

OMOKOROA GULLY RESERVES

CONCEPT PLAN [V3.0 - FINAL: UPDATED]

JULY 2021



DOCUMENT QUALITY ASSURANCE

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Cover photograph: Main gully on site, © Bryan Sanson, 2020

PROJECT PARTNER:



INTRODUCTION

Western Bay of Plenty District Council are in the process of spatial planning the future urban growth for the balance of undeveloped land on the Omokoroa Peninsula. A Concept Structure Plan has been prepared for this growth cell which is the precursor to the work outlined within this document.

Council are wanting to gain a deeper understanding of the land that is identified as 'Natural Open Space' in the concept structure plan, which consists predominantly of the gully reserve network within the growth cell.

Stormwater management is the primary purpose of the gully reserve network, but there are secondary purposes of recreation with open space values, pedestrian connectivity and habitat restoration that are integral in enabling the wider development opportunities identified in the Concept Structure Plan.

Council wish to take the gully reserve network to the next level of design to ensure they are well informed to make confident decisions on allocation of land and reserve activities.

The primary objective of this document is to prepare a well informed but high level concept for the gully reserve network, to future proof the public open space and to ensure good community outcomes. A comprehensive study of the site and associated statutory documentation will inform the design and provide a solid foundation for future design and decision making by Council.

THE SITE

The study site is situated at the base of the Omokoroa Peninsula, which is approximately 25km northwest of Tauranga and 20km southeast of Katikati and connected by and accessed from the busy State Highway 2 heading to Auckland.

The land in and around the site is currently made up of orchards and agriculture. The concept structure plan proposes the future land use changing to becoming residential, commercial, industrial and educational zoning. The gully reserve network is intertwined within these zones and is the focus of this concept study area.



KAIMAI WARD RESERVE MANAGEMENT PLAN (2016): SECTION 2.0 DISTRICT WIDE GENERIC RESERVE MANAGEMENT OBJECTIVES & POLICIES

RECREATION AND LEISURE STRATEGY OUTCOMES - GOALS

The 'Recreation and Leisure Strategy contained in Council's Long Term Plan 2015 - 2025 (LTP) sets out a series of strategic Goals*. These strategic outcomes provide broad guidance for reserve provision and management across the District. These Strategic Goals are:

- **Provide safe, healthy and appropriate facilities**

The first goal concerns the communities' desires to have facilities that are affordable and significant to that community, reflecting the needs, and the unique character of that locality. It also covers Council's legal responsibilities to provide safe and healthy facilities.

- **Provide a basic range of public facilities across our District**

The second outcome concerns those facilities that Council will take full responsibility for funding and operating. In particular circumstances, it may be more efficient to fund service provision for the public by others.

- **Work and collaborate with the wider community including tangata whenua to provide and promote recreation and leisure facilities**

This outcome identifies a number of different ways that Council may work with Tangata whenua and the community to provide an overall better range and quality of recreational experience for the public.

- **Support provision of sub-regional recreation and leisure opportunities**

Work with neighbouring Councils to provide cross boundary recreational opportunities including facilitating specialist agencies to support communities in defining and achieving their future recreation needs.

- **Protect important natural environment, cultural and heritage values**

Often, spaces important for recreation and leisure are also important for other reasons. Council must balance recreational, natural, heritage and cultural values in managing its assets.

- **Ensure resources are secured to provide for future public recreation and leisure needs in response to population growth, changing recreational trends and the changing demographics of our communities**

This section considers Council's role in securing resources, including financial, land or other resources, to meet the needs of present and future users of public recreation facilities and spaces in the District.

While not all of these Strategic Goals are fully relevant to the site and objectives outlined in this project, they do provide a wider understanding of the intent council are aspiring to with their recreation, reserves and community facilities.

LOCAL PURPOSE RESERVES: GENERIC OBJECTIVES

Under Section 16 of the Reserves Act 1977 (the Act) it is mandatory that reserves are classified based on their primary values and purpose. The Act provides for eight reserve classifications being:

- Recreation
- Historic
- Scenic (1a)
- Scenic (1b)
- Nature
- Scientific
- Government Purpose and
- Local Purpose

Reserves may have more than one classification if the values requiring protection vary from one part of the reserve to another (to achieve a dual classification the site needs to be surveyed to define the boundary between the lands requiring different classifications).

RESERVE CLASSIFICATION : LOCAL PURPOSE

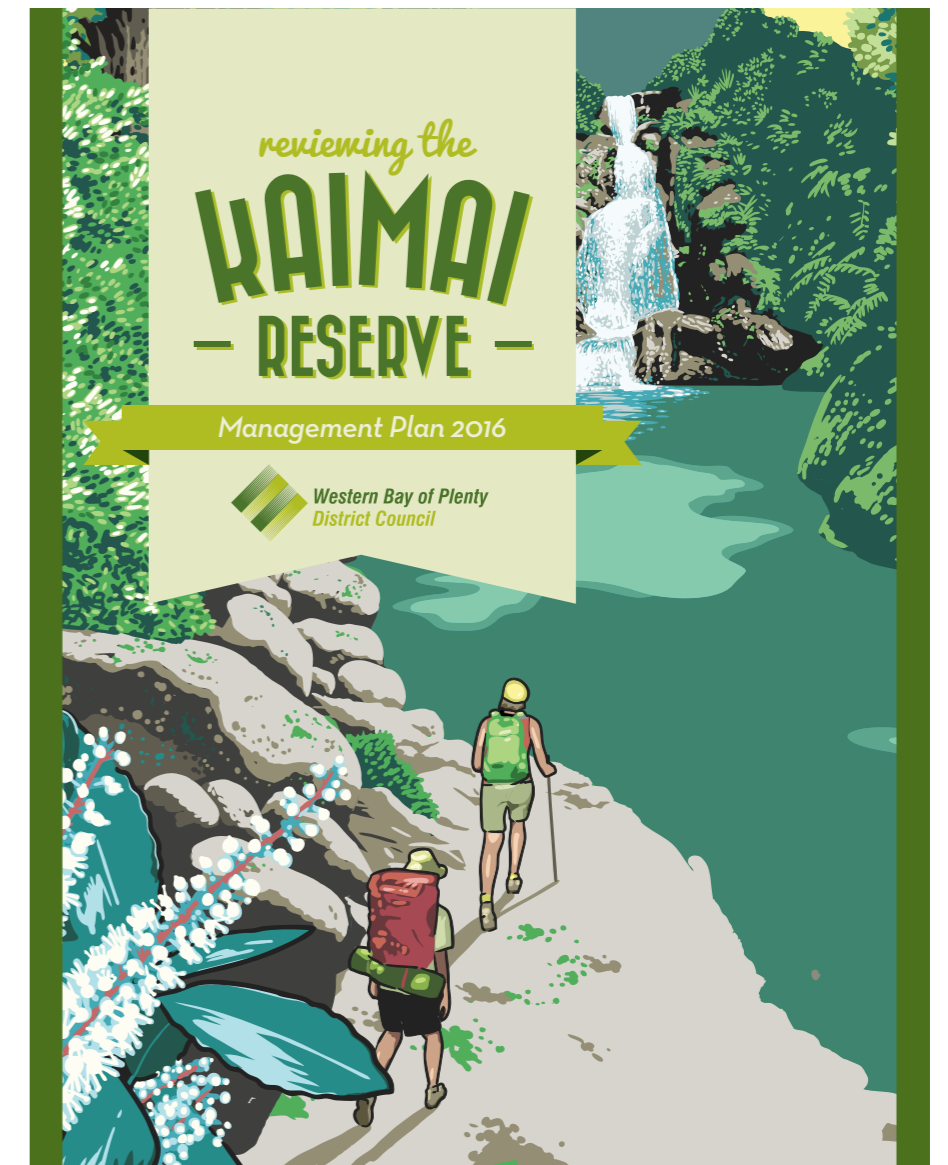
The gully reserves in the proposed Concept Structure Plan are classed as 'Natural Open Space', therefore for the purposes of the concept plans prepared for this project, it is assumed that these reserves will be classified as 'Local Purpose' Reserve.

The generic objectives that apply to the specified classification of 'Local Purpose Reserve' are listed below and will form part of the design criteria used to develop the concept plans:

- To provide and retain areas for such educational, community, social or other local purpose as specified in the Gazette notice classifying the reserve.
- Having regard to the general purpose of the reserve, to administer and maintain the reserve so that:
 - Those scenic, historic, archaeological, biological, or natural features present on the reserve are managed and protected to the extent compatible with the principal purpose of the reserve;
 - The reserve's value as a soil, water, and forest conservation area is maintained to the extent compatible with the principal purpose of the reserve.

- To maintain the public's freedom of entry and access to the reserve (subject to the specific powers conferred on the administering body by Section 23 and 61 of the Reserves Act, 1977, and any bylaws applying to the reserve, and to any conditions and restrictions that the administering body considers necessary for the protection and general well-being of the reserve and for the protection and control of the public using it).

- To maintain appropriate public access to the reserve. Council may, from time to time, by public notice prohibit access to the whole or any specified part of the reserve. In that case no person shall enter the reserve, except under the authority of a permit issued by the Council



* Note: Strategic Goals are currently under review as part of the 2021-2024 LTP process

RECREATION & OPEN SPACE ACTIVITY PLAN (DRAFT - SEP' 2020) + NZRA PARKS CATEGORIES FRAMEWORK

RECREATION & OPEN SPACE ACTIVITY PLAN - OVERVIEW

Our recreation and open space network plays an important role in contributing to the social, environmental, cultural and economic wellbeing of our community.

The benefits of an active, healthy community particularly as the population ages, are well known. Our network of public open space and facilities provides opportunities for people to interact socially and improve their health as well as contributing to the protection of cultural, landscape and ecological values.

As the population increases, additional demand is placed on our recreation and open space network. We need to ensure we keep pace with this demand so that it continues to meet the needs of the distinct communities located across the district.

GOALS FOR ACHIEVING COMMUNITY OUTCOMES

- Provide appropriate opportunities to access the recreation and open space network.
- Connect our spaces and places to each other and to destinations such as schools and community gathering places.
- Protect and enhance important environmental, cultural and heritage values.
- Provides spaces and places that our community are proud of, that are safe and that encourage participation.
- Collaborate and partner with tangata whenua and the community to provide recreation and open space experiences.
- Proactively plan for future recreation and open space needs taking into consideration the range of factors that influence this including growth, current provision, changing trends, access and environmental factors.



NZRA PARKS CATEGORIES FRAMEWORK (2017)

According to the NZRA Parks Categories Framework the gully reserve network that is the focus of this concept can be classified into two reserve categories:

NEIGHBOURHOOD: Parks developed and used for informal recreation and sporting activities, play and family based activities, and social and community activities.

RECREATION & ECOLOGICAL LINKAGES: Areas of open space that are often linear in nature that provide pedestrian and cycle linkages, wildlife corridors and access to water margins. May provide for environmental protection, and access to waterways.



Parks Categories Framework

NEIGHBOURHOOD RESERVES LEVEL OF SERVICE:

Assessment Criteria for the development of Neighbourhood Reserves as outlined in the Recreation & Open Space Activity Plan:

STANDARDS	WHAT DO WE WANT TO ACHIEVE	WHAT STANDARDS ARE REQUIRED
Accessibility	Ensure most people are within walking distance to a neighbourhood reserve.	Neighbourhood reserves are within 400m or 5-10 minute walk of 95% of urban/town residential properties. Note this will be mapped once reserve categorisation is complete.
Quality	Ensure we provide good quality reserves that people are aware of, want to use and feel safe using.	Reserves should be: <ul style="list-style-type: none"> • Located in a central and prominent area. • Located to maximise street frontage. • Connect to other reserves where possible. • Flat or undulating. • Of a shape that maximises visibility throughout the reserve. • In accordance with CPTED principles.
Size	Ensure reserves can be developed for their intended purpose.	The average useful size to achieve a basic reserve layout of green space, pathway, vegetation, seating and play features is between 2000m ² to 5000m ² .
Connections	Ensure our open space network is connected where possible using reserves or streetscapes.	Where possible, neighbourhood reserves are located in places that easily connect or link to other reserves and have the opportunity to create ecological corridors.
Purpose and Function	Ensure neighbourhood reserves are able to be developed for their intended purpose.	Basic level of service for development of new neighbourhood reserves. Development of play features, seats, planting for ecological and biodiversity values, pathway, rubbish bins. Apply CPTED principles.
Protection of important features	Ensure neighbourhood reserves protect important features such as significant trees, cultural sites or heritage features.	Identification of important features is required, and factored into quality requirements (location, connections, and shape). Reserve is developed to acknowledge culture and history of the area that it is located in. Ensure sufficient land is provided to enable the land to be developed as a neighbourhood reserve.

COUNCIL DEVELOPMENT CODE: DESIGN

1.4.7 Neighbourhood Design - ii. Open Spaces

Parks and open spaces are important elements of a neighbourhood. They provide opportunities for recreation and social contact, and their spaciousness can contrast with the built form of urban areas.

They also critically offer a protected view for surrounding sites that if marketed well frequently add value through their guarantee of never being built-out.

The manner in which a subdivision relates to public spaces such as roads, parks, and streams is very important for visual amenity and safety. Too often parks are inconveniently located, inappropriately sized or poorly overlooked, being comprised of left-over land from the lot design process.

For the purposes of this project the list of Open Space Design Elements noted below will be used as reference trigger points that the concept will be tested against. This will provide Council with a designed high level conceptual 'baseline' of service for integration in to the wider Concept Structure Plan.

Open Space Design Elements:

- Locate open spaces where they are highly prominent and accessible within the local area.
- Open spaces should be located within walking distance of all allotments, positively contributing to residential amenity. Typically aim for no more than 400m of actual walking route distance, but 200m wherever possible.
- Provide open spaces based on what type of space would add the greatest value to the neighbourhood. In some instances, high quality ecological corridors or pedestrian linkages are more desirable than neighbourhood reserves if there are existing ones (or similar spaces that can offer the same services) close by.
- The number of parks and open spaces in a neighbourhood and their amenities need to be based on:
 - The needs of the community reflected by population density and demographics
 - The types of users and their requirements
 - The participation rates for selected activities
 - Use and access to facilities, and gaps in amenity provision
 - Opportunities for dual purpose functions (active and passive recreation)
- Parks should not be made of 'left-over' land. The location and design should be informed by the neighbourhood context and site analysis.

- Use open spaces as a design feature, adding value to the lots.
- Parks should be highly visible and be bounded by as many roads as possible – with dwellings fronting them – providing informal surveillance, making them safer.
- Locate and design parks to take advantage of existing trees and features of interest (natural and cultural), adding identity to the neighbourhood.
- Investigate opportunities to connect with other open spaces to form a network.
- Provide walking and cycle paths through an open space network, connecting with adjacent streets.
- Provide amenities within parks, including children's play equipment, landscape areas for passive recreation, public art and flat land for active recreation.
- Ensure the design of parks takes into account future maintenance requirements and costs.
- On-road car parking should be provided adjacent to all parks.
- Avoid creating spaces, pedestrian linkages, or cycleways that are located between the backs' of adjacent sites. These will invariably be less safe. If this is the only option, include mechanisms to ensure there are no high fences.















The adjacent Structure Plan (Draft Omokoroa Concept Plan, June 2021) illustrates Council's projected future urban development framework for the balance of the Omokoroa peninsula. The plan outlines the areas and locations of future residential, commercial, industrial and reserve spaces.










(07.07.21 - Note: The Draft Structure Plan was updated in July 2021, with new locations for the Town Centre, Active Reserve & Feature Points, resulting in an update to the Open Space Framework Concept in this document)


The areas identified in green as 'Natural Open Space' make up the extent of the design study site for this project. This Structure Plan will form the base for the gully reserve concept work, as the two are intrinsically linked and need to be considered as a whole in order to achieve the desired integrated outcome.

Zone

-  Commercial
-  Industrial
-  Light Industrial
-  Medium Density Residential
-  Residential
-  Rural
-  Rural Residential
-  Natural Open Space
-  Active Reserve
-  Omokoroa Stage 3 area
-  Constrained land*
-  Park n Ride

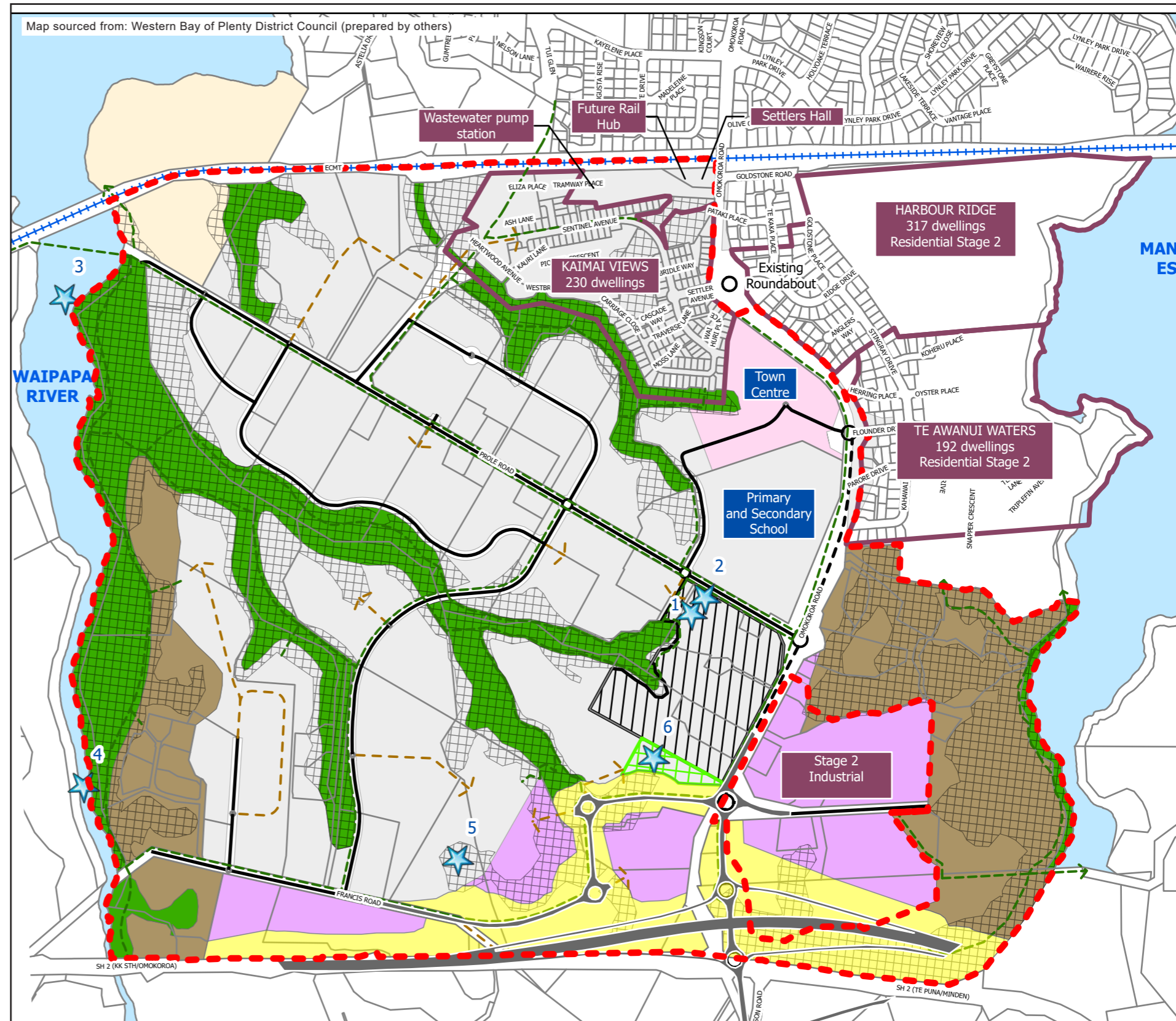
Roading

-  Proposed road
-  Proposed bridge
-  Proposed urbanisation
-  Indicative future road
-  Proposed roundabout
-  Proposed mini roundabout
-  Proposed walkway/cycleway
-  NZTA Proposed Interchange and Associated Works - Yet to be Finalised
-  Railway

 Proposed potential feature points

1. Indoor stadium
2. Aquatic centre
3. Waka/Canoe launching
4. Historic landing site
5. Reserve/Historic house/Remembrance garden
6. Park & Ride

*Constrained Land. Inclusive of;
 Slope greater than 1: 4 (25%)
 Stormwater ponds & stormwater management areas /reserves
 Tsunami evacuation zones - red, orange, and yellow
 Partial areas of widespread liquefaction
 Archaeological sites
 Significant ecological features/RAP
 Areas prone to instability
 Landscape features S8/S8A Tauranga Harbour Landscape Management Area
 Private conservation reserves



STUDY SITE EXTENT

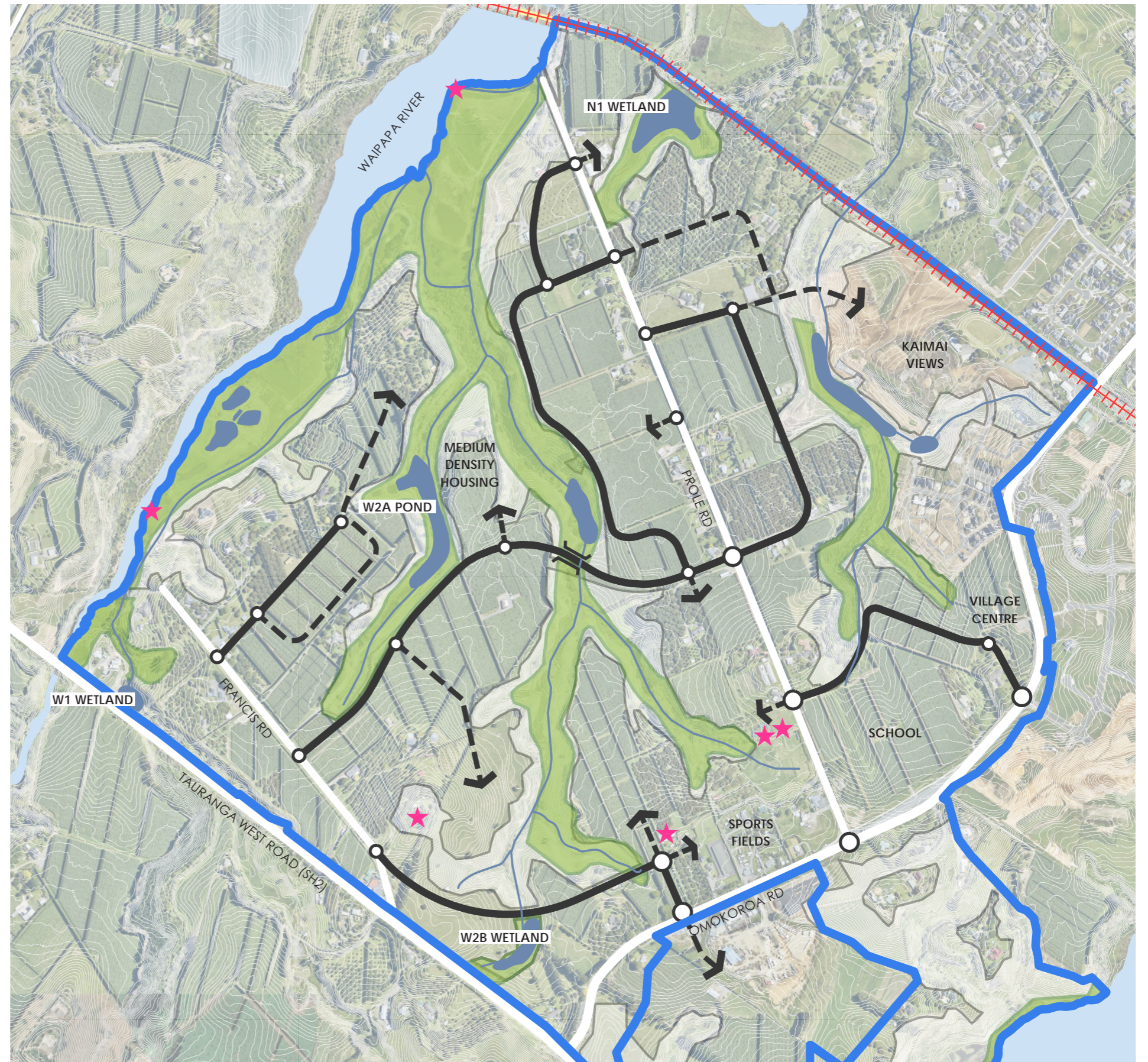
The areas identified in green on the adjacent plan is the gully reserve open space study site. This is overlaid on aerial photography for context with the surrounding environment (which is currently mostly rural).

Also shown on the plan are the areas marked as 'constrained land'. These are the areas identified in the Concept Structure Plan as having slopes steeper than 1:4 (25%). The gully reserve concept study site needs to consider these areas as potential opportunities to ensure strong integration with the adjacent proposed residential land use activity.

The gully reserve network will also have a stormwater management function. This is to enable the surrounding land to be developed into residential, commercial and industrial in accordance with the concept structure plan. The proposed ponds are shown on the plan adjacent for context.

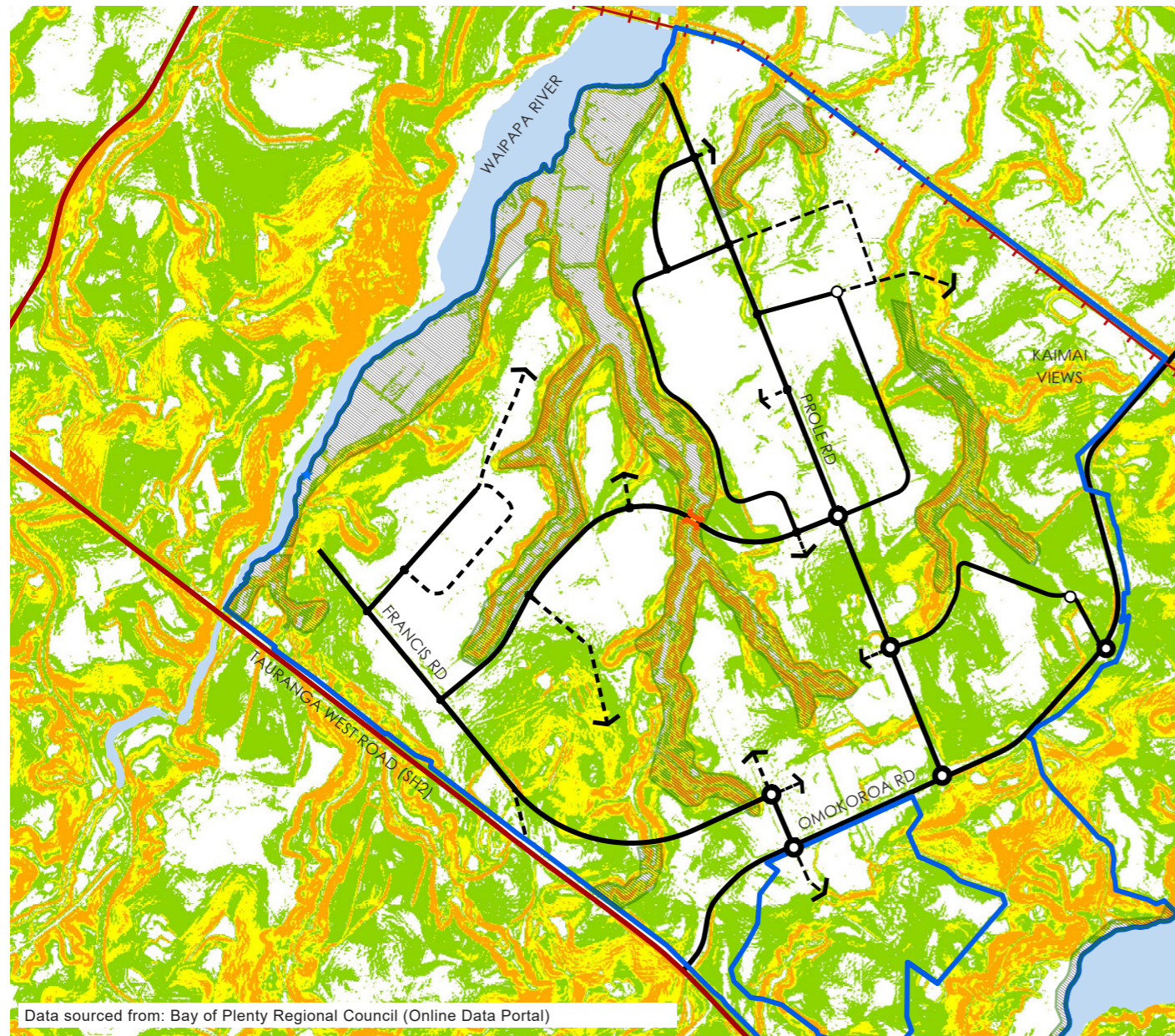
LEGEND

- ★ NOTED FEATURE POINTS (FROM STRUCTURE PLAN)
- ▭ STRUCTURE PLAN STAGE 3 BOUNDARY
- TRANSPORTATION
- ⊕ EAST COAST MAIN TRUNK LINE
- ▬ EXISTING ROAD
- ⚡ PROPOSED BRIDGE
- ▬ PROPOSED ROAD
- ➔ INDICATIVE FUTURE ROAD
- PROPOSED ROUNDABOUT
- ZONES
- ▭ WATER BODY
- ▭ CONSTRAINED LAND
- ▭ OPEN SPACE CONCEPT STUDY AREA
- ~ EXISTING STREAMS
- ▭ EXISTING & PROPOSED PONDS (SOME WITH STORMWATER MANAGEMENT FUNCTION)



SITE EXTENT PLAN | SCALE 1:9,000 @ A3



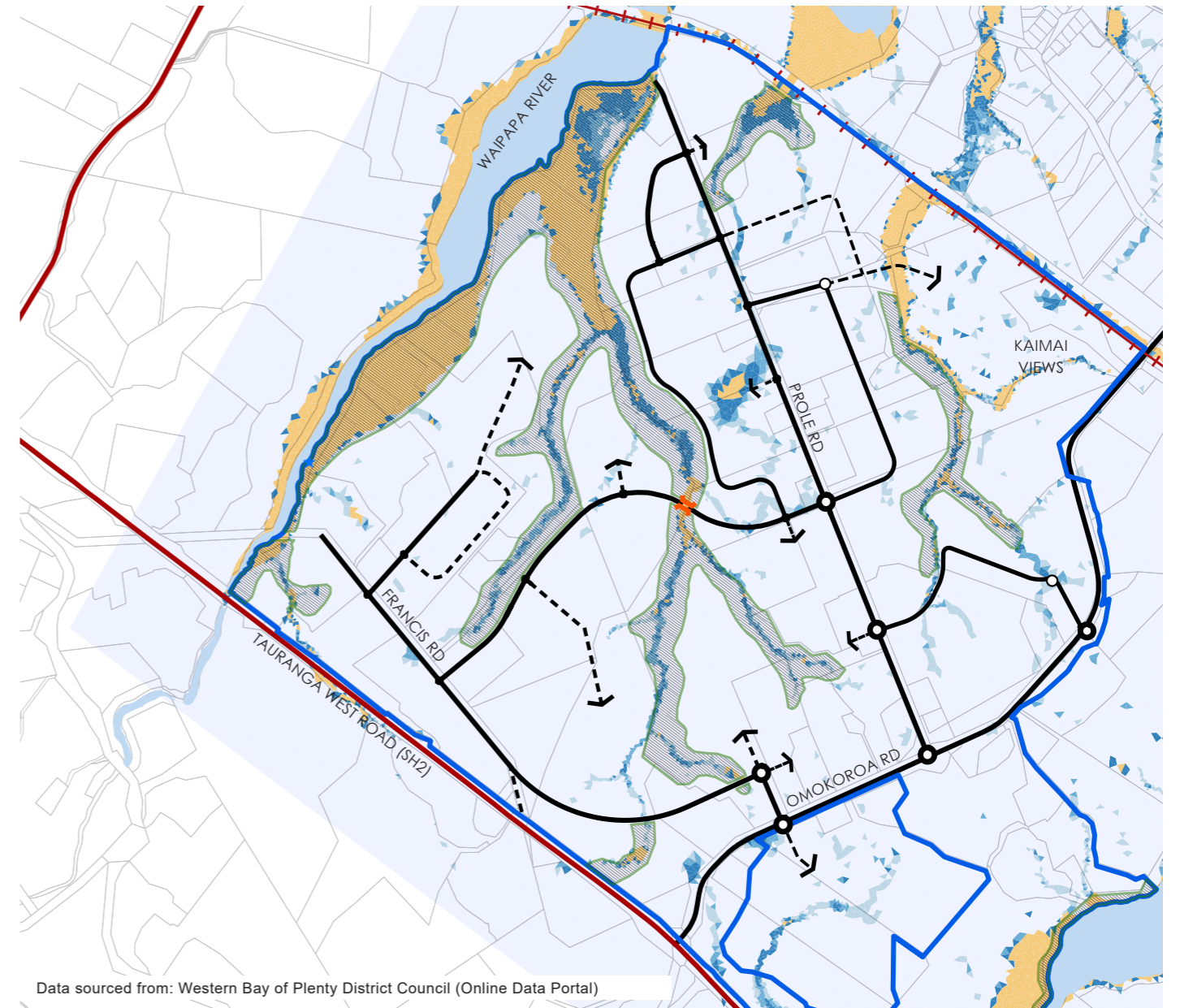
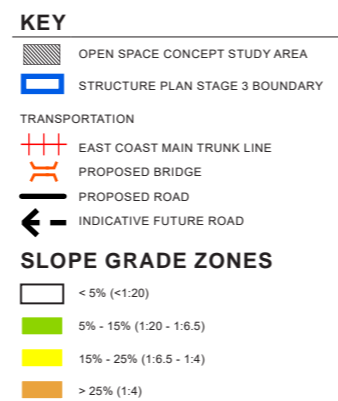


SLOPE ANALYSIS

The site being predominantly a network of gullies that has moderate to steep slopes either side, consideration needs to be given as to what these are and how they should be treated or managed.

Based on the NZTA Landscape Guidelines (2014), Landscape treatments are best implemented and managed within the following slope limitations:

- For planting with topsoil and mulch: 1:3 is the maximum slope (for mass revegetation in rural areas 1:2.5 max slope may be acceptable)
- For grass areas to be mown 1:4 is the maximum slope
- Customised planting schemes and proprietary products such as coconut or wool matting are required for slopes greater than 1:2.5
- Where ground is flat to rolling; generally all landscape treatments can be implemented



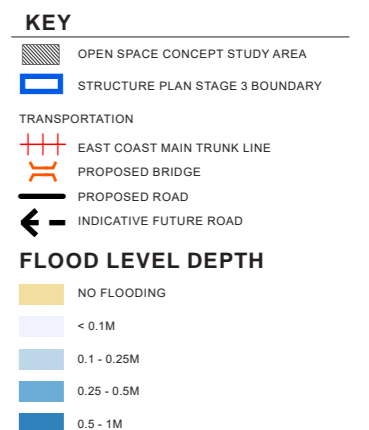
FLOOD ANALYSIS

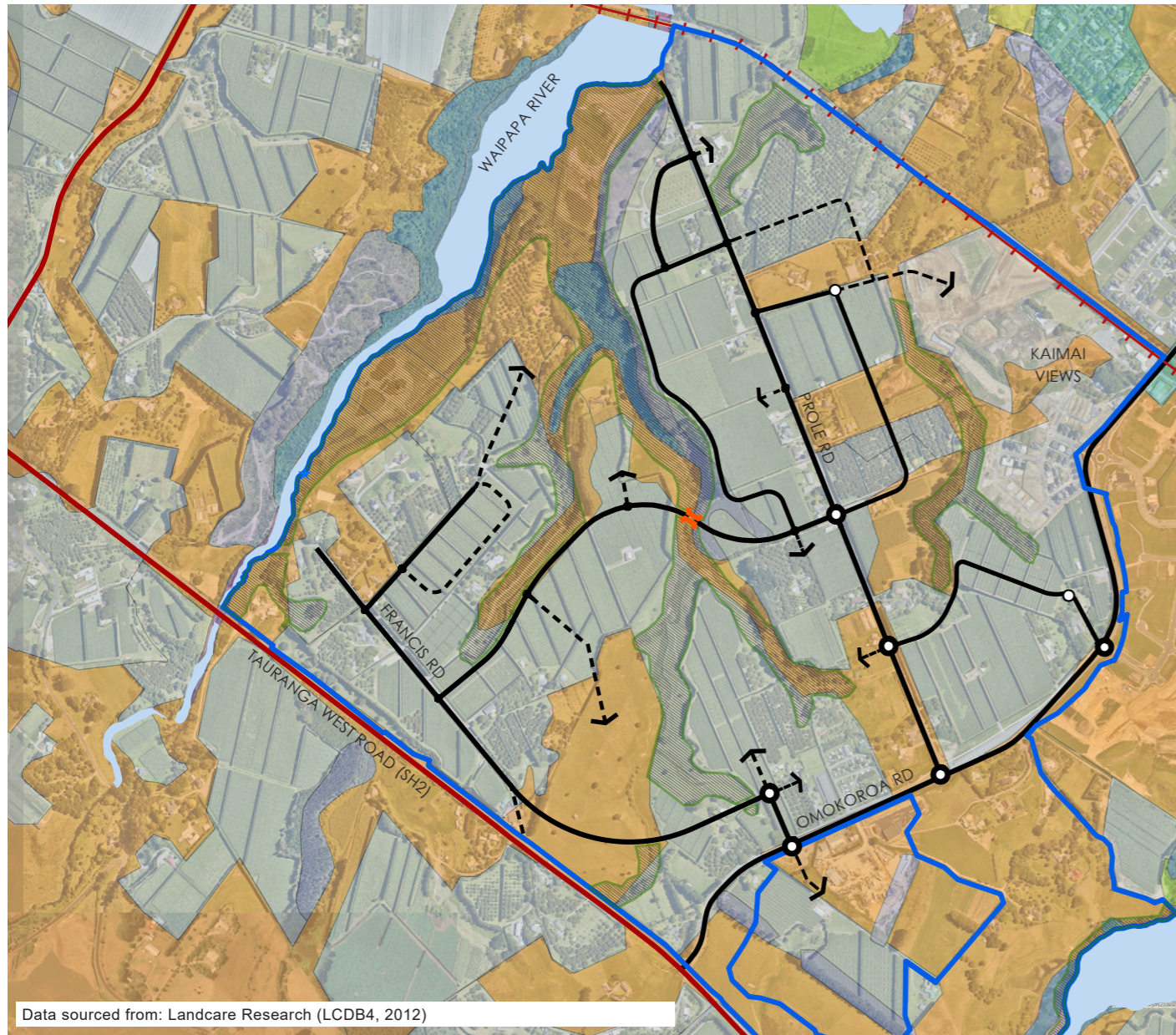
The site being predominantly a network of gullies that has moderate to steep slopes either side, consideration needs to be given as to what these are and how they should be treated or managed.

Sea level rise, coastal inundation and flood hazard are all risks to the site; these all have an impact on what and where activities can occur.

Council assets such as tracks, park furniture, structures, etc. need to be out of the flood hazard areas in order to ensure resilience in the network and infrastructure during times of substantial storm events.

The above map rationalises the flooding depth (above ground level) based on a 100 year flood event.

























LAND USE PATTERNS

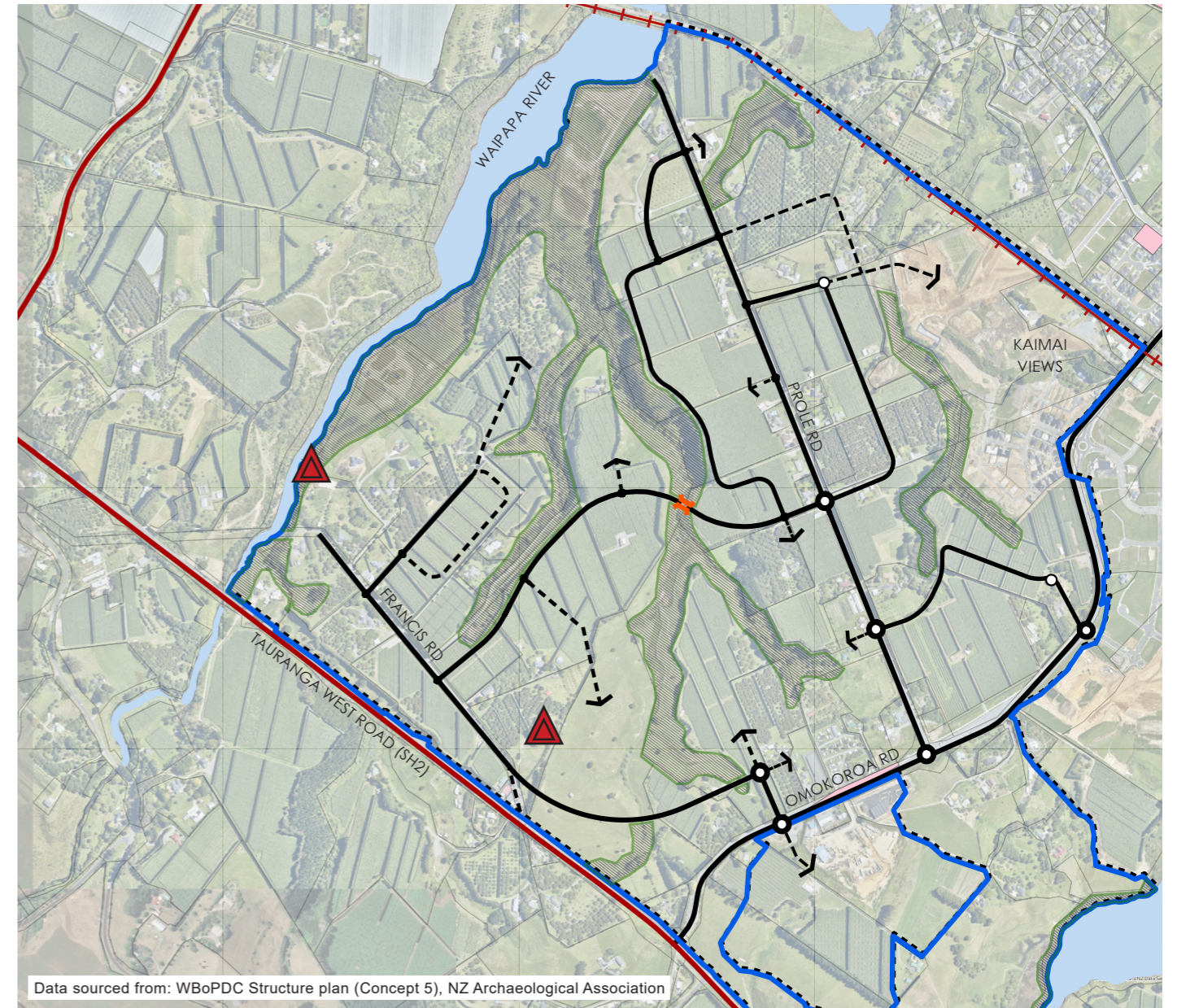


LAND USE TYPOLOGY

 BROADLEAVED INDIGENOUS HARDWOODS	 MANUKA AND/OR KANUKA
 BUILT-UP AREA	 ORCHARD, VINEYARD OR OTHER PERENNIAL CROP
 DECIDUOUS HARDWOODS	 RIVER
 ESTUARINE OPEN WATER	 SAND OR GRAVEL
 EXOTIC FOREST	 SHORT-ROTATION CROPLAND
 HERBACEOUS FRESHWATER VEGETATION	 URBAN PARKLAND/OPEN SPACE
 HERBACEOUS SALINE VEGETATION	
 HIGH PRODUCING EXOTIC GRASSLAND	
 INDIGENOUS FOREST	
 LOW PRODUCING GRASSLAND	
 MANGROVE	

KEY

	OPEN SPACE CONCEPT STUDY AREA
	STRUCTURE PLAN STAGE 3 BOUNDARY
TRANSPORTATION	
	EAST COAST MAIN TRUNK LINE
	PROPOSED BRIDGE
	PROPOSED ROAD
	INDICATIVE FUTURE ROAD










CULTURAL & HISTORIC FEATURES



Pirakau Hapu have Mana whenua over the site. Pirakau have been engaged separately to undertake a cultural overlay assessment of the site in partnership with Council for their spatial planning process. This will likely uncover additional information relating to cultural and historical significance of the area.

The sites noted above have been sourced from the New Zealand Archaeological Association database, but are not to be seen as the final extent or number, but a snapshot of what was readily available from open sources at the time.

KEY

	OPEN SPACE CONCEPT STUDY AREA
	STRUCTURE PLAN STAGE 3 BOUNDARY
TRANSPORTATION	
	EAST COAST MAIN TRUNK LINE
	PROPOSED BRIDGE
	PROPOSED ROAD
	INDICATIVE FUTURE ROAD
FEATURES	
	NOTED HISTORICAL FEATURE

DESIGN STRUCTURE

Design is done in a series of steps, the first of which is to form the structure or 'backbone' of the design. These are typically a few 'key moves' that make up the building blocks the initial design is founded upon, which are then developed further into a concept design.

The adjacent plan illustrates the 'key moves' identified for the site, which are also elaborated on below:

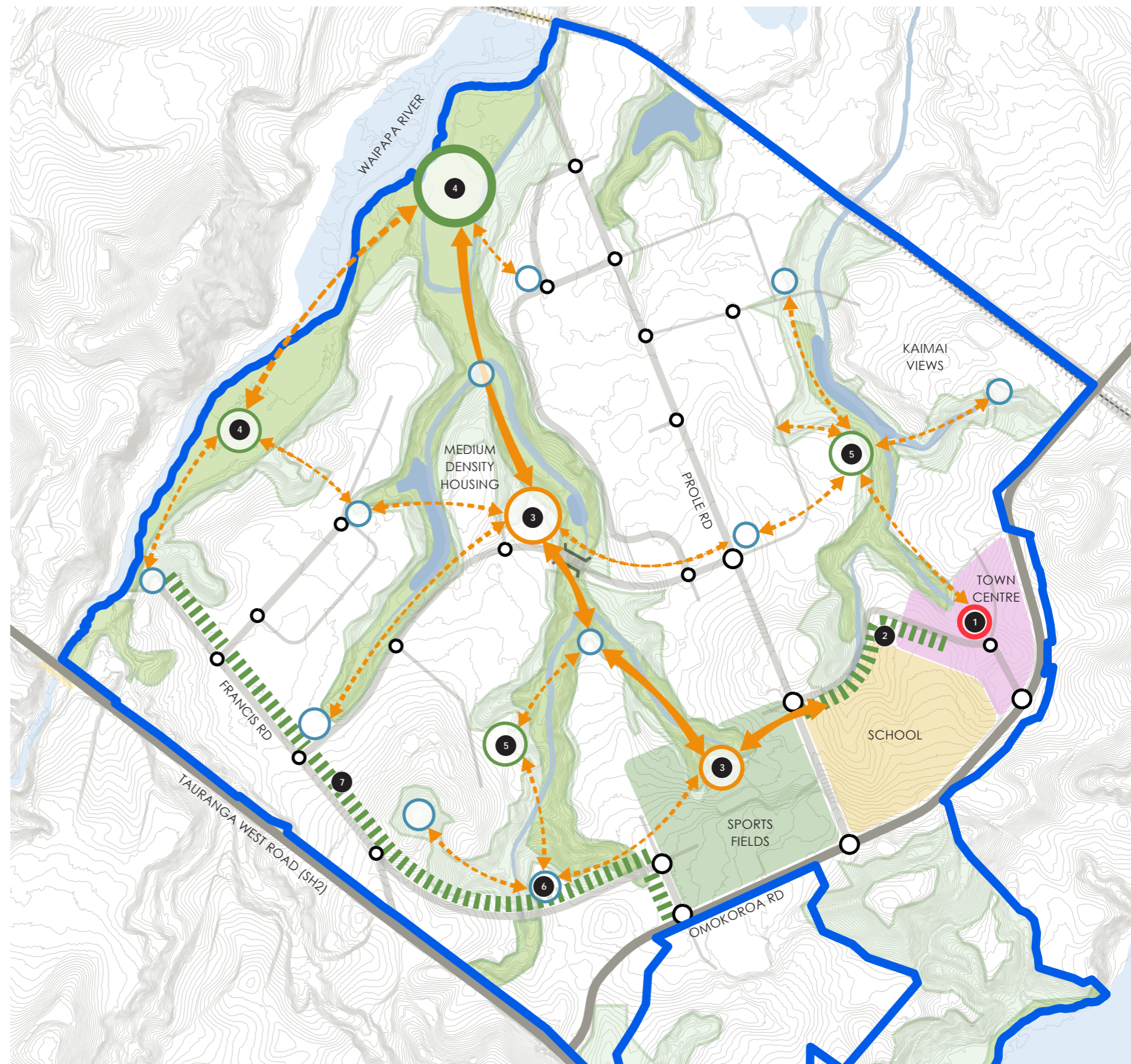
1. DESTINATION RESERVE / PLAYGROUND SPACE - Located adjacent to Town Centre and in close proximity to school.
2. GREEN CORRIDOR - Along new road that connects the Town Centre and sports field, while also running along front of the new school. Corridor acts as a 'linear park' arrangement with shared walking/cycling path, plus large scale trees.
3. HIGH AMENITY RESERVE / PLAYGROUND SPACE - Centrally located in the Structure Plan area and gully network. These spaces are located adjacent to the proposed medium density development block, primary connector road, sports fields and primary feature points.
4. PRIMARY MULTI-USE PASSIVE OPEN SPACE - Located at the bottom of the gully network, with strong connections to the Waipapa River. Multi-use opportunities such as: dog park, nature play spaces, pump track, outdoor fitness equipment, rongoa gardens, river edge walkway, kayak/waka launching ramp, jetty, etc
5. SUPPLEMENTARY LOCAL RESERVES - Easy contour land adjacent to residential zoned land with good interface with gully reserve network. Multi-purpose reserves with relatively flat lawn areas, picnic / playground facilities and attractive outlook over gully system.
6. POCKET PARKS - Located at key points along the gully reserve network where widened access to the adjacent residential land and suburban road ends is preferred. Some act as 'stepping stones' or 'trail heads' for the reserve track networks. Minor reserve amenities proposed.
7. GREEN BUFFER - Along Francis Road to mitigate industrial land interface with adjacent residential areas. Can be a 'linear park' arrangement with recreation opportunities such as walking and cycling, or a strong green belt.

LEGEND

	STRUCTURE PLAN STAGE 3 BOUNDARY
	ROAD NETWORK
	ROUNDBABOUT / INTERSECTION
	BRIDGE
	STREAM
	STORMWATER POND
	OPEN SPACE STUDY AREA
	CONSTRAINED LAND STUDY AREA

DESIGN MOVES

	DESTINATION RESERVE
	HIGH AMENITY RESERVE
	PRIMARY OPEN SPACE
	SUPPLEMENTARY LOCAL RESERVE
	POCKET PARK
	PRIMARY PEDESTRIAN CONNECTOR
	SECONDARY PEDESTRIAN CONNECTOR
	GREEN CORRIDOR / GREEN BUFFER



KEY DESIGN MOVES PLAN | SCALE 1:9,000 @ A3



CONCEPT KEY NOTES

In accordance with the NZRA Parks Categories framework as noted earlier in the document, the below reserve typologies are classified into two distinct categories:

CATEGORY 1: NEIGHBOURHOOD RESERVE:

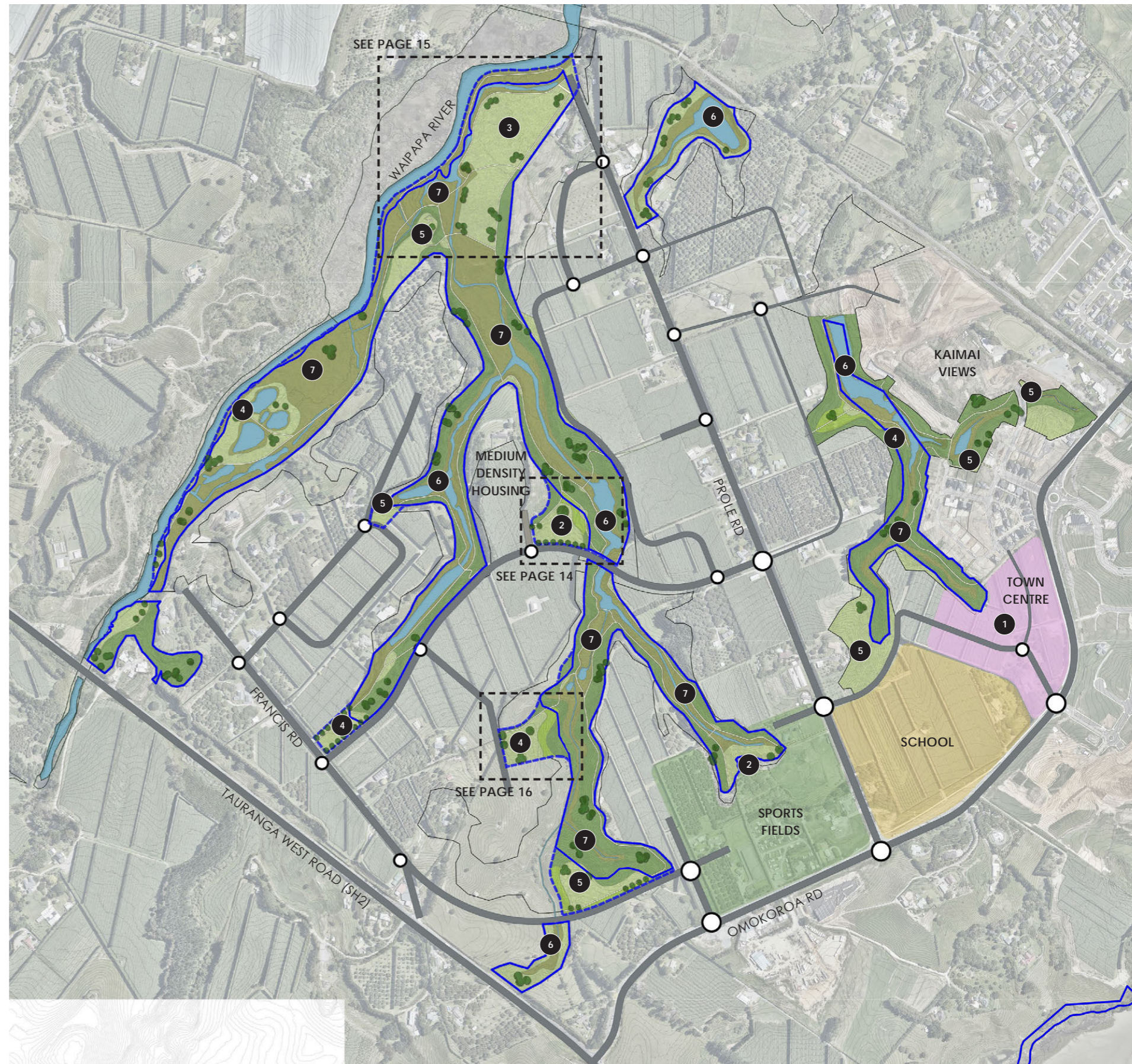
1. **DESTINATION RESERVE & PLAY SPACE** (Amenities include: Destination playground, public toilets, off street parking, open space, shared pathways, adjacent dining and retail, etc.)
2. **HIGH AMENITY RESERVE & PLAY SPACE** (Amenities include: High quality playground, outdoor bbq, picnic tables and seating, public toilets, open space, amenity planting & shade trees, etc.)
3. **PRIMARY OPEN SPACE** (Amenities include: outdoor bbq and seating, nature play zone, bike pump track, public toilets, open space, esplanade pathway, shared track network, off leash dog area, waka & kayak launching ramp, off street parking, wetland planting, amenity planting & shade trees, etc.)
4. **LOCAL RESERVE PASSIVE & PLAY SPACE** (Amenities include: local playground or nature play zone, seating and picnic tables, open space, waka & kayak launching ramp, shared track network, roadside parking, amenity planting & shade trees, etc.)
5. **MINOR OPEN SPACE & LOOKOUT AREA** (Amenities include: seating and picnic tables, open space, shared track network, shade trees, etc.)

CATEGORY 2: RECREATION & ECOLOGICAL LINKAGES:

6. **STORMWATER POND** (Includes: existing ponds, proposed new ponds designed to manage future stormwater run-off requirements. All located inside gully reserve network)
7. **ECOLOGICAL LINKAGES** (These areas are typically inside the gully network and are located between the various neighbourhood reserves. Amenities would include: restored native shrubland habitat, native wetland habitats and wildlife corridors for native birds, pedestrian and cycleway connections (shared paths))

LEGEND

-  STRUCTURE PLAN STAGE 3 BOUNDARY
-  SUGGESTED BOUNDARY ADJUSTMENT
-  WATER BODY
-  PROPOSED PATHWAYS
-  GRASSED AREAS
-  NATIVE WETLAND & RIPARIAN PLANTING
-  NATIVE TERRESTRIAL PLANTING TO SLOPES
-  LOW AMENITY PLANTING
-  ROAD NETWORK (AS PER STRUCTURE PLAN)
-  INTERSECTION (AS PER STRUCTURE PLAN)
-  ADDITIONAL DESIGN STUDY FOCUS AREA







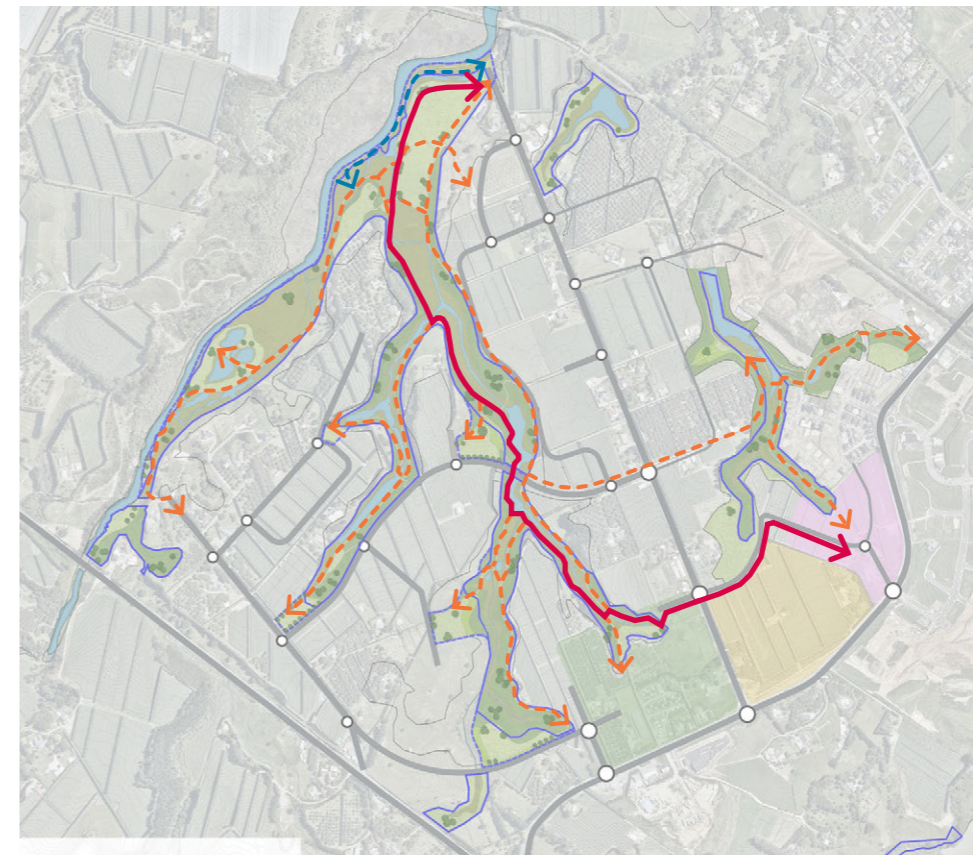
WALKABILITY

This map illustrates the average walkability to and from the proposed main reserve spaces and the surrounding proposed residential zones.

This map clearly highlights the need for the proposed wider networks of local reserves (east & west), to sufficiently service the bulk of the residential areas.

WALKING RADIUS

-  5 MINUTE WALKING RADIUS (400M)
-  10 MINUTE WALKING RADIUS (800M)






PATH HIERARCHY

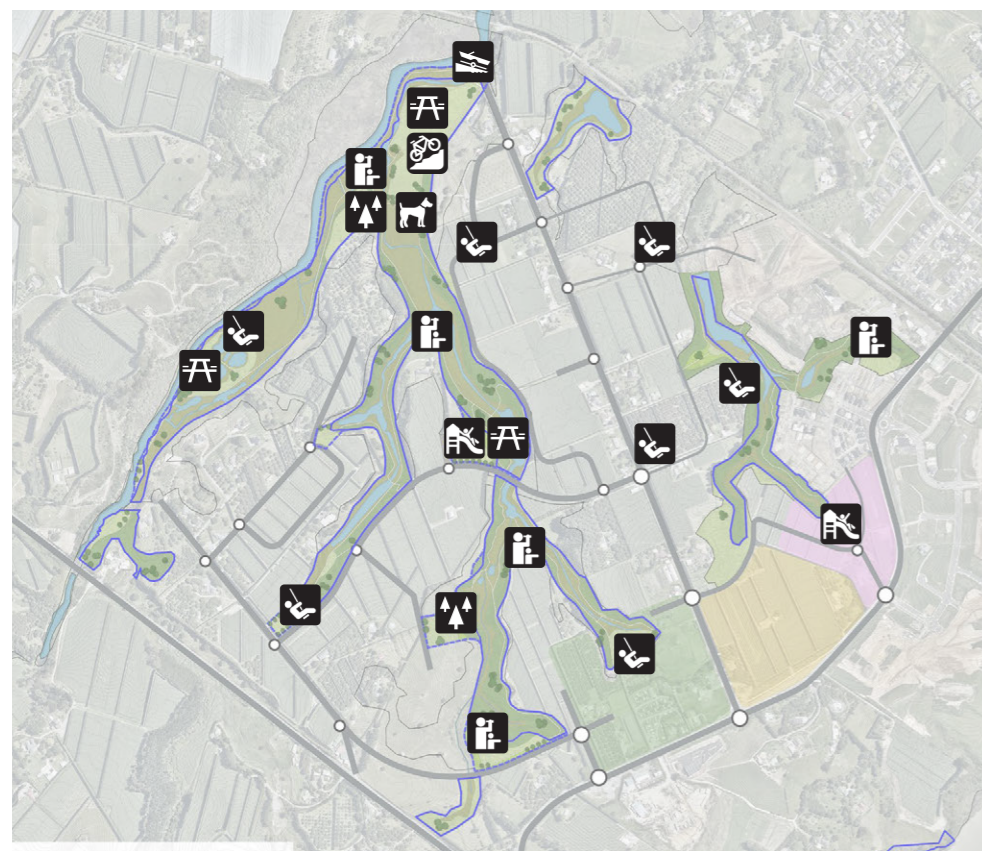
This map illustrates the hierarchy of paths proposed throughout the gully reserve network.

All paths are designated as being shared paths for both pedestrians & cyclists. This would assume that all paths are to be 3m wide, unless landform does not allow.

The primary paths and to a lesser extent the secondary paths should have cultural recognition elements, interpretation and sculptural features located along the length. These can be used for wayfinding, education and user experience enhancement

SHARED PATH NETWORK










-  PRIMARY / CONNECTOR TRAIL
-  SECONDARY / LATERAL TRAIL
-  ESPLANADE TRAIL

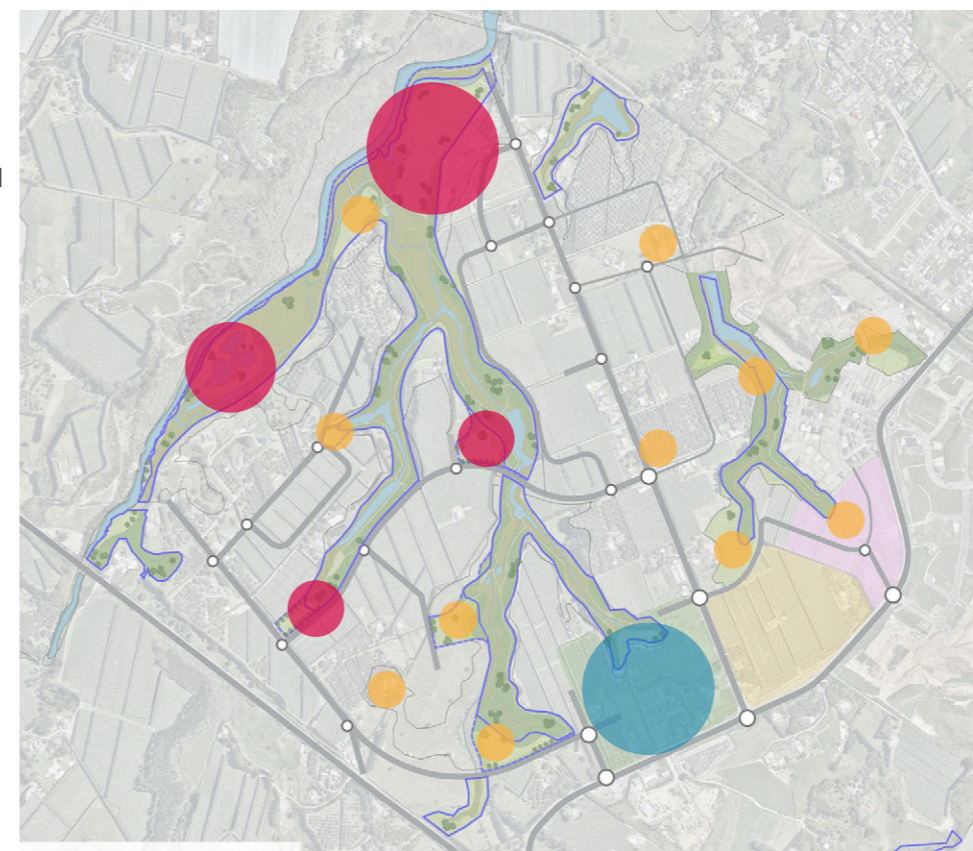


RECREATION

This map illustrates the suggested locations for different recreation elements throughout the gully reserve network. These are located in a way that ensure a consistent level of service for passive and active recreation opportunities.

ACTIVITIES / FACILITIES

-  PRIMARY PLAYGROUND SPACE
-  SECONDARY / LOCAL PLAYGROUND
-  NATURE PLAYGROUND
-  PICNIC AREA (WITH BBQ FACILITIES)
-  LOOKOUT
-  POWERLESS VESSEL LAUNCH RAMP
-  OFF LEASH DOG AREA
-  PUMP TRACK
-  SHARED PATHS LOCATED THROUGHOUT GULLY NETWORK



OPEN SPACES

This map highlights the areas identified as suitable for passive open space in the gully reserve network. These are predominantly located in the small flat terraces and lowland river flats.

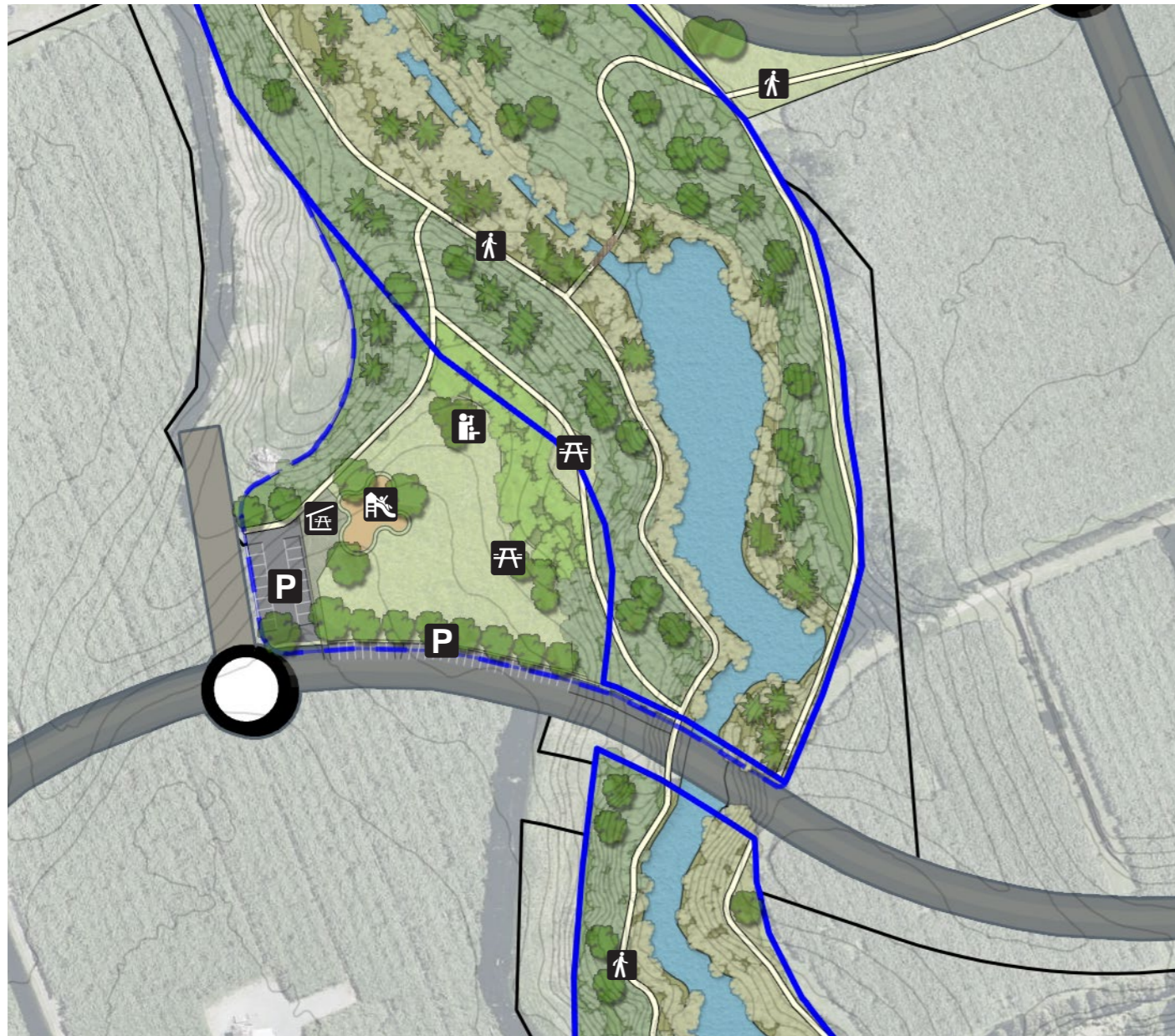
The size of the circle is a direct correlation to the size of the area available for passive open space

OPEN SPACES

-  SPORTS FIELDS - ACTIVE OPEN SPACE
-  PASSIVE OPEN SPACE - LARGE
-  PASSIVE OPEN SPACE - SMALL



PRECEDENT IMAGERY



HIGH AMENITY RESERVE

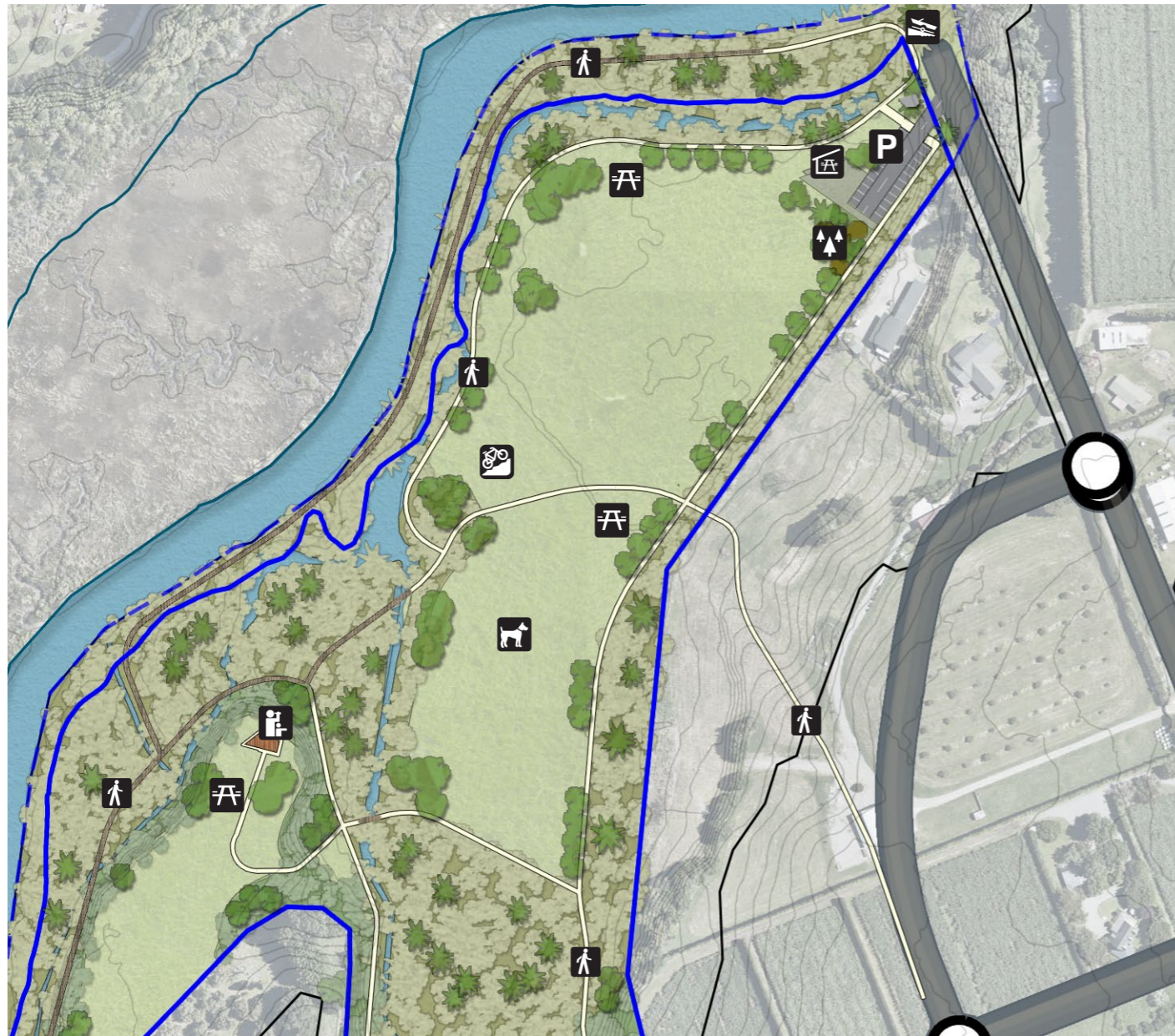
This reserve would receive the highest amount of investment other than the destination reserve that is part of the proposed village centre. The reserve is strategically located on the central pivot point between the gully reserve network and the primary connector road, while also being directly adjacent to the proposed medium density housing zone (as identified in the structure plan).

KEY FEATURES PROPOSED IN THE RESERVE:

- High quality playground
- Outdoor seating, picnic and barbecue facilities
- Roadside parking
- Public toilets
- Passive open space
- Amenity planting & shade trees
- Sculptural artwork & cultural recognition elements
- Track connection to wider gully reserve network



PRECEDENT IMAGERY

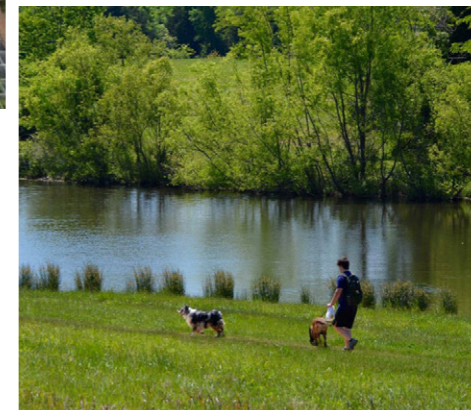
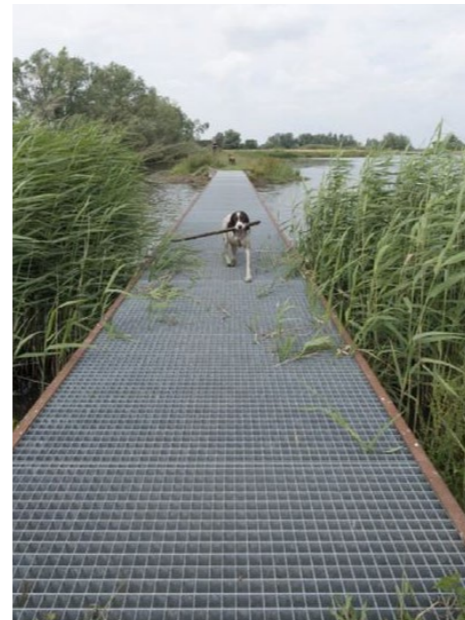


PRIMARY OPEN SPACE RESERVE

This reserve has the largest area of open space within the gully reserve network. There is a large portion of flat land that has been raised above the flood level from its existing use as a clean fill site, it also has vehicle access off Prole Road and fronts onto the Waipapa River. These all combine to make it an attractive, usable space for passive reserve activities and wider community enjoyment.

KEY FEATURES PROPOSED IN THE RESERVE:

- Nature play playground
- Esplanade pathway along Waipapa River
- Bike pump track
- Off leash dog walking area
- Outdoor seating, picnic and barbecue facilities
- On site parking
- Public toilets
- Waka, kayak & canoe launching ramp
- Wetland and amenity planting & shade trees
- Sculptural artwork & cultural recognition elements



PRECEDENT IMAGERY



LOCAL RESERVE (SAMPLE)

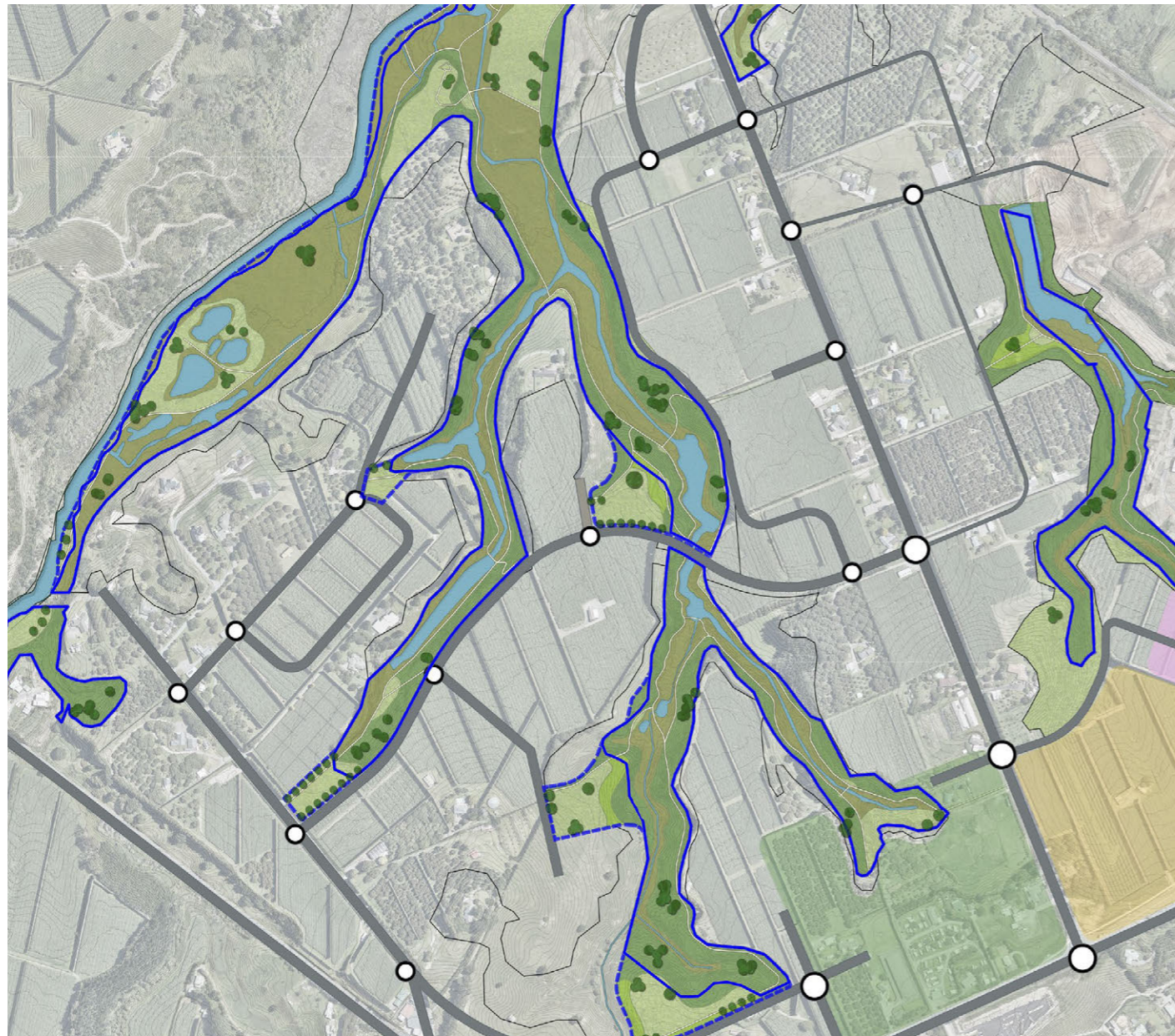
These reserves are strategically placed around the wider gully reserve network. They are typically located at or near the heads of the various gullies and act as the portal between the adjacent residential land and access into the gully reserve shared path network or at key pedestrian connector linkages. These range in scale and suggested level of reserve amenities, but are integral in achieving a diverse and interconnected reserve network and spread of open space throughout the structure plan area.

KEY FEATURES PROPOSED IN THESE RESERVES:

- Nature play elements
- Local purpose playgrounds
- Outdoor seating
- Passive open space
- Roadside parking (where frontage to road allows)
- Wetland and amenity planting & shade trees
- Sculptural artwork & cultural recognition elements
- Track connections to wider gully reserve network
- Elevated sites allowing for wide views of gullies



PRECEDENT IMAGERY

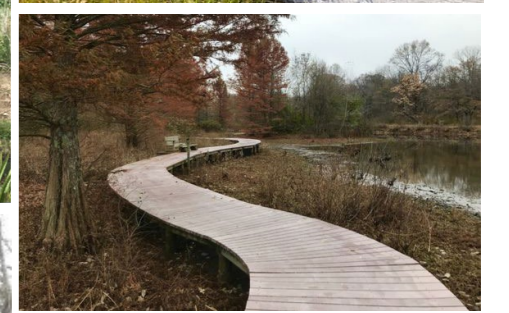


DISCOVERY TRAIL, INTERPRETATION

The extensive shared path network proposed in the gully reserves allows for both pedestrians and cyclists and creates opportunities for a series of themed trails and wayfinding elements. This provides a forum for cultural and historical narratives, education and artworks to be integrated into the user experience.

THESE ELEMENTS COULD BE IN THE FORM OF:

- Cultural discovery trails
- Sculpture / artwork trails
- Interpretation and education signage
- Wayfinding signage & features
- Cultural recognition elements



About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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