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

02. DETAIL AREAS



Open Space Plan*

Recreation Facilities*

* refer Alan Wood Reserve Section for Open Space Plan & recreation facilities addressing this area

Assessment of Alternatives

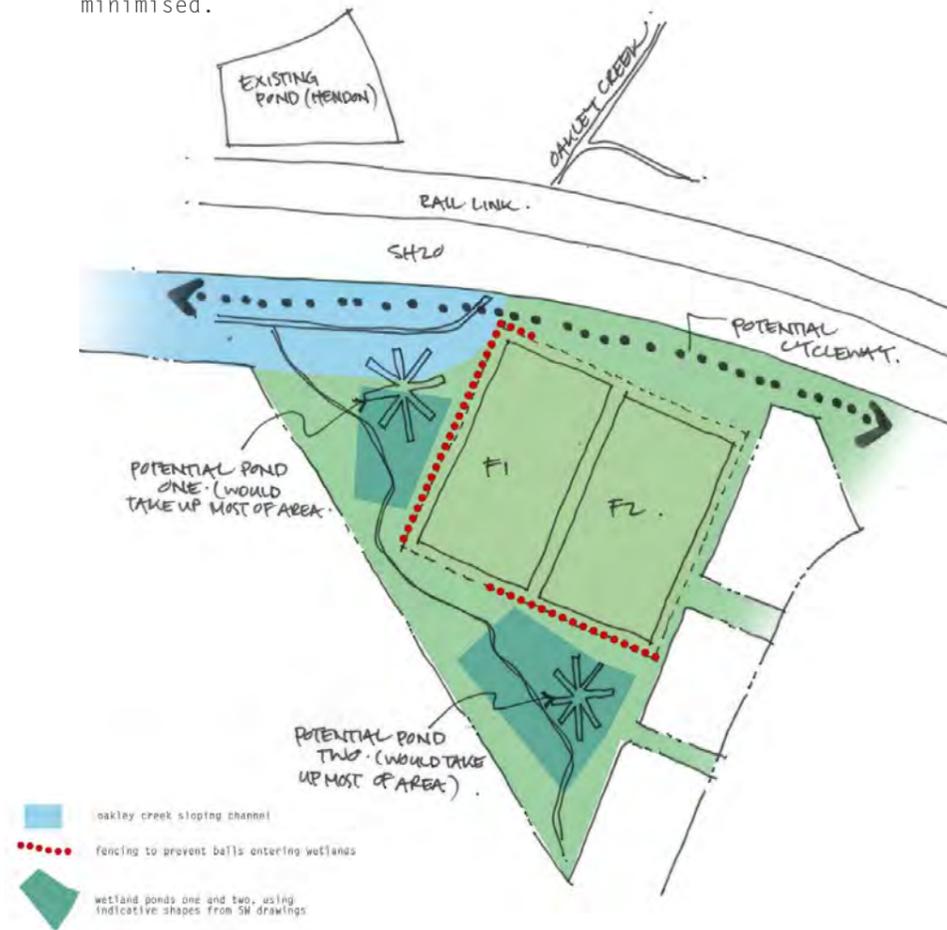
Existing Aerial

Design

25 VALONIA ST/HENDON PARK.

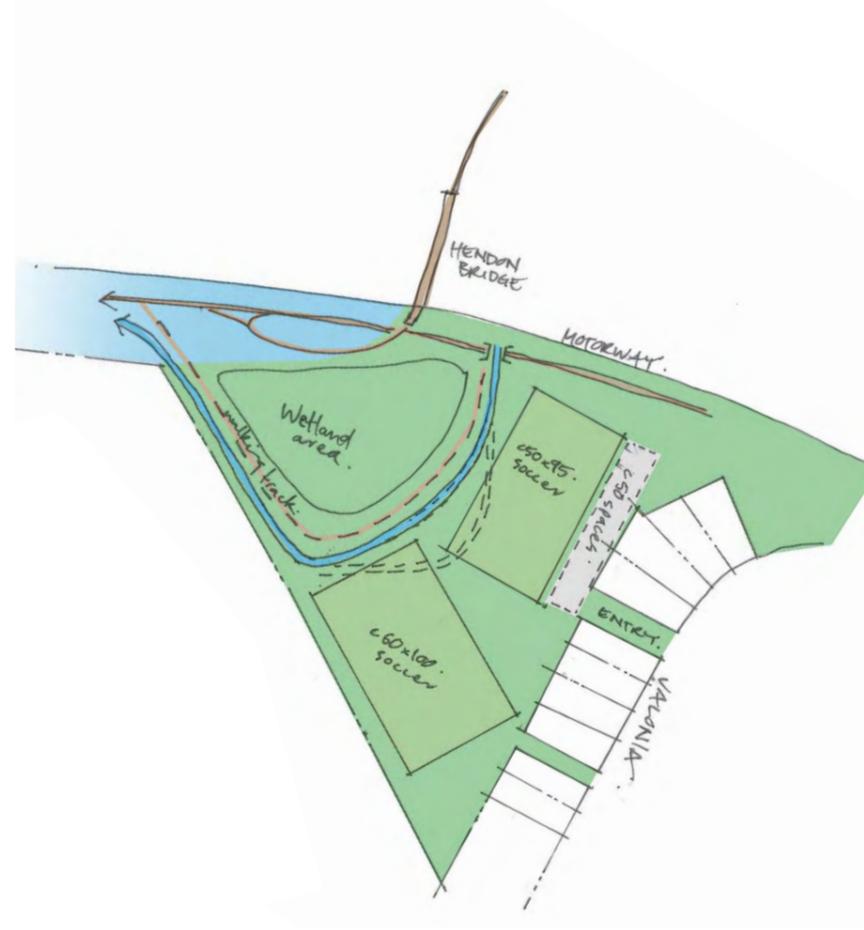
The 25 Valonia Street site is proposed as open space mitigation for the loss of open space in the Alan Wood area. A number of possible configurations exist, and these are detailed in this section.

In order to provide appropriate playing field and open space provision, the 25 Valonia St site has recently been added to the scope of the Project for analysis, although its eventual acquisition is as yet undetermined. If it were to be acquired, two options for playing field provision have been assessed. Note that as with the overall project, existing residential land take is to be minimised as per the ministerial directive, adjacent existing residential housing take has been minimised.



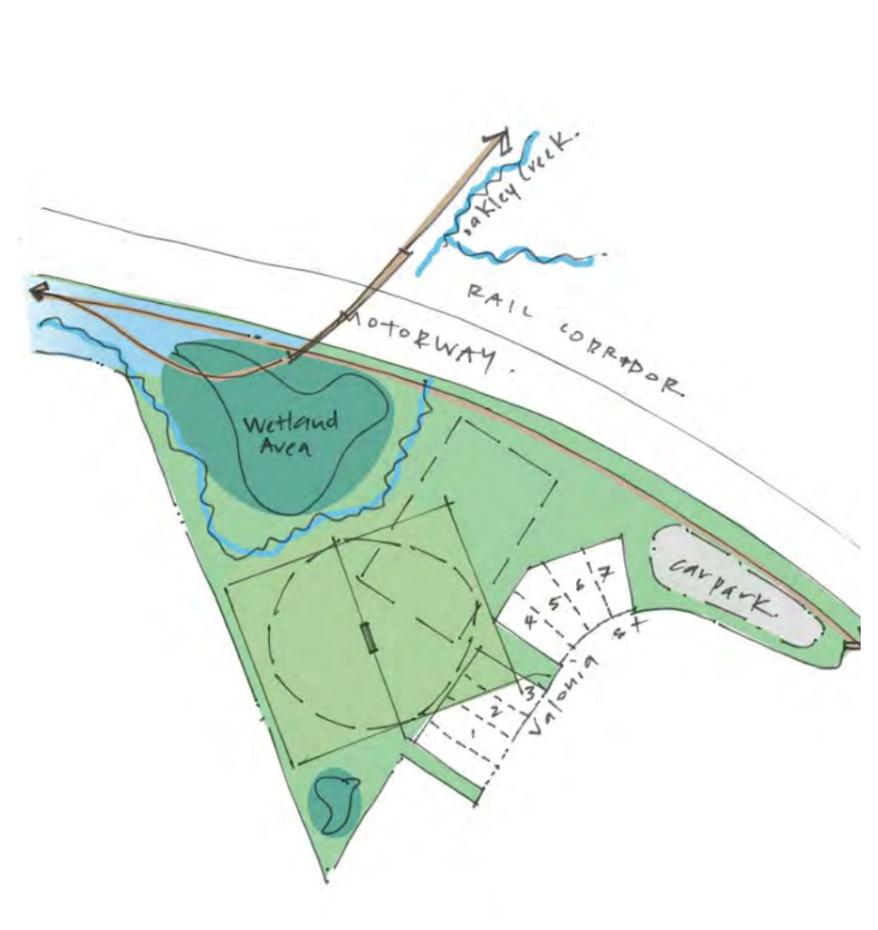
Option 1: Fields side by side

This option, using Council's ACR Policy team recommendation of fields 'side by side' requires significant diversion of Oakley Creek to allow for the requirements of both playing fields and stormwater provision - both of which are required to be solved on this site to allow for the cost of its acquisition. Although this realignment is consented under the current land use consent package for the site (a medium-density residential development), this contradicts the ecological and hydrological principles of the project, and is not supported by the project team.



Option 2: Fields end to end.

This option presents the best integrated outcome for the site, co-locating fields while retaining the majority of the length of Oakley Creek in this area. It locates the stormwater in a single pond (thereby minimising required land area), and within the locally high area out of the surrounding floodplain. A significant area to the south and east is available for a restored wetland, treating urban runoff from the south, although this is a long term aspiration, outside of the scope of this project.



Option 3: Fields side by side.

This long term or partnership option illustrates how Council's preferred layout of 'side by side' fields could be accommodated long term based on the current NZTA proposal for the 25 Valonia St site - avoiding the need for wholesale relocation of the section of Oakley Creek that runs through the site. Acquisition of further residential properties is required, as it would be if 'side by side' fields were to be laid out around the current Alan Wood Reserve landholding. Acquisition of these properties to permit this layout is not possible under the NZTA's mandate, as it exceeds 'like for like' provision, but this diagram shows how such a configuration could be achieved, based on the current proposal. Long term, incorporation of the remaining 4 properties would be beneficial in term of other open space activities, and opening up reserve frontage and surveillance.







NOTE: THIS PLAN IS UNDER DEVELOPMENT AND REQUIRES DETAILS OF ADJACENT NOISE WALLS AND FENCING AS REQUIRED TO PREVENT BALLS ENTERING THE CREEK/WETLAND SYSTEM TO BE ADDED. THIS IS CURRENTLY UNDER DISCUSSION WITH COUNCIL

