetation has been one of the aspects of the Project generally supported by submitters.

117 At Alan Wood Reserve, the Oakley Creek channel is highly modified and poorly vegetated. While this serves to increase grassed area,

³¹ I note that there are other potential impacts on quality, such as air quality, dust and visual, but these are all addressed in others rebuttal. In my opinion, noise presents an otherwise unaddressed amenity impact for users of this area.

³² Such as the western end of Alan Wood Reserve, and northern part of Hendon Park as well as the southern part of Valonia Reserve.

³³ As addressed previously in my rebuttal statement.

improvements, including channel naturalisation and riparian planting **should be seen as a long term 'best practice' aspiration** - irrespective of any transport project. The former Auckland **Regional Council's 'Technical Publication 148'** sets best practice for stream restoration - with 15m width native planting to all edges a recommended minimum. Application of such an approach to the creek margins would greatly reduce the grassed area within the Council owned reserve land.

- 118 I therefore see a reduction in grassed open space as a positive, rather than a negative outcome – provided that an appropriate range of passive recreation functions can be provided.
- 119 In this regard, I believe that much of the proposed planted areas with their series of walking and cycling tracks - serve a highly valid open function. Walking/cycling is one of the **country's** most popular passive recreation activities. This is supported by the definition of passive recreation accepted by a number of New Zealand Councils:³⁴

"Passive Recreation means those recreational pursuits which are of a passive nature including picnicking, swimming, fishing and activities of a similar nature."

- 120 In a local context, Rodney District Council's **Open Space strategy** states that *"walking and beach activities are the most popular passive recreation activity in the region"*.³⁵
- 121 Returning to Alan Wood Reserve, the activity surveys carried out for the park³⁶ show a low-moderate passive use of the park, primarily for running/walking. I believe that the greatly increased length of pathway connections proposed would increase such passive recreation opportunities, while providing smaller but still usable areas of grassed open space to the periphery of the **Reserve, where noise and other 'amenity effects' are minimised.**
- 122 I therefore disagree with the implication from Mr **Beer's evidence** that the reduction in grassed areas reduces local passive recreation opportunities, and believe that return of larger areas of grassed open space (which would come at the expense of planting) is neither beneficial overall, nor required as mitigation for the Project.

UPGRADE NEARBY RESERVES AS MITIGATION FOR PASSIVE OPEN SPACE IMPACTS AT ALAN WOOD RESERVE

- 123 It is acknowledged in my EIC (para 125) that the Project will have impacts on the quality of the open space at Alan Wood Reserve. Mr Beer, in his evidence seeks an upgrade of Murray Halberg Park

³⁴ Paraphrased from definitions in the Hutt City District Plan (operative 2004), Westland District Council District Plan (operative 2002).

³⁵ RDC: Open Space Strategy (December 2009), page 21.

³⁶ AEE, Technical Report G.14, Assessment of Social Impacts, (Appendix B).

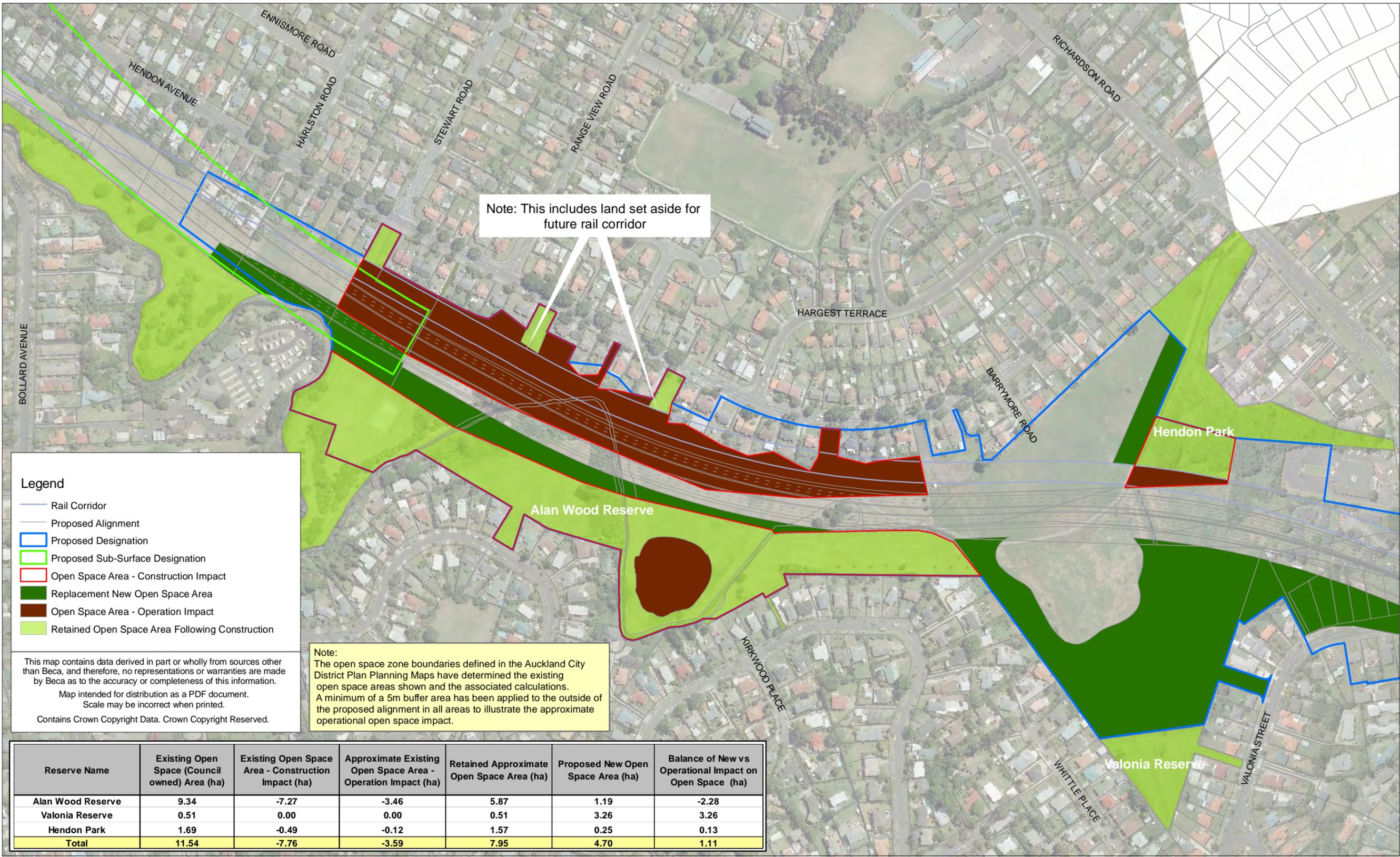
and Brydon Place Reserve to offset these impacts. These reserves are well located for such a purpose, being located on either side of the Project, meaning affected catchments north and south would receive the benefits locally.

- 124 I note however that Brydon Place Reserve has CPTED issues due to its lack of visibility, and property acquisition may be required to improve safety and visibility, as the Reserve is located well outside the Project designation.



David Little
February 2011

**ANNEXURE A: PROPOSED OPEN SPACE IMPACTS AND
REPLACEMENT DRAWINGS (UPDATED)**

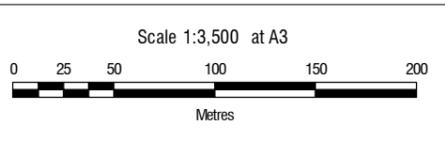


- Legend**
- Rail Corridor
 - Proposed Alignment
 - Proposed Designation
 - Proposed Sub-Surface Designation
 - Open Space Area - Construction Impact
 - Replacement New Open Space Area
 - Open Space Area - Operation Impact
 - Retained Open Space Area Following Construction

This map contains data derived in part or wholly from sources other than Beca, and therefore, no representations or warranties are made by Beca as to the accuracy or completeness of this information.
 Map intended for distribution as a PDF document.
 Scale may be incorrect when printed.
 Contains Crown Copyright Data. Crown Copyright Reserved.

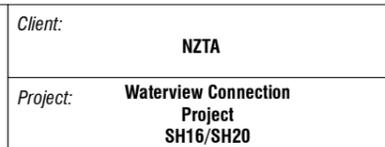
Note:
 The open space zone boundaries defined in the Auckland City District Plan Planning Maps have determined the existing open space areas shown and the associated calculations. A minimum of a 5m buffer area has been applied to the outside of the proposed alignment in all areas to illustrate the approximate operational open space impact.

Reserve Name	Existing Open Space (Council owned) Area (ha)	Existing Open Space Area - Construction Impact (ha)	Approximate Existing Open Space Area - Operation Impact (ha)	Retained Approximate Open Space Area (ha)	Proposed New Open Space Area (ha)	Balance of New vs Operational Impact on Open Space (ha)
Alan Wood Reserve	9.34	-7.27	-3.46	5.87	1.19	-2.28
Valonia Reserve	0.51	0.00	0.00	0.51	3.26	3.26
Hendon Park	1.69	-0.49	-0.12	1.57	0.25	0.13
Total	11.54	-7.76	-3.59	7.95	4.70	1.11

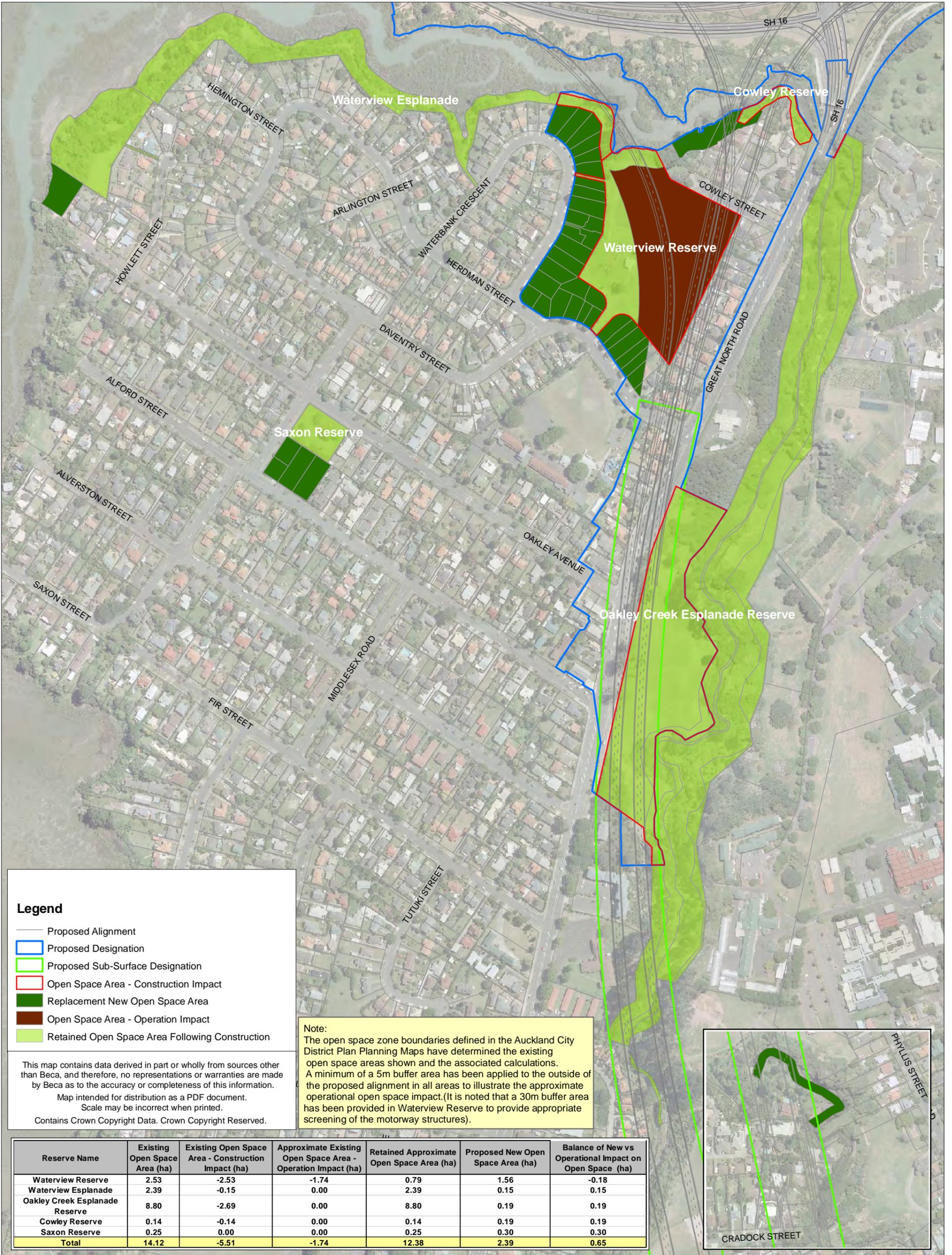


Revision	By	Verified	Appd	Date	Title:
Rev1	AYF	OK	AH4	05/07/10	Proposed Open Space Impacts and Replacement Alan Wood Reserve/Hendon Park
Rev2	AYF	OK	AH4	03/11/10	

Client: NZTA
Project: Waterview Connection Project SH16/SH20



Discipline: GIS
Drawing No: GIS-3814238-23



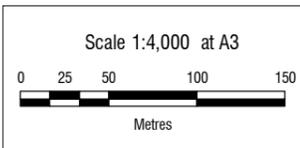
Legend

- Proposed Alignment
- Proposed Designation
- Proposed Sub-Surface Designation
- Open Space Area - Construction Impact
- Replacement New Open Space Area
- Open Space Area - Operation Impact
- Retained Open Space Area Following Construction

This map contains data derived in part or wholly from sources other than Beca, and therefore, no representations or warranties are made by Beca as to the accuracy or completeness of this information.
 Map intended for distribution as a PDF document.
 Scale may be incorrect when printed.
 Contains Crown Copyright Data. Crown Copyright Reserved.

Note:
 The open space zone boundaries defined in the Auckland City District Plan Planning Maps have determined the existing open space areas shown and the associated calculations. A minimum of a 5m buffer area has been applied to the outside of the proposed alignment in all areas to illustrate the approximate operational open space impact. (It is noted that a 30m buffer area has been provided in Waterview Reserve to provide appropriate screening of the motorway structures).

Reserve Name	Existing Open Space Area (ha)	Existing Open Space Area - Construction Impact (ha)	Approximate Existing Open Space Area - Operation Impact (ha)	Retained Approximate Open Space Area (ha)	Proposed New Open Space Area (ha)	Balance of New vs Operational Impact on Open Space (ha)
Waterview Reserve	2.53	-2.53	-1.74	0.79	1.56	-0.18
Waterview Esplanade	2.39	-0.15	0.00	2.39	0.15	0.15
Oakley Creek Esplanade Reserve	8.80	-2.69	0.00	8.80	0.19	0.19
Cowley Reserve	0.14	-0.14	0.00	0.14	0.19	0.19
Saxon Reserve	0.25	0.00	0.00	0.25	0.30	0.30
Total	14.12	-5.51	-1.74	12.38	2.39	0.65



Revision	By	Verified	Appd	Date
Rev1	AYF	OK	AH4	05/07/10
Rev2	AYF	TM3	AH4	29/10/10

Title:
Proposed Open Space Impacts and Replacement
 Waterview Reserve, Waterview Esplanade Reserve, Oakley Creek Esplanade Reserve, Saxon Reserve and Cowley Reserve

Client: NZTA
Project: Waterview Connection Project SH16/SH20



Discipline: GIS
Drawing No: GIS-3814238-23

ANNEXURE B: PROPOSED OPEN SPACE CONDITIONS (UPDATED)

PROPOSED OPEN SPACE (OS) CONDITIONS

<u>Permanent Works</u>	
OS.1	The NZTA shall prepare Open Space Restoration Plans to outline how the reserve land occupied during construction will be reinstated or replaced on completion of construction, for handover to Auckland Council. <u>The Open Space Restoration Plans shall be submitted to Auckland Council as landowner for approval at least 3 months prior to practicable completion of construction works in the specific areas set out in SO.2.</u>
OS.2	<p>The Open Space Restoration Plans shall be prepared in consultation with the Auckland Council, iwi, <u>the Community Liaison Groups (Condition Pl.5), Working Liaison Group, NZHPT, and other</u> recreation users and other users representatives <u>identified by Auckland Council. The Open Space Restoration Plans</u> shall comprise the following specific plans:</p> <p>(a) Waterview Reserve Restoration Plan;</p> <p>(b) Alan Wood Restoration Plan (Including Hendon Park and 25 Valonia Street);</p> <p>(c) Oakley Creek Esplanade <u>(Waterview Glades)</u> Restoration Plan; <u>and</u></p> <p>(d) Jack Colvin Park Restoration Plan;</p> <p>(e) <u>Rosebank Domain Restoration Plan; and</u></p> <p>(f) <u>Harbourview-Orangihina Reserve Restoration Plan.</u></p>
OS.3	<p><u>All</u> Open Space Restoration Plans <u>shall be prepared in general accordance with the UDL Plans (Drawing Numbers 20.1.11-3-D-L-810-200 to 229 (and planting schedules, Rev C)), shall outline measures to mitigate the adverse effects of the Project on local residents</u> and shall include, but not be limited to, the following:</p> <p>(a) Proposed reinstatement of open space by “like for like” quantity <u>and quality</u> of open space lost;</p> <p>(b) <u>Location of any artworks and educational signage;</u></p> <p>(c) <u>Integration with Oakley Creek restoration works; and</u></p> <p>(d) Details of any vehicle access through the reserves and parking areas.</p>

PROPOSED OPEN SPACE (OS) CONDITIONS

<u>Waterview Reserve (Specific)</u>	
OS.4	<p><u>In preparing the Waterview Reserve Open Space Restoration Plan shall be prepared in general accordance with the UDL Plans (Drawing Numbers 20.1.11-3-D-L-810-210 to 212 and 224 (and planting schedules), Rev C). The following shall be provided:</u></p> <p>(a) <u>Equivalent reinstatement of the following recreational facilities:</u></p> <ul style="list-style-type: none"> (i) <u>One senior sports field and associated changing facilities and parking requirements;</u> or (ii) <u>An equivalent financial contribution to the Auckland Council Parks;</u> and (iii) A children's playground; and (iv) One ablution blocks; and (v) Two half basketball courts; and (vi) One volleyball court. <p><u>With the exception of (a)(ii) above, these facilities are to be provided locally within the affected area, generally as per the plan lodged in evidence: Drawing Number 20.1.11-3-D-L-810-212, Rev C.</u></p> <p>(b) <u>Other Restoration and Enhancement:</u></p> <p>(c) <u>Urban design and landscape plans;</u></p> <ul style="list-style-type: none"> (i) Measures to enhance the Oakley Inlet Heritage Area, including interpretative signage and pedestrian access; (ii) Creation of esplanade reserve along Oakley Inlet; <p><u>Advice note: In achieving "like for like" quantity in Waterview, additional open space areas developed beyond the designation will be included.</u></p>

PROPOSED OPEN SPACE (OS) CONDITIONS

<u>Alan Wood Reserve (Specific)</u>	
OS.5	<p><u>The Alan Wood Reserve Open Space Restoration Plan, shall be prepared in general accordance with the UDL Plans (Drawing Numbers 20.1.11-3-D-L-810-218 to 223 and 224 (and planting schedules), Rev C), The following shall be provided:</u></p> <p>(a) <u>Equivalent reinstatement of the following recreational facilities:</u></p> <ul style="list-style-type: none"> (i) <u>Two</u> senior sports fields, <u>associated changing facilities</u> and associated parking requirements; (ii) <u>One half basketball court;</u> and (iii) <u>One</u> ablution block; <p><u>These facilities are all to be provided locally within the affected area, generally as per the plan lodged with the application Drawing Number 20.1.11-3-D-L-810-218 to 223, Rev C.</u></p> <p>(b) <u>Other Restoration and Enhancement:</u></p> <ul style="list-style-type: none"> (i) Details of any proposed pedestrian/ cycle access within and to/from the reserve areas (including Hendon Park Bridge) including a full CPTED review and response; <u>and</u> (ii) <u>Separation of pedestrian access within the reserve (between the carpark and fields) from the SH20 Cycleway shown on Plan 223, Rev C.</u>
<u>Oakley Creek Esplanade Reserve (Specific)</u>	
OS.6	<p><u>The Oakley Creek Esplanade Reserve (Waterview Glades) Open Space Restoration Plan shall be prepared in general accordance with the UDL Plans (Drawing Number 20.1.11-3-D-L-810-229 (and planting schedules)), Rev C, shall outline measures to mitigate the adverse effects of the Project on local residents</u> and shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) <u>Creation of esplanade reserve at 36 Cradock Street (note: not shown on Plan 229);</u> (b) <u>Riparian planting along Oakley Creek.</u>
<u>Jack Colvin Park Restoration Plan (Specific)</u>	
OS.7	<p><u>In preparing the Jack Colvin Park Open Space Restoration Plan, consideration shall be given to equivalent reinstatement of :</u></p> <ul style="list-style-type: none"> (a) <u>Benched Seating Area.</u>

PROPOSED OPEN SPACE (OS) CONDITIONS

<u>Construction Works</u>	
OS.8	<p><u>At least 20 working days p</u>Prior to the occupation of the construction areas within Alan Wood Reserve <u>that impact on the following recreation facilities</u>, the NZTA shall, in consultation and agreement with the Auckland Council, provide:</p> <p>(a) Three soccer playing fields <u>including associated access, ablution block and carparking; or</u></p> <p>(a) <u>An equivalent financial contribution to the Auckland Council Parks; and</u></p> <p>(b) A <u>half temporary</u> basketball court.</p>
OS.9	<p><u>At least 20 working days p</u>Prior to the occupation of the construction areas within Waterview Reserve, <u>and where practicable,</u> the NZTA shall, in consultation and agreement with the Auckland Council, provide:</p> <p><u>A temporary playing field (or in lieu an equivalent financial contribution to Auckland Council Parks), half basketball court and volleyball court within the relocated/ facilities within the Waterview Reserve and/or Saxon Reserve;</u></p> <p>(a) <u>Development of Saxon Reserve as a community park where practicable;</u></p> <p>(b) <u>Improvements to the existing pathway connections at Howlett Reserve, providing wider and safer access out to either Howlett Street or Oakley Avenue where practicable; and</u></p> <p>(c) <u>An at-grade shared cycle / pedestrian connection from Great North Road to Eric Armishaw Reserve where practicable.</u></p>
OS.10	<p><u>At least 20 working days p</u>Prior to the occupation of the construction areas within <u>Oakley Creek Esplanade Reserve (Waterview Glades), and where practicable,</u> the NZTA shall, in consultation and agreement with the Auckland Council, provide:</p> <p>(a) <u>Formalisation of the pathway linkage north of Oakley Creek Esplanade Reserve (Waterview Glades) connecting to Oakley Creek;</u></p> <p>(b) <u>Where practicable, early planting of the riparian margins of Oakley Creek.</u></p>
OS.11	<p><u>The “Hendon Bridge” to the Valonia Reserve area, as well as pedestrian connections south of the motorway in Alan Wood Reserve, along Oakley Creek shall be provided as early as practicable.</u></p>

PROPOSED OPEN SPACE (OS) CONDITIONS

OS.12	<p><u>During construction, the NZTA shall maintain pedestrian accessways to all open space available for public use during construction and education facilities where access is affected by the works, including any public access that crosses private land. Such access shall be safe, clearly identifiable, provide appropriate surfacing and seek to minimise significant detours. The access shall be of a same or similar standard as that disrupted and will be provided and maintained by the NZTA.</u></p> <p><i><u>Advice note: This specifically includes the existing pedestrian access that provides a connection to the crossing over Oakley Creek between 1510 Great North Road and Unitec Mt Albert Campus.</u></i></p>
OS.13	<p><u>Where access to Oakley Creek will be disrupted for more than 3 consecutive days, or over a weekend, or there is no provision for a walkway detour, the Community liaison person shall notify the Friends of Oakley Creek at least 20 working days in advance of any planned disruption (except where the disruption is of shorter duration, or an emergency situation).</u></p>

ANNEXURE C: EXISTING FIELD LAYOUT: ALAN WOOD RESERVE



Disused rugby league field on leased NZTA property

Existing footpath, gravel surface, connects New North Road to Richardson Road via Alan Wood Reserve and Hendon Park

Reserve boundary

Oakley Creek

Training field (Field 3), illuminated, soil base. 77x38m, fully leased from ARTA

Basketball/Volleyball court 28x19m, concrete surface

Senior playing field (Field 2) 107x45m, illuminated, soil base. 100% on Council open space land.

Toilet block

3/4 size playing field (Field 1) 88x40m, illuminated, soil base. Approximately 20% on land leased from ARTA

Yellow indicates designation land or private property that currently appears as open space

**ANNEXURE D: FIGURE SHOWING BRIDGE CONNECTIONS,
REPRODUCED FROM ERROL HAARHOFF'S EVIDENCE (FIGURE 2)**

