



# TOTARA PARK MASTERPLAN

## CONSULTATION + MASTERPLAN REPORT

Manurewa, Auckland

October 2017



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# 1.0

# INTRODUCTION

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# 1.1

## EXECUTIVE SUMMARY

It has been identified by Auckland Council and the Manurewa Local Board that Totara Park is an open space of unique significance within the local area, as well as within the context of the wider Auckland region. This due to a range of factors, but namely due its:

- Particular urban/rural character
- Ecological significance
- Wide range of recreation offered
- Position as a popular local as well as destination park
- High degree of connectivity

As such this study has been commissioned to review the current state of the park and provide a guiding master plan document for informing long term and cohesive improvements.

A range of issues had already been identified associated with the existing state of the park and these have further enhanced the need to identify how and where these could be addressed. These are mainly associated with conflict of activities/use within the park, incomplete path networks, end of life assets, pressure from the growth of surrounding residential, incidents of crime and development over time without a comprehensive development plan.

This study has taken these aspects into account but also sought to engage key stakeholders and the general public in consultation to further understand what direction the park's development should take over time. Feedback has been well received from these groups and a number of common threads have been identified which establish clear guidelines that inform the master plan's development. In general terms people wish to see the existing character of the park retained, whilst allowing for concentrated development and renewals in certain areas.

The feedback from the analysis and consultation phases has resulted in a series of guidelines and recommendations which have been folded into a high level master plan for the park. This master plan sets in process a series of steps that may be taken to achieve the outcomes as required to protect the unique character of the park and create great experiences for all users into the future.





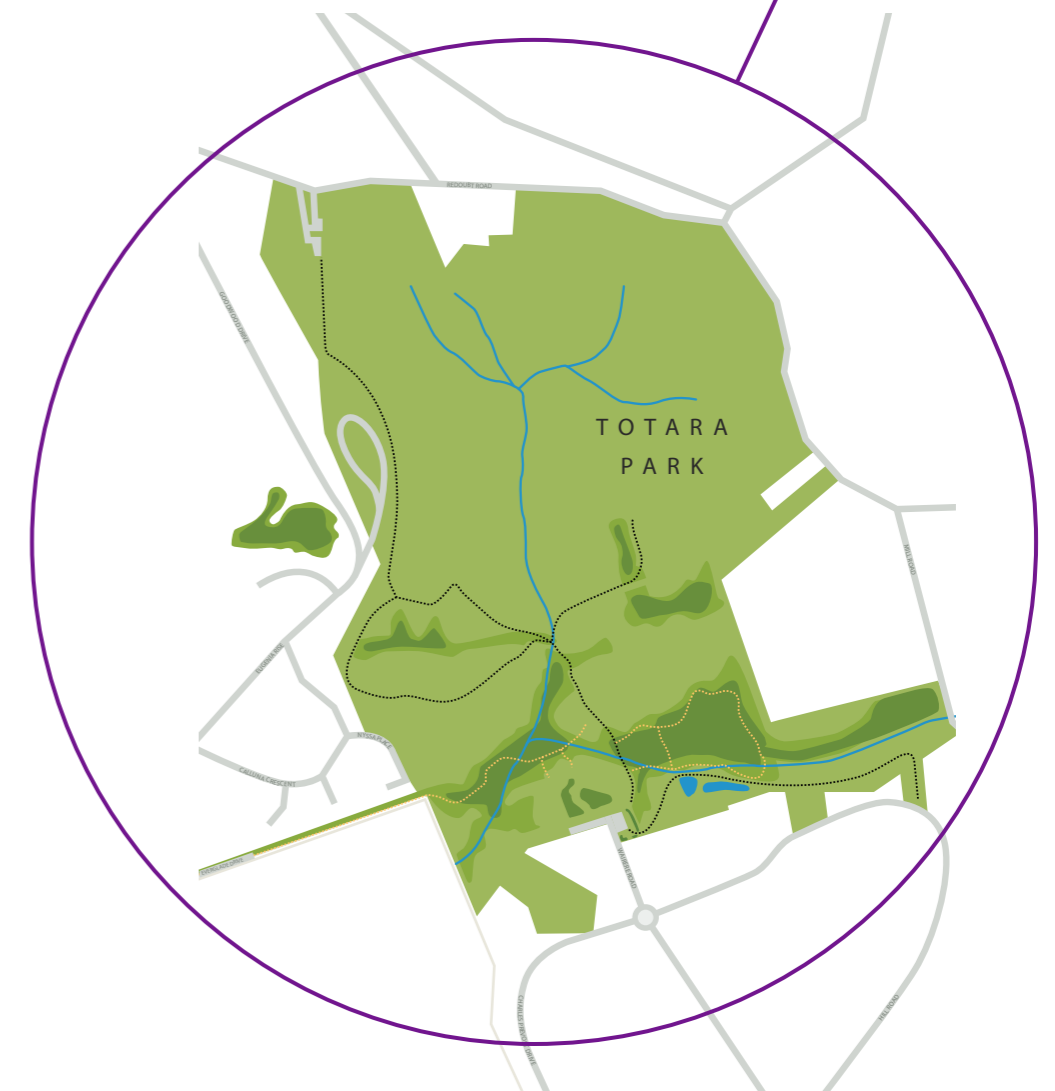
## 1.2 BACKGROUND / SITE HISTORY

Totara Park sits as one of Auckland's premier parks, with an overall area exceeding 216 hectares and incorporates a wide range of activities, landscapes, ecologies and stream systems.

Historically most of Totara Park was cleared using bullocks and then stocked with sheep during the 1920s, with the homestead, swimming pool, tennis court and stable block all added during the next 30 years. It wasn't until the council purchased the property in 1966 that it became public and part of the condition of sale required the homestead and bush to remain in public ownership. Totara Park today retains the traditional 'Farm Park' aesthetic with rolling hills that are still grazed by sheep and cattle today.

Within Totara Park still exists stands of native remnant forest which are some of the finest examples of a lowland broadleaf conifer forest. Opportunities for walking through these is accessed by tracks and connect both Totara Park and the Auckland Botanic Gardens, these tracks follow the path of the Puhinui Stream and within the remnant forest many native trees flourish including Kauri, Puriri, Totara and Nikau.

Totara Park is situated between the suburbs of Manukau and Manurewa, and has stunning views ranging from Glenbrook and Manukau Heads to Rangitoto. Some of the facilities and activities offered by the park includes a tennis court, swimming pool, barbeque area, bridle trail and equestrian centre, walking tracks, adventure playground and mountain bike trails. With all of these to offer, Totara Park is a great place for family and friends to enjoy a day out as both a local and Auckland wide destination location.



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# 1.3

## CONTEXTUAL ANALYSIS

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**LEGEND**

- - - Motorway
- - - Major arterial road
- ⊙ Key transport HUB
- - - Bus route
- ⊙ Bus stops
- ⋯ Train line
- ⊙ Train stops
- Te Araroa walkway





**LEGEND**

- Auckland Botanic Gardens
- Commercial / Industrial
- Key retail precincts
- Schools
- Rainbows End / Vodafone Events Centre
- Future Flatbush residential expansion
- 5 min walk
- 10 min walk
- 15 min walk





**LEGEND**

- Existing vegetation
- Open space
- Auckland Botanic Gardens
- Te Araroa walkway



# 1.4 HISTORICAL GROWTH OVER TIME

Totara Park and the Auckland Botanic Gardens were historically predominantly farmland until the 1960s, located to the east of the developing Manukau City and Manurewa residential areas and the Southern Motorway. Residential expansion has continued to extend up to and in close proximity to Totara Park. This places much greater pressures on the park long term as a significant urban destination park within the Auckland region.

Left: aerial photograph of the Auckland Botanic Gardens, with Totara Park in the distance. Image sourced from: <http://www.aucklandbotanicgardens.co.nz/about-us/our-history/>

Below: Auckland GIS aerial images from 1996 to 2008. 2015 aerial sourced from Google Earth.





# 1.5 FUTURE GROWTH

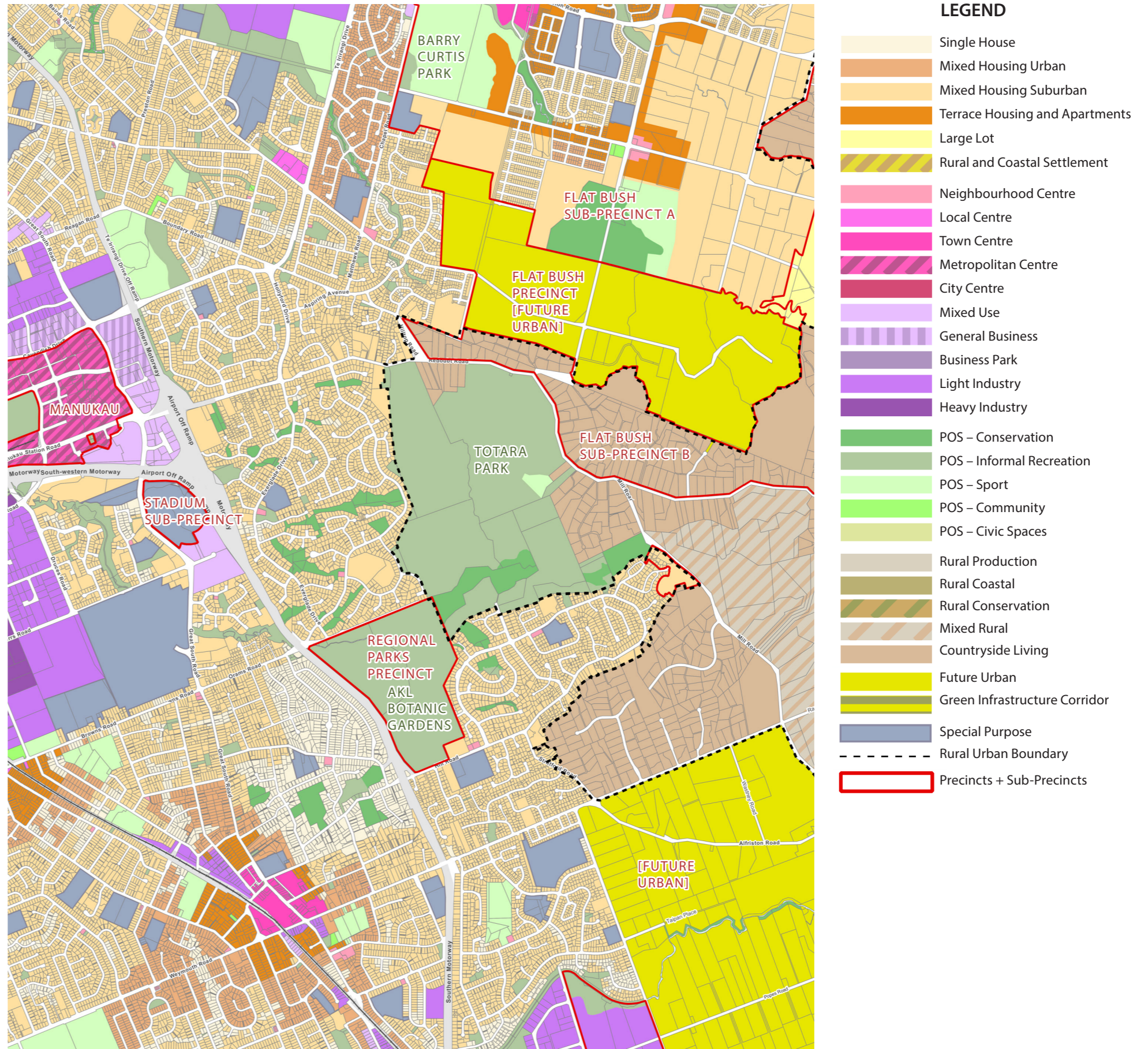
The Proposed Auckland Unitary Plan (PAUP) provides a good level of guidance in outlining several key development typologies that are of importance to the continued growth of the surrounding suburban and urban fabric. Totara Park is located in close proximity to Manukau’s metropolitan centre, as well as Flat Bush’s expanding low and high density residential developments and two future urban areas. Yet the park itself sits outside of the Rural Urban Boundary and retains a distinct rural character. It is anticipated that the growth and development of the current and future residential development will inevitably place increased pressure on Totara Park as a significant open space with a unique rural and natural character.

Manukau’s metropolitan centre will be a major growth hub, with a strongly mixed use focus and likely to include an increased number of mid to high rise apartment buildings. This style of denser living will inevitably put increased pressure on public open space, with people seeking a ‘backyard’ experience not available in apartment living. While this centre will be served by an improved Hayman Park, it is likely that residents of this area will increasingly seek out the wide open spaces and rural character of Totara Park. Further supporting this will be the long term improvements of Redoubt Road, which will offer better walking and cycling connections between Manukau City Centre and Totara Park.

The Flat Bush Precincts consist of one main Precinct and two Sub-Precincts. Flat Bush contains the following PAUP zones: Mixed Housing Suburban, Terrace Housing and Apartment Buildings, Countryside Living, Neighbourhood Centres, Town Centre, Future Urban and Public Open Space (POS). Sub-Precinct A is primarily suburban residential and neighbourhood focused. Barry Curtis Park is an important component of this Sub-Precinct as a major recreation and sports hub. Its character and scale is however quite different to that of Totara Park. Apartment buildings are planned for the periphery of the park, with higher residential densities planned within 1.5km of the park and town centre. Sub-Precinct B is focused on much lower density residential environments, in particular larger residential sites (zoned Large Lot) that have development controls to establish a sense of spaciousness, as well as countryside transition areas (zoned Countryside Living) that protects rural areas with natural environmental qualities. This Sub-Precinct is located directly adjacent Totara Park, in places forming a buffer between the park and the Future Urban zone.

Future Urban zones, located to the north (Flat Bush) and south of Totara Park, are areas of rural land that have been determined as suitable for future urban development. They are located on the periphery of existing urban areas within the Rural Urban Boundary to avoid the need for development outside of this boundary. These areas keep their rural function and character until they are rezoned as an urban zone. Structure planning determines future urban development form and timing. However once developed, the residential communities in these areas will naturally seek out Totara Park to supplement their smaller urban park options.

In summary Totara Park will have significantly increased patronage from the afore mentioned residential growth areas. This places Totara Park in a unique and vital position as a major urban park for the surrounding catchment. Its distinct rural character, natural bush areas and range of play and recreational activities will be highly sought by future residents.





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# 2.0

# CONSULTATION SUMMARY

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## 2.1

# INTRODUCTION TO THE CONSULTATION PROCESS

A fundamental component to completing the masterplan for Totara Park is to formalise a consultation process, in which the local and wider community, key stakeholders and the like are involved and able to give invaluable feedback. This feedback is critical to provide a holistic approach to the project that identifies aspirations and opportunities, understands issues and constraints, recognises short term and long term initiatives ultimately the incorporation of these aspects will lead to the development of a successful and sustainable long term masterplan for Totara Park.

The consultation strategy includes the facilitation and administration of a range of consultation methods including workshops, individual meetings, presentations and site walkovers with the key focus groups identified. During this process each group is asked to give detailed feedback identifying the existing situation of Totara Park, items of consideration and all opportunities within the masterplan.

The consultation has been separated into 3 different groups, these include;

- Key stakeholders
- Local residents
- Day to day users

Key stakeholders involves persons, groups and collectives that have a particular involvement with Totara Park. Consultation has been facilitated by a series of meetings / workshops at which each stakeholder was asked for detailed feedback. Local residents are those that live in the direct vicinity of Totara Park and a letter drop has been circulated with a questionnaire to directly involve and gain responses from the people who border the park. Site surveys were carried out at Totara Park, in which casual day to day users were asked a series of survey questions in order to gain relevant feedback.

Consultation was lead by the design consultants (Bespoke) in conjunction with Auckland Council and each groups feed back is then reflected in the following sections of this document. The analysis highlights, identifies and prioritises the responses using charts and visual diagrams that focus on long term vs short term initiatives. Analysis of the consultation feedback and conclusions drawn are used to identify and integrate the aspirations and ideas from the community and stakeholders into the Totara Park Masterplan.

All information and updates will be circulated to key focus groups providing progress summaries and maintaining relationships and lines of communication throughout the project.





## 2.2

# ANALYSIS OF CONSULTATION

The Totara Park consultation strategy was completed over a 4 month period in which all representative groups were engaged and feedback was gained through workshops, presentations, letter drops and site surveys. The success of the process was evident in the wide variety of audiences that were targeted and the responses they were able to present, giving a holistic approach to be carried through into the design of the Totara Park Masterplan.

Throughout the consultation process there were re-occurring themes in both potential opportunities and existing considerations within the park. There was a strong focus on the natural environment and ecology of Totara Park, not only to protect it, but to restore and upgrade the present conditions. The responses and feedback gathered during the consultation process are invaluable, with overwhelming support for the project and the further enhancement of Totara Park. Totara Park is a highly appreciated and utilised local and regional asset, catering to users from all walks of life.

The following design considerations should be taken into account as guidelines in the further development of the park:

### KEY DESIGN CONSIDERATIONS

- Users and stakeholders highly value the unique natural character of the park
- Users and stakeholders value the range of opportunities for children's play, informal gathering and outdoor recreation
- Users and stakeholders recognise the need for upgrades and improvements within the park
- Most users are regular visitors
- The parks catchment includes both local and regional users
- A large number of people walk to the park
- Most regional visitors will come to the park by car
- Retention of and signification of key views should be undertaken
- Support and coordination of existing park activities should be ongoing to ensure activation of the park, but also a balance for more informal users and one off events
- Key areas of focus for upgrades and concept development should be the Redoubt Rd and Wairere Rd entrance areas
- Opportunities should be taken where possible to increase the educational and interpretive outcomes
- Ongoing engagement should be undertaken with key stakeholders and user groups
- Connectivity for all modes of use (pedestrian, running, cycling and horse riding) should be allowed for with a 'share with care' approach
- Legibility and a high level of connectivity should be maintained and enhanced where required at all pedestrian entry points





# 2.3

## KEY ISSUES / CONSTRAINTS

### KEY ISSUES / CONSTRAINTS / OPPORTUNITIES

### HOW THESE COULD BE ADDRESSED IN THE MASTERPLAN & FURTHER DESIGN DEVELOPMENT

<ul style="list-style-type: none"> <li>Management of gorse and weed species</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing implementation of the current planting and weed management plans</li> </ul>
<ul style="list-style-type: none"> <li>Extension of bridle trails throughout the park</li> </ul>	<ul style="list-style-type: none"> <li>Review of the current network of bridle trails and recommendations made as to possible additional connections. This in conjunction with the wider pedestrian connectivity throughout the park and co-ordination of complementary activities / sports</li> </ul>
<ul style="list-style-type: none"> <li>Control of rabbit and pest populations</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing implementation of current pest management plans with regular review periods</li> </ul>
<ul style="list-style-type: none"> <li>Water quality of Puhinui Stream</li> </ul>	<ul style="list-style-type: none"> <li>Overall stream system ecological review in conjunction with potential stormwater ponds in Redoubt Road entrance area (where appropriate)</li> </ul>
<ul style="list-style-type: none"> <li>Legibility of off-leash areas for dogs</li> </ul>	<ul style="list-style-type: none"> <li>Development and implementation of a site wide signage strategy (in conjunction with Auckland Council signage standards)</li> </ul>
<ul style="list-style-type: none"> <li>Activation of the upper carpark</li> </ul>	<ul style="list-style-type: none"> <li>Detailed concept design review of Redoubt Road entrance area and identification of key strategies for activation which could include a bike skills/pump track, upper park playground area and mountain bike hub building (utilising existing Council owned building)</li> </ul>
<ul style="list-style-type: none"> <li>Incorporate plantings from Auckland Botanic Gardens including potential heritage orchard</li> </ul>	<ul style="list-style-type: none"> <li>Strengthen pedestrian connectivity to Auckland Botanic Gardens in detailed concept design review of Wairere Road entrance area and identify key zones that could incorporate specimen planting zones</li> </ul>
<ul style="list-style-type: none"> <li>Improved wayfinding and interpretive signage throughout the park</li> </ul>	<ul style="list-style-type: none"> <li>Development and implementation of a site wide signage strategy in conjunction with Iwi, key stakeholders and Auckland Council signage standards</li> </ul>
<ul style="list-style-type: none"> <li>Run-off from hard surface finishes around stream areas</li> </ul>	<ul style="list-style-type: none"> <li>Stream system ecological review in conjunction with specific detailed concept review of problem areas (as identified in the ecological review)</li> </ul>
<ul style="list-style-type: none"> <li>Long term use of Beaufoords Heritage House and conflict of use with the surrounding park area</li> </ul>	<ul style="list-style-type: none"> <li>Potential to re-purpose Beaufoords Heritage House to be used as a cafe or other more complimentary use. Also considered within in detailed concept design review of Wairere Road entrance area</li> </ul>
<ul style="list-style-type: none"> <li>Dedicated orienteering course within park</li> </ul>	<ul style="list-style-type: none"> <li>Review with Local Board and assess against co-ordination of with existing activities / sports within the park</li> </ul>
<ul style="list-style-type: none"> <li>Incorporation of Redoubt Road widening including possible stormwater ponds and connectivity to future shared pedestrian / cycle path</li> </ul>	<ul style="list-style-type: none"> <li>Consider within the detailed concept design review of the Redoubt Road entrance area and wider detailed concept review of the Redoubt Road park edge. Continue liaison with Auckland Transport to ensure widening and other potential works are future proofed for</li> </ul>
<ul style="list-style-type: none"> <li>Continuation of revegetation planting</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing implementation of the current planting and weed management plans in conjunction with key stakeholders</li> </ul>
<ul style="list-style-type: none"> <li>Addition of a splashpad / waterplay area</li> </ul>	<ul style="list-style-type: none"> <li>Consideration in the detailed concept design review of Wairere Road entrance area</li> </ul>
<ul style="list-style-type: none"> <li>Incorporation of cultural markers and interpretation</li> </ul>	<ul style="list-style-type: none"> <li>Development and implementation of a site wide signage strategy in conjunction with Iwi, key stakeholders and Auckland Council signage standards. Identify areas and themes of key cultural significance.</li> </ul>
<ul style="list-style-type: none"> <li>Allocation of parking in and around the Wairere Road entrance</li> </ul>	<ul style="list-style-type: none"> <li>Consideration in the detailed concept design review of Wairere Road entrance area</li> </ul>
<ul style="list-style-type: none"> <li>Enhancement and addition of further MTB trails including possible hub at Redoubt Road carpark and connections to Wairere Road carpark</li> </ul>	<ul style="list-style-type: none"> <li>Consideration in the detailed concept design review of Redoubt Road entrance area and review of the proposed mountain bike trails to ensure a coordinated approach is taken which provisions for all users and a shared path use where feasible</li> </ul>
<ul style="list-style-type: none"> <li>Te Araroa walkway incorporation and signification</li> </ul>	<ul style="list-style-type: none"> <li>Work into a strengthened pedestrian connection to Auckland Botanic Gardens and ensure coordination of this with the wider signage strategy</li> </ul>
<ul style="list-style-type: none"> <li>Extent of pool area fenceline at Wairere Road entrance area</li> </ul>	<ul style="list-style-type: none"> <li>Consideration in the detailed concept design review of Wairere Road entrance area</li> </ul>
<ul style="list-style-type: none"> <li>Long term strategy for continuation of livestock grazing areas and their coordination with bike, walking and bridle trails as well as revegetation areas</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing rationalisation of grazing within the park in conjunction with ongoing implementation of revegetation plans. This including location and quality of supporting grazing facilities, practicality of grazing activities and reduction of conflicts with other adjacent activities</li> </ul>
<ul style="list-style-type: none"> <li>Upgrade to the existing toilets</li> </ul>	<ul style="list-style-type: none"> <li>Consideration in the detailed concept design review of Wairere Road entrance area</li> </ul>
<ul style="list-style-type: none"> <li>Better quality seating and more seating throughout the park</li> </ul>	<ul style="list-style-type: none"> <li>Detailed review of existing seats (location and quality), identification of key view and pause points within the park and development of a seating strategy. This also considered in the detailed concept review of the Redoubt Road and Wairere Road entrance areas.</li> </ul>
<ul style="list-style-type: none"> <li>Perceived risk of safety particularly at the Redoubt Road entrance</li> </ul>	<ul style="list-style-type: none"> <li>Consideration in the detailed concept design review of Redoubt Road entrance area and also the possible lowering of the entrance as part of the road widening works. Careful consideration of activation strategies for the area which could include a bike skills/pump track, upper park playground area and mountain bike hub building (utilising existing Council owned building)</li> </ul>
<ul style="list-style-type: none"> <li>Retention of the unique natural character of the park</li> </ul>	<ul style="list-style-type: none"> <li>Restrict key development of hub zones to the Redoubt Road and Wairere Road entrance areas, support only complimentary uses within the wider park area, allow for practical long term grazing, ensure continued protection of the existing vegetation and continue with the current planting and weed management plans</li> </ul>
<ul style="list-style-type: none"> <li>Flatter bike trail access for younger riders</li> </ul>	<ul style="list-style-type: none"> <li>Consider better connectivity and legibility of the bike trail network to the Wairere Road entrance area, as well as the possible development of a bike skills/pump track within the Redoubt Road entrance area</li> </ul>
<ul style="list-style-type: none"> <li>Proximity of the inner playground area to main access points</li> </ul>	<ul style="list-style-type: none"> <li>Consideration in the detailed concept design review of Wairere Road entrance area and possible long term relocation of this play area to the Redoubt Road entrance area</li> </ul>
<ul style="list-style-type: none"> <li>People value the opportunities for children's play / outdoor recreation / informal gathering</li> </ul>	<ul style="list-style-type: none"> <li>Ensure a good mix of activities and flexible open spaces is retained, in particular when considering the detailed concept design review of the Wairere Road and Redoubt Road entrance areas</li> </ul>
<ul style="list-style-type: none"> <li>More formalised activities at the Wairere Road entrance such as basketball / volleyball</li> </ul>	<ul style="list-style-type: none"> <li>Consideration in the detailed concept design review of Wairere Road entrance area</li> </ul>



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# 3.0

## CONCEPT MASTERPLAN

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# 3.1 MASTERPLAN

## KEY CONCEPT DESIGN CONSIDERATIONS - WAIRERE ROAD ENTRANCE

- Incorporate plantings from Auckland Botanic Gardens including potential heritage orchard
- Long term use of Beaufords Heritage House and conflict of use with the surrounding park area
- Addition of a splashpad / waterplay area
- Allocation of parking within the park
- Enhancement and addition of further mountain bike trails including connections to Wairere Road carpark
- Extent of pool area fenceline
- Upgrade existing toilets
- Better quality and more seating
- Retention of the unique natural character of the park
- Flatter bike trail access for younger riders
- Consider proximity of inner playground areas to main access points
- Ensure a mix of activities
- More formalised activities such as basketball / volleyball
- Strengthen connection to Botanic Gardens

## KEY CONCEPT DESIGN CONSIDERATIONS

### - REDOUBT ROAD ENTRANCE

- Activation of the upper carpark including a potential playground and/or pump track
- Incorporation of Redoubt Road widening including possible stormwater ponds and connectivity to future shared pedestrian / cycle path
- Enhancement and addition of further mountain bike trails including possible hub at Redoubt Road carpark
- Better quality seating and more seating
- Improve the perceived risk of safety by increasing the visibility of and level of positive activity within the carpark
- Retention and alignment with the unique natural character of the park
- Flatter bike trail access for younger riders. Potential for an upper kids loop
- Ensure a mix of activities

## LEGEND

01. Wairere Road entrance carpark
02. Swimming pool complex
03. Beaufords Heritage House
04. Existing playground / picnic areas
05. Existing equestrian centre
06. Redoubt Road entrance carpark
07. Existing mountain bike trail hub
08. Existing stormwater ponds
09. Lookout location with 360° views
10. Potential Redoubt Road widening with shared pedestrian / cycle path and possible stormwater ponds
11. Potential location of planted wetlands
12. Potential location of pump track / jump track
13. Strengthen pedestrian connection to Auckland Botanic Gardens and Te Araroa Walkway
14. Potential new playground location
15. Potential new mountain bike hub

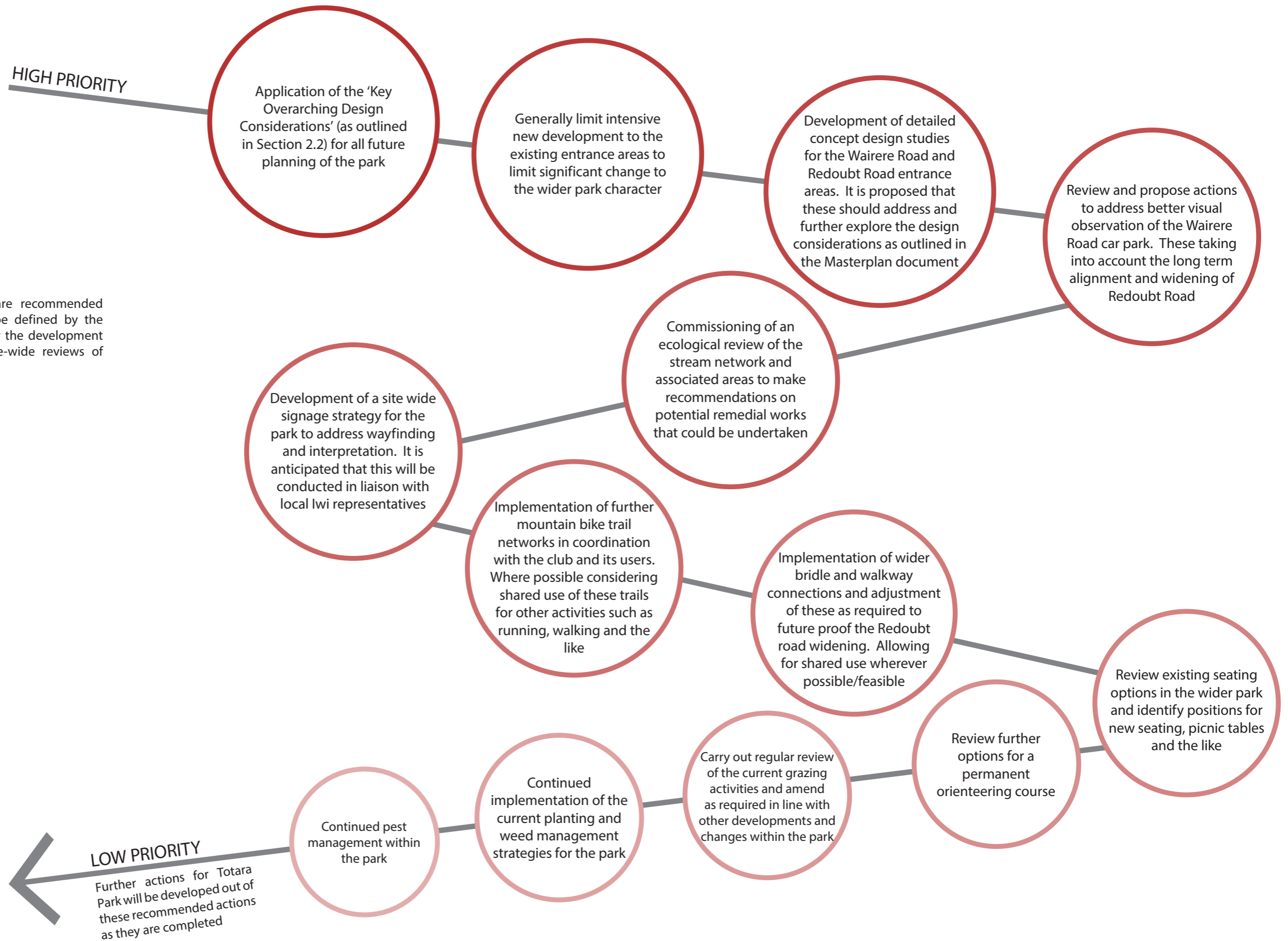
- Stream network
- Existing road network
- Existing pedestrian walking track and bridle trail
- - - Potential pedestrian walking track and bridle trail
- Existing mountain bike trails
- - - Proposed mountain bike trails
- ↔ Strengthen pedestrian connections
- ▨ Area of proposed Redoubt Road widening
- Existing entry / exit pedestrian points into Totara Park
- Potential key path junction nodes
- Existing significant vegetation
- Proposed planting / revegetation





# 3.2 ACTIONS LIST

The actions shown on this page are recommended moving forward. Sub actions will be defined by the results of certain actions, in particular the development of detailed concept studies and site-wide reviews of particular elements.





# 3.3 PRECEDENT IMAGERY





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# APPENDIX A STAKEHOLDERS CONSULTATION

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# A.1 INTRODUCTION TO THOSE INVOLVED

**Counties Manukau Orienteering Club (CMOC)** is a sporting club serving the orienteering community of South Auckland and further South. The primary purpose of the Orienteering Club (OC) is to organise orienteering events, navigation races on a specialised map. That means that one of an OC's major tasks is preparing and printing orienteering maps, organising the setup of courses and facilitating the running of event day.

**Friends of Totara Park** is a community group of local residents serving the nature and landscape of Totara Park. With its primary focus on maintaining the ecological integrity of the park as well as ensuring restorative planting incentives are carried out. Predominantly using volunteers and limited funding they strive to protect Totara Park for future users.

**Totara Park Mountain Bike Club (TPMTBC)** is a mountain bike club formed mid last year for the purpose of serving riders in the area and abroad who travel to the existing mountain bike trails at Totara Park. A few keen riders who live locally make up the committee with their main purpose being organising events, maintaining the standard of the tracks and ensuring that they are safe for the public.

**Totara Park Grazing** is a current and historical use of Totara Park for grazing livestock. This has been continued to date and maintains the 'farm park' aspect, which is the only one of this scale in urban Auckland.

**Totara Park Equestrian Centre** is a Charitable Trust which was formed to administer the facilities in April 2000. This is shared by Riding for the Disabled, Pony Club and Adult Ride, in which these three groups operate their own activities.

Iwi representatives from local iwi groups Ngai Tai Ki Tamaki, Ngati Tamaoho and Ngati Te Ata Waiohua had been involved due to the locality of their rohe and active roles as kaitiaki for their respective iwi.

**Auckland Council Aquatic and Recreational Facilities** is the sector of Auckland Council that operate and manage the public pools at Totara Park. Their purpose is to ensure that the facility is kept to a high standard including all amenities as it is well used by both the public and local schools.

**Auckland Botanic Gardens** is a regional facility and home to over 10,000 plants from around the world, that is situated directly adjacent to Totara Park providing key pedestrian connections between the two. The Auckland Botanic gardens operates guided tours and are available as a venue for functions and weddings.

**Beaufords Heritage House** is set within Totara Park, at the southern entrance off Wairere Road. The property includes the original homestead and a large secluded private garden and marquee, with its primary purpose as a function and wedding hire venue.

**Totara Hospice South Auckland** is a palliative care facility catering to the needs of the South and the South East Auckland community for over 30 years. Totara Hospice South Auckland is able to provide free of charge care, and support for families/ whanau of any person living with a life limiting illness.

**Auckland Transport** is responsible for all of the region's transport services (excluding state highways), from roads and footpaths, to cycling, parking and public transport.





## A.2.1 COUNTIES MANUKAU ORIENTEERING GROUP



Typical permanent orienteering posts; School orienteering day with temporary markers; Example of typical orienteering map

### EXISTING SITUATION

- Currently no permanent course available at Totara Park. Counties Manukau Orienteering have been involved with Totara Park and running events for over 25 years to date.
- Club events take place on Sunday mornings twice a year. Involving more than 100 people of all ages from novice to intermediate skill levels
- Counties Manukau area Orienteering competitions for year 7-8 school children. Between 300 – 400 kids take place in this event.
- At present the Orienteering course used for these events extends about half way up Totara Park in a northerly direction from the south carpark at Wairere Road.
- Numbers attending both the club events and inter-school competitions have been steadily growing over the past 3 years. A great indication that there are more people out there wanting to be involved.
- Counties Manukau Orienteering is receiving a large number of enquiries to organise private events for corporate businesses and schools. Due to work commitments are unable to cater for these

### ITEMS FOR CONSIDERATION

- There is currently a permanent orienteering course at Duder Regional Park. This has great success with over 20 marker points around the park. Controlled with brochure style maps at carpark
- Encroachment of Equestrian activities within Totara Park effecting map accuracy. Safety aspect of entering areas that is out of bounds.
- Bike trails are marked on maps and are great indicators of direction and routes. This has a negative effect on orienteering as these routes can be followed and don't allow for more land traversing.
- No safe crossing point across central area of Totara Park where water and wetlands are located. This could be seen as an added advantage not only for orienteering but all users.

### OPPORTUNITIES WITHIN MASTERPLAN

- A permanent course at Totara Park has been suggested by the Counties Manukau Orienteering Club. This would include the entire park and equate to an hour event with around 30 marker points.
- Permanent marker points are of simple construction and low maintenance. Typically formed using a 150mm timber pole 50mm high out of the ground and an animal tag used with a numbered system.
- It has been indicated that the southern entrance off Wairere Road is preferred as a start point that would include a large map of the park and smaller brochure style orienteering maps that people can take with them.
- There is also a potential to link with the Auckland Botanic Gardens to increase the size of the map for larger events.

## A.2.2 FRIENDS OF TOTARA PARK



Storage and workshop facility for Friends of Totara Park; Example of the revegetation planting around Totara Park; View across Totara Park

### EXISTING SITUATION

- Facilitate and take part in general restoration planting throughout Totara Park.
- Friends of Totara Park have a building on site where they are able to store equipment and use as a workshop as they require. There is also a small plant nursery in which they grow some of their plants for revegetation planting.
- Supported the Totara Park Ecological Restoration Plan completed by Treeline for Auckland Council

### ITEMS FOR CONSIDERATION

- Gorse and weed species emerging in planted areas due to lack on maintenance. Spraying and removal required to rectify these areas
- 'Countryside in the city' by Bruce Ringer is a book about the history and timeline of Totara Park. This should be read in conjunction with working on the masterplan.
- Concern for rabbit populations, review of current pest control to be undertaken. Rabbit sightings and destruction of revegetation planting that has been undertaken by Friends of Totara Park is evident

### OPPORTUNITIES WITHIN MASTERPLAN

- Stream ecology and fish passage information for Totara Park to investigated and incorporated into quality management of the masterplan
- Section of Te Araroa Walkway between Daywood Place to Mill Road to be reviewed with possible connections to Totara Park
- There is a potential swimming hole at the southern end of Totara Park. Quality of water and safety to be reviewed prior to incorporating into the masterplan
- Ongoing engagement for enhancement of the park



## A.2.3 TOTARA PARK MOUNTAIN BIKE CLUB



Mountain bike track with planting and timber bridge; Open area with snaking mountain bike trail; Rest and hang out area; Map of mountain bike trails

### EXISTING SITUATION

- Mountain Bike Club maintain and construct all mountain bike trails throughout Totara Park. There are a range of difficulties available to ride ranging from beginner to advanced.
- Towards the north end of Totara Park there is currently a bike area that provides facilities for riders including; bike racks, picnic tables, seats and portaloos, this acts as a hub for riders as the majority of the trails are to the northern end.

### ITEMS FOR CONSIDERATION

- Farm park not ideal for Totara Park as cattle move across paths and create excess maintenance
- It is to be noted that even with the smaller path widths (650mm – 750mm) currently found on site, there has been a low number of incidents. Mountain Bikers enjoy the narrow width paths. Minor conflict noted between runners and walkers using the mountain bike trails while listening to music.

### OPPORTUNITIES WITHIN MASTERPLAN

- Auckland Council owned building at the northern end of Totara Park has been expressed as a new site for clubrooms. This could include the storage of maintenance equipment and any other Totara Park Mountain Bike related items.
- Greater signage strategy to be incorporated around Totara Park for bike trails, to acknowledge direction and etiquette when not only mountain bikers may be using the paths.
- Entry to the bike trails should be available from all sides of Totara Park. Making connections specifically to both north and south carparks.
- It was generally agreed that a pump track or similar bike course included at the northern end adjacent to the carpark would facilitate a wider skill level. Tom Brian has previously been campaigning for this.
- Aspirations from the Totara Park Mountain Bike noted to expand trails much further into and around Totara Park.

## A.2.4 TOTARA PARK GRAZING



Cattle roaming around Totara Park; Timber cattle race / yard; Typical farm fencing found throughout the Park

### EXISTING SITUATION

- Cattle and livestock are currently being grazed over parts of Totara Park.
- This has been a traditional use of Totara Park and retains the 'Farm Park' aesthetic and feel
- Cattle stops are situated around the park to allow mountain bike trails to weave in and around areas of grazing

### ITEMS FOR CONSIDERATION

- Severe increase in rabbit numbers seen throughout the park. This needs to be reviewed and action taken as both established and revegetation planting is being affected.
- Maintenance of revegetation areas to be addressed. Gorse and other weed species are emergent in these areas and will continue to grow as they are fenced off.
- Areas of grazing to be mapped and analysed to identify greater connections between paddocks and livestock farm yards
- Ensuring the safety of general public who use the park on a daily basis and that livestock is unable to effect other activities that take part on Totara Park (i.e. Mountain Bike Trails)

### OPPORTUNITIES WITHIN MASTERPLAN

- Gates to be considered to fenced off areas, as time to time animals end up within the fenced areas and require a method to be removed.
- All revegetation planting to be considered from a practical grazing perspective. Including size of left over paddock spaces and connectivity across paddocks and to yard areas.
- Livestock farm yards are old and have health and safety concerns. Within the Totara Park Masterplan there is an opportunity to review the locations and potentially identify better suited areas for the construction of farm yards.
- Overall review of extent and location of grazing going forward



## A.2.5 TOTARA PARK EQUESTRIAN CENTRE



Pony club certificate day; New shelter to arena area under construction; Riding for disabled day at Totara Park Equestrian Centre

### EXISTING SITUATION

- At present there are gravel bridle trails that weave around Totara Park.
- Clubroom facilities and stables
- Open paddock area for riding and an arena area for specific events

### ITEMS FOR CONSIDERATION

- Indoor / roof structure that is currently under construction is on hold due to review by Auckland Council
- Redoubt Road widening project being completed by Auckland Transport, the widening has the potential to diminish the overall area of paddock for the equestrian centre.
- Separation between mountain bike trails and horse paddocks is essential. Current paddock allocation is sufficient, no bike trail extensions to be considered in these areas

### OPPORTUNITIES WITHIN MASTERPLAN

- As a result of the Redoubt Road widening project, areas should be investigated to offset any losses to paddocks as a result of the project.
- Extending existing bridle trails to form greater loop tracks and reaching parts around Totara Park that currently have no access for horse riding.

## A.2.6 IWI



Puhinui stream; Rangitoto and other significant mountains can be seen at points throughout Totara Park; Typical native remnant bush in Totara Park

### EXISTING SITUATION

- Totara Park Ecological Restoration Plan completed by Treeline for Auckland Council was supported by Iwi members
- Glow worms are present at Totara Park and typically found around the stream systems. Previously tours were completed years ago to visit these areas at night to view the glow worms. Numbers of glow worms are said to have increased.
- Iwi recognises Totara Park as a significant site, particularly as the upper catchment of the Puhinui Stream
- Iwi have particular interest in water quality and how these are better addressed throughout the park
- Iwi also see great value in continued protection of the native bush

### ITEMS FOR CONSIDERATION

- Information about the water ecologies and quality of the Puhinui Stream to be gathered.
- Stormwater ponds at the south eastern end of Totara Park discussed. Current condition of ponds to be assessed along with water quality testing and standard of planting around stormwater ponds to be reviewed.
- Any archaeological survey data is to be investigated as to the extent within Totara Park
- Any earthworks taking place as part of the Redoubt Road Widening should comply with all regulations for sediment and runoff controls
- Strengthening a pedestrian walkway connection between Totara Park and Auckland Botanic Gardens
- Use of Iwi planting initiatives for revegetation projects

### OPPORTUNITIES WITHIN MASTERPLAN

- It was noted that a greater cultural awareness of the landscape through Cultural Markers should be employed. Informative / interactive and directional elements on each marker.
- All hard surfaced paths adjacent to stream systems require a review of drainage treatments due to the considerable scouring. Additional gabion rock and planting were advised to provide adequate methods to slow water movement and act as a barrier for sediment.
- Water quality of the Puhinui Stream is to be increased, masterplan should incorporate methods that follow other Iwi and community driven projects along the Puhinui Stream which are also striving to increase water quality
- Continued protection and enhancement of native planting



## A.2.7 AQUATIC AND RECREATIONAL FACILITIES



Signage and fencing surrounding Totara Park swimming pool; Main pool and typical school usage of pools; Toddlers pool with main pool in background

### EXISTING SITUATION

- Traditionally the Totara Park Public Swimming Pool has been free to the entire community. Bringing in large numbers of users through the summer months, activating all of the grass and surrounding space including the two BBQs. Located on site are two pools, one for toddlers and another deeper pool for older children.
- The Pools opening season begins in December and goes through until March. At its peak, opening hours are 11am – 8pm and on either side of the peak time it shortens. As shown 14 December to 23 December: 11am - 7.45pm, 6 January to 26 February: 11am - 8pm every day, 26 February to 30 March: 3pm - 6.45pm weekdays; 11am - 6.45pm weekends.
- Schools in the local area that do not have a pool within their own grounds use Totara Park swimming pools instead during the warmer summer months

### ITEMS FOR CONSIDERATION

- Since a change to the rules this summer, children 16+ now cost \$3.20 to enter, this has had a dramatic effect decreasing numbers of users specifically to Totara Park Swimming Pool
- Electric gas BBQs are available for hire and are very well used. With families booking birthday parties and the like at the Pools.
- With limited area around the pools and family groups using these to great affect this crowds and

### OPPORTUNITIES WITHIN MASTERPLAN

- A splashpad in association with the pool would be seen as a great asset.
- A targeted rate is being considered by the Local Board. This would cover all costs associated with the pools for over 16 year olds and return the pool to essentially a free pool again.
- Space is a valuable commodity with the fenceline limiting the areas on a sunny day. Review of the fenceline would be seen as beneficial to the total area of useable space.

## A.2.8 AUCKLAND BOTANIC GARDENS



Grounds at Auckland Botanic Gardens; Entrance to Auckland Botanic Gardens; Examples of the many plants and seating areas

### EXISTING SITUATION

- Auckland Botanic Gardens opened to visitors in February 1982. A regional Auckland Botanic garden approximately 200 acres in size with a wide ranging variety of tree and shrub varieties.
- At the north-eastern edge of the Auckland Botanic Gardens there is a pedestrian connection through to Totara Park within close proximity to the Wairere Road entrance. This connection has been used in the past when the Ellerslie Flower Show was hosted at the Auckland Botanic Gardens for overflow and additional carparking.
- The Te Araroa Walkway is situated along the northern edge of the Auckland Botanic Gardens and enters Totara Park at this pedestrian linkage point.

### ITEMS FOR CONSIDERATION

- Now that bicycles are not allowed at the Auckland Botanic Gardens there needs to be somewhere local to direct families. Currently families are still bringing children with bikes to ride through the gardens and somewhere close by with a beginner to intermediate bike course / park would be supported.
- The remnant forest that connect Auckland Botanic gardens and Totara Park could be combined into one maintenance strategy including all stream tracks.
- Foot counters to be incorporated along Te Araroa walkway to capture the amount and frequency of users.
- Interpretive signage around the Puhinui Stream to better educate visitors at the Auckland Botanic gardens and the connection to Totara Park. With new stream walkways having been constructed by Auckland Botanic Gardens it is important that wayfinding directs and informs pedestrians. There has been current issues with vandalism of signage.

### OPPORTUNITIES WITHIN MASTERPLAN

- Dog off leash areas need to be carefully managed as this is located close to the main pedestrian connection between Totara Park and Auckland Botanic Gardens.
- Te Araroa walkway that extends through Auckland Botanic Gardens is generally 2m in width. Forming a greater awareness through signage and path construction through to Totara Park could have a great effect on the pedestrian flows between the two.
- Auckland Botanic Gardens have now reached its capacity with plantings. Jack Hobbs has expressed an opportunity with all new heritage orchards that have been scheduled for Auckland Botanic Gardens could be re-located to Totara Park with a co-management strategy for the trees. Totara Park has a number of micro-climates that would support a range of fruit trees. Maintenance will be low on these trees as they are proven varieties that do not require any spraying.
- Puhinui Stream forest tracks are newly built with two stream crossings. Consideration to further incorporate these into Totara Park and strengthen the linkages.



## A.2.9 BEAUFORDS HERITAGE HOUSE



Wedding photograph at the front of Beaufords House; View of Beaufords House from Totara Park; Private garden inside grounds of Beaufords House

### EXISTING SITUATION

- The current tenants have been living at Beaufords for over 11 years now.
- Weddings and functions have been the main source of activity for his time at Beaufords.
- Leases the carpark next to the tennis court from council and has the ability to lock it off on days of weddings or functions.
- The current mode of operation is becoming less viable and the owners are considering a cafe style operation

### ITEMS FOR CONSIDERATION

- During summer months when weddings are desirable, the general use of Totara Park can have adverse effects, this is due to noise, BBQ smoke and traffic
- Noise has always been a big factor with large groups of people using the park and the proximity that they are able to picnic to Beaufords means that a lot of the sound carries to their reception and ceremony area. Noise along the timber boardwalk adjacent to fence as bikes and scooters ride across it.
- Family groups begin early in the morning in summer months bringing in BBQs as early as 6am. Setting up their areas and cooking for large parts of the day. The smoke that emits from these BBQs is distinctive and has implications in the outdoor areas.
- Beaufords have traditionally had issues with parking, as it used to be a first come first serve basis, which meant that wedding guests were usually parking up the road. Now that the carpark is available to be locked off this has improved considerably, however there are still patrons who use the driveway and carpark spaces directly adjacent to Beaufords for stopping and unloading.
- Security in the evenings is an issue, but has been steadily improving. Fires, youths drinking, sleeping in the playground and climbing over the pool fence. With the current tenants living on site this has seen a decrease in adverse behaviour at night.
- The vehicle entranceway through the remnant forest has been an added bonus for wedding receptions resulting in greater circulation

### OPPORTUNITIES WITHIN MASTERPLAN

- Lease for the heritage building is up for renewal in the near future and concerns with continuing it as a wedding venue is in doubt as bookings have decreased. This could provide an opportunity for new ventures by the current tenants, including cafe, eatery or ice cream kiosk.
- Beaufords Heritage House is an important feature of Totara Park with its long history and original homestead would benefit from a greater relationship to the park itself. Incorporating part of the heritage nature of the house and extending that into the park as well as providing possible amenities and services to the park for its busy weekend days.
- The balance and orientation/location of parking within the park could be re-visited depending on the future use and operation of Beaufords

## A.2.10 AUCKLAND TRANSPORT



Typical stormwater pond adjacent to road; Typical shared cycle/pedestrian path; Totara Park northern carpark

### EXISTING SITUATION

- Auckland Transport are widening Redoubt Road as a result of growing residential developments in the vicinity of and beyond Totara Park. This project is in its very early stages, but will roll out over the next 10 years.
- Redoubt Road widening proposed cross section will increase the capacity to 4 vehicle lanes, 1 dedicated cycle path and pedestrian footpath to one side of the road and a shared cycle pedestrian path to the other side.
- Auckland transport are still awaiting final designation before going through a period of notified responses from the local community.

### ITEMS FOR CONSIDERATION

- A Shared cycle/pedestrian path along the entire northern edge of Totara Park has been proposed which allows for safe movement around the extents for the local community who walk to utilise the park.
- 3 stormwater ponds are to be installed as part of the proposed road widening project, these are to be located within Totara Park and will require co-ordination going forward.
- The vehicle entrance to the northern carpark of Totara Park is to be modified as part of the changing in road levels proposed. Extent of modifications is yet to be clarified however achieving a better relationship between the carpark and Redoubt Road may decrease security concerns.
- Final alignment of road widening is to yet to be completed. Preliminary route illustrates a distinct cropping of the north eastern edge of Totara Park that will encompass part of the equestrian grazing areas.

### OPPORTUNITIES WITHIN MASTERPLAN

- Pedestrian and cycle connections from within Totara Park to reach out and link directly into the Redoubt Road shared cycle / pedestrian path.
- Include the proposed stormwater ponds as a wider water education and walkway system. Linking from the top of Totara Park through the low wetland area at the centre and following the Puhinui stream to the existing stream trails by the Auckland Botanic Gardens.



## A.3 EXISTING USES OF TOTARA PARK





# A.4 ITEMS FOR CONSIDERATION

Items for consideration raised during the consultation process have been categorised relating to their Ecological, Recreational, Accessibility and Cultural values.

- Ecological items
- Recreational items
- Accessibility items
- Cultural items





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# APPENDIX B

## RESIDENTS QUESTIONNAIRE

### / SITE SURVEY

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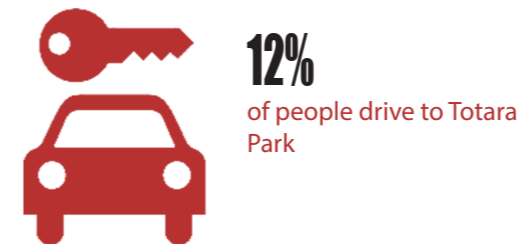
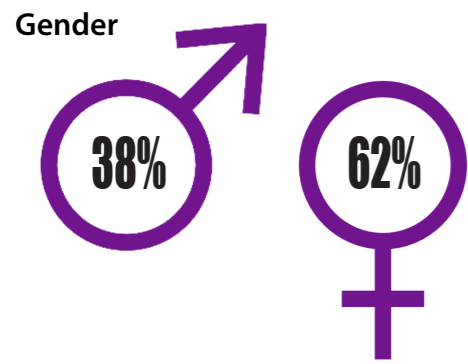
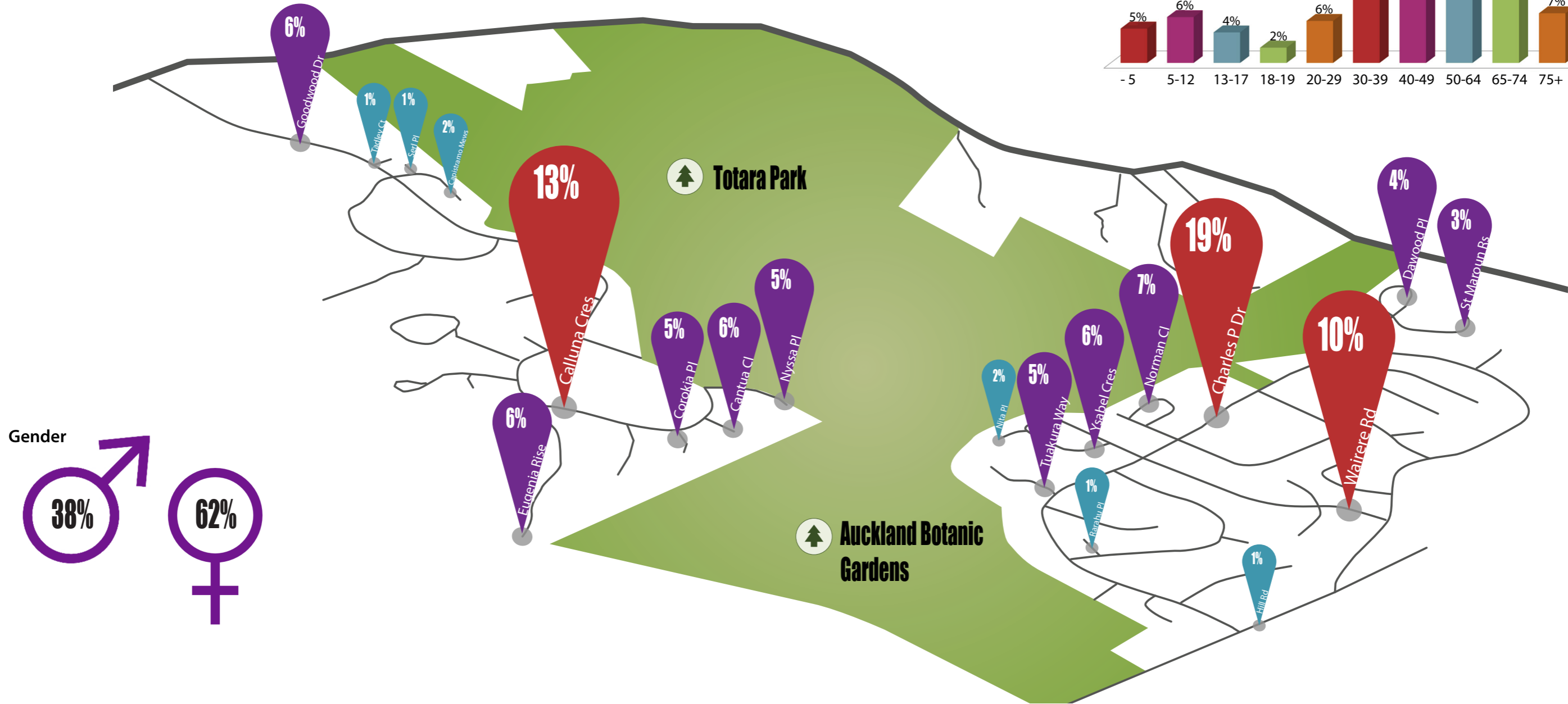
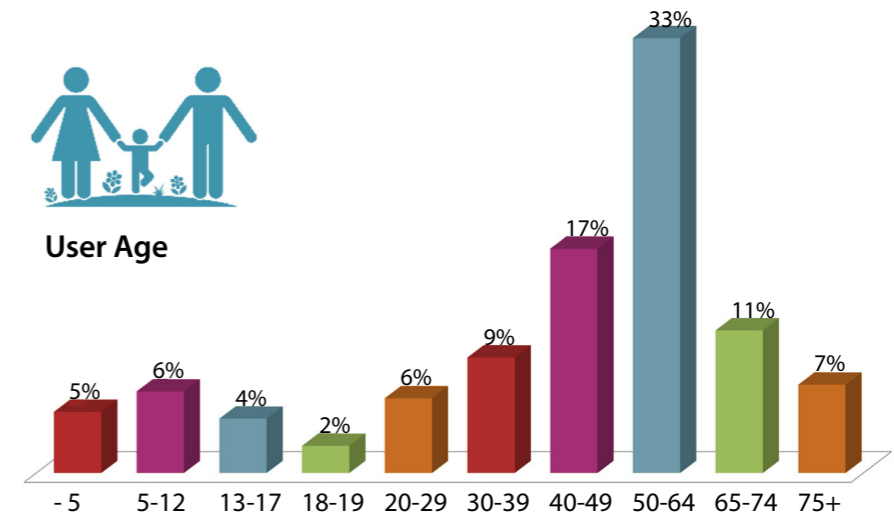




# B.1 KNOW YOUR USERS - INTERCEPT SURVEY



User Age

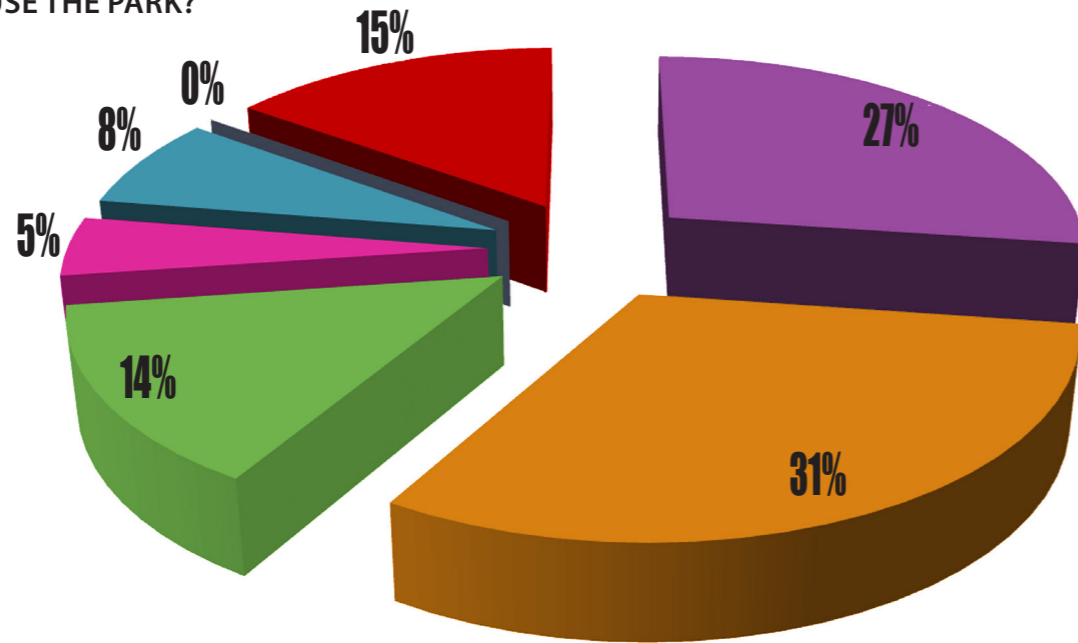




# B.2 TOTARA PARK USAGE - INTERCEPT SURVEY

## HOW OFTEN DO YOU USE THE PARK?

- Weekly
- Daily
- A couple of times a week
- Varies depending on season
- Monthly
- A few times a year
- Once a year
- Never



**Current gaps / opportunities at park:**

- ✓ Protecting this reserves unique character and heritage **32%**
- ✓ Places for walking, sitting, socialising **22%**
- ✓ Looking after nature **18%**
- ✓ Children's Play **15%**
- ✓ Places for active recreation like team sports **9%**
- ✓ Welcoming visitors **4%**



**20%**  
of people used Totara Park for enjoying the natural environment



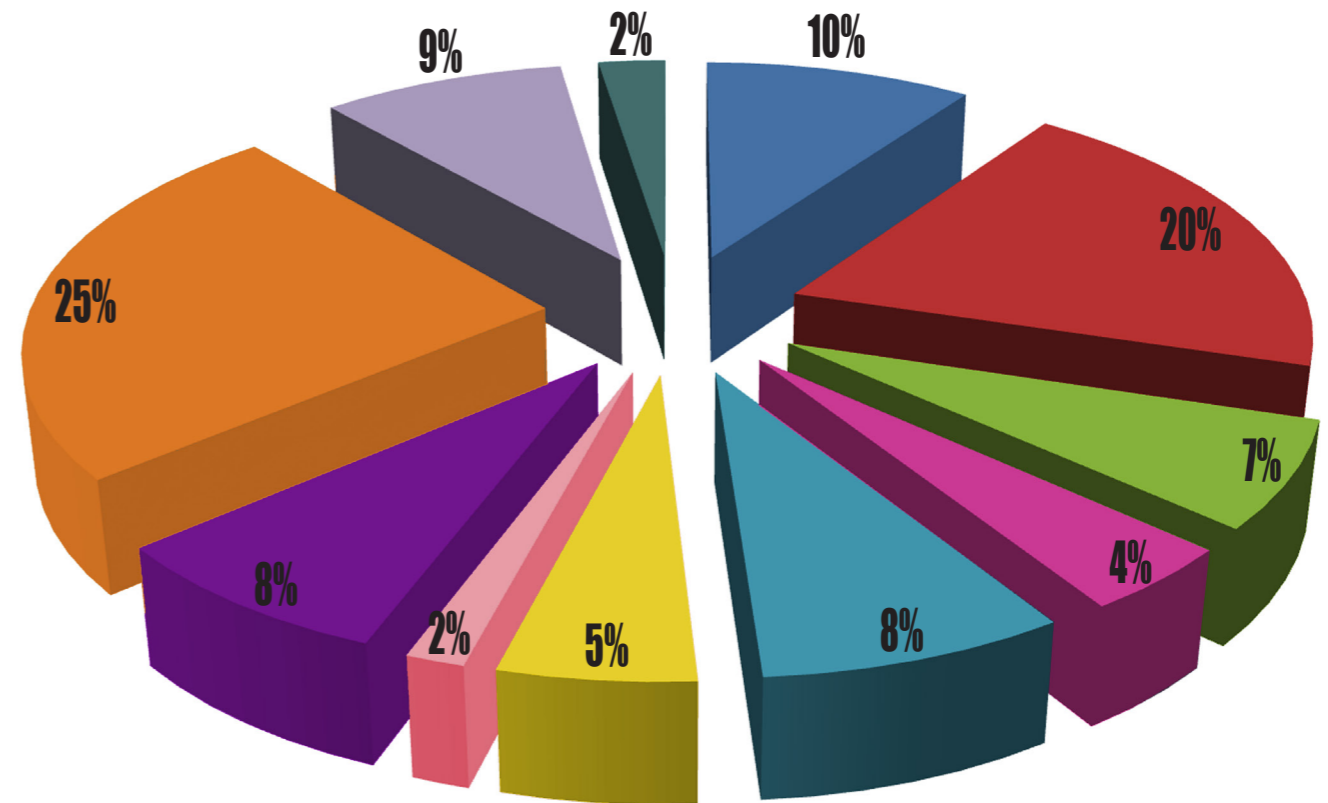
**25%**  
of people used Totara Park for walking



**9%**  
of people used Totara Park for walking their dog

## WHAT ACTIVITIES DO YOU USE THE PARK FOR?

- Walking the dog
- Other
- Children's play
- Enjoying the natural environment
- Events at the reserve
- Fitness programmes
- Jogging
- Picnics
- Recreational activities / team sports / games
- Relaxing / sitting / socialising
- Walking





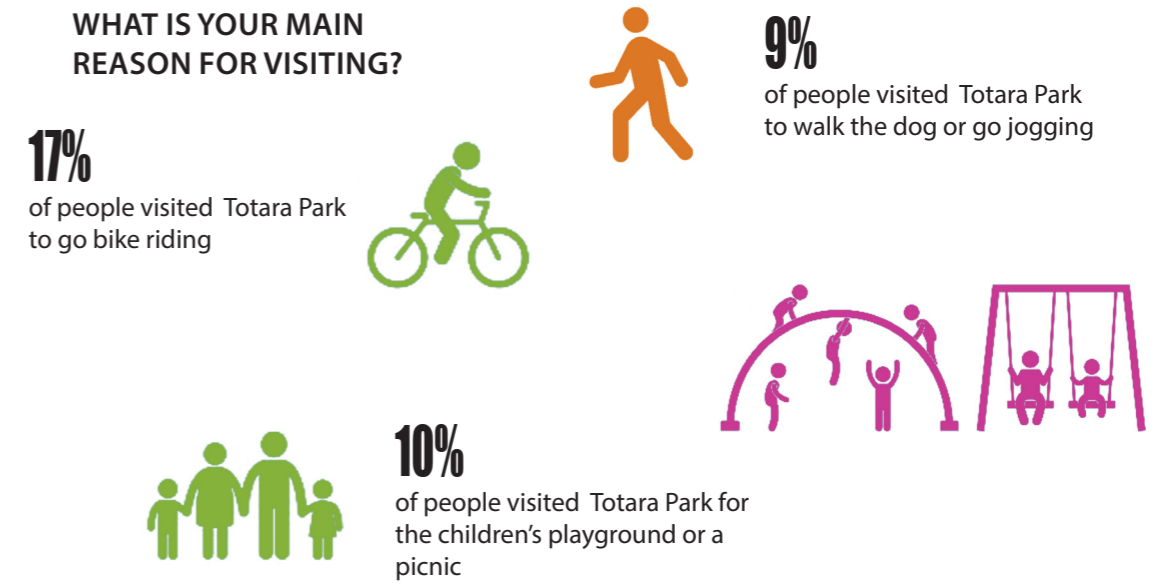
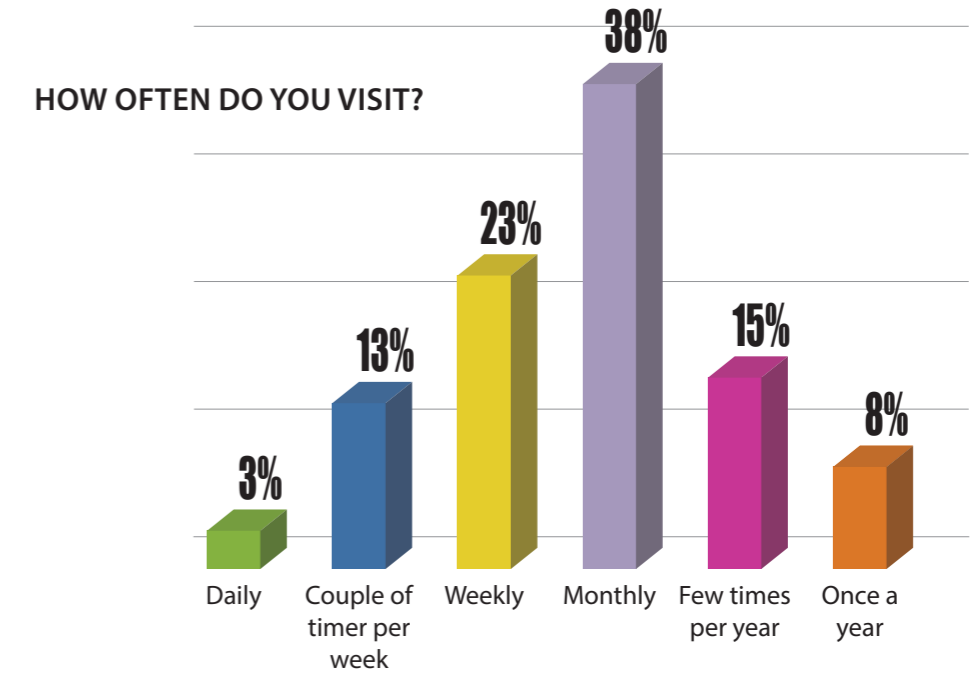
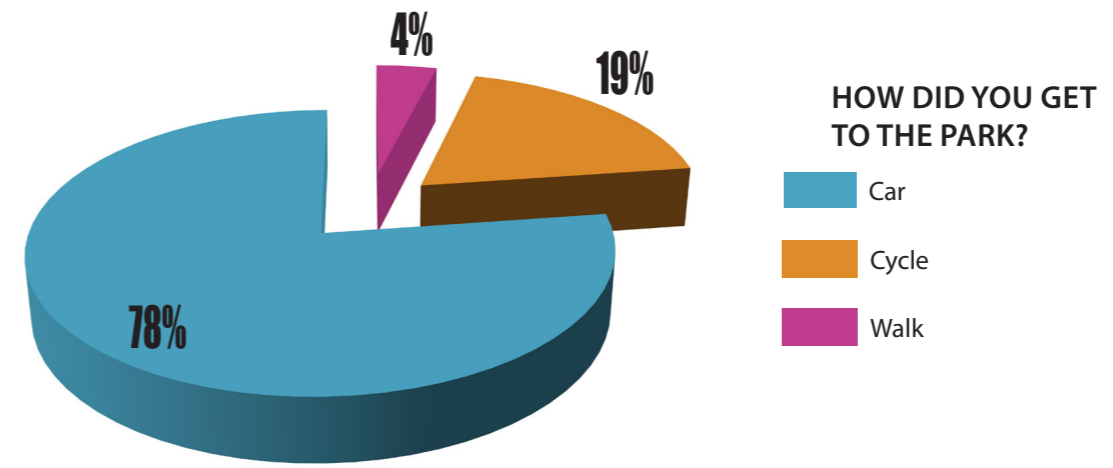








# B.5 SITE SURVEY





# B.6 SITE SURVEY

WHAT ISSUES OR CONCERNS DO YOU HAVE WITH THE EXISTING CONDITIONS OF TOTARA PARK?

SAFETY

DISTANCE TO CHILDREN'S PLAYGROUND



LARGE HILLS FOR YOUNGER RIDERS



STATE OF TIMBER SEATING



LACK OF SIGNAGE

NO SEATING ALONG WALKING TRACK



MAINTENANCE OF MOUNTAIN BIKE TRACK



TOO MANY TREES AT SOUTHERN END OF SPACE

WHAT CHANGES / ADDITIONS WOULD MAKE TOTARA PARK A BETTER PLACE?

VOLLEYBALL



BIKE TRAIL FROM PLAYGROUND / CAFE

MORE PICNIC AREAS



BASKETBALL HOOP AREA

BETTER SIGNAGE



BBQ FOR WAIRERE ROAD PLAYGROUND

PUMP TRACK FOR KIDS



UPGRADE TOILETS

UPGRADE TIMBER SEATING

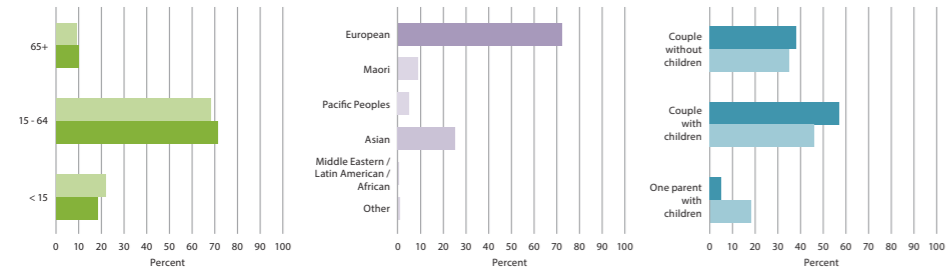


# B.7 CENSUS DATA

## REDOUBT EAST

Population : 855

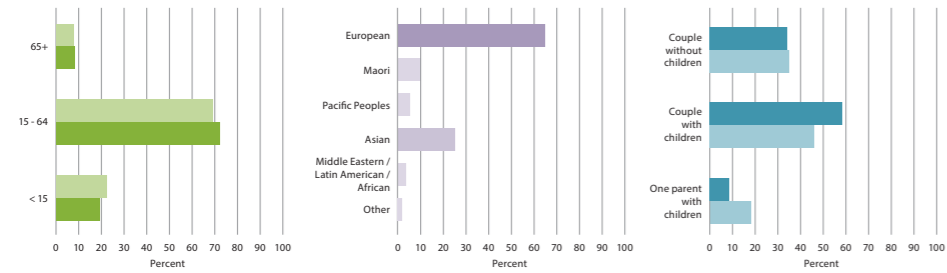
No. of Residences : 252



## MILL ROAD

Population : 873

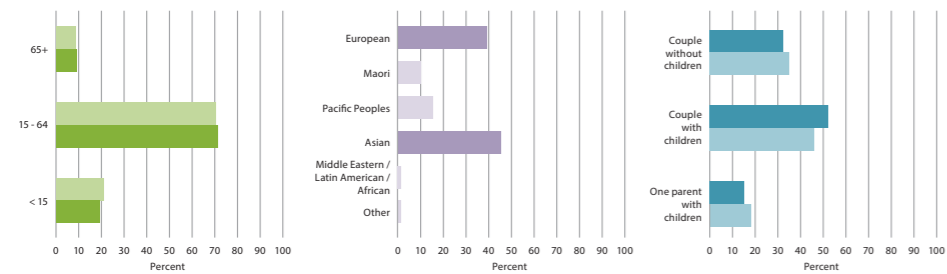
No. of Residences : 252



## REDOUBT SOUTH

Population : 6,471

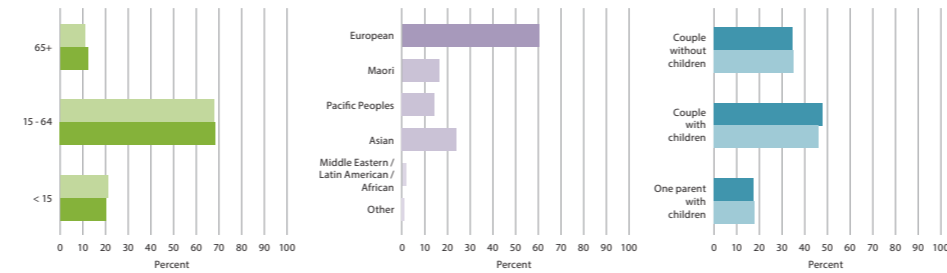
No. of Residences : 1,869



## HILL PARK

Population : 5,205

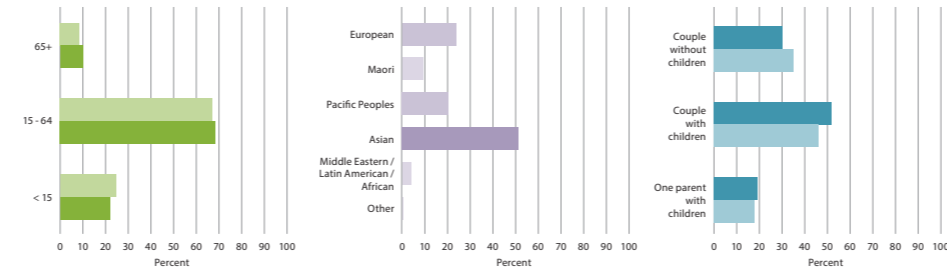
No. of Residences : 1,656



## DONEGAL PARK

Population : 6,759

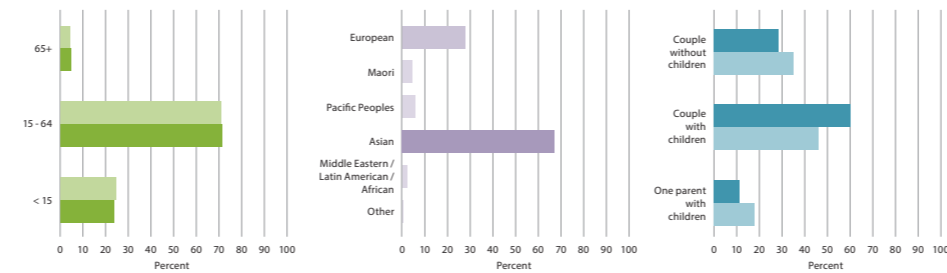
No. of Residences : 1,929



## ORMISTON

Population : 5,118

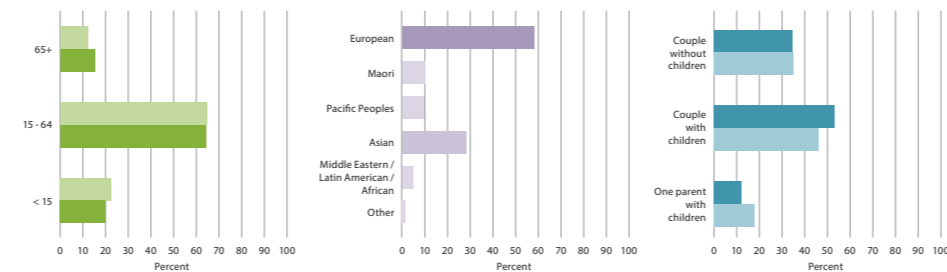
No. of Residences : 1,320



## TOTARA HEIGHTS

Population : 6,021

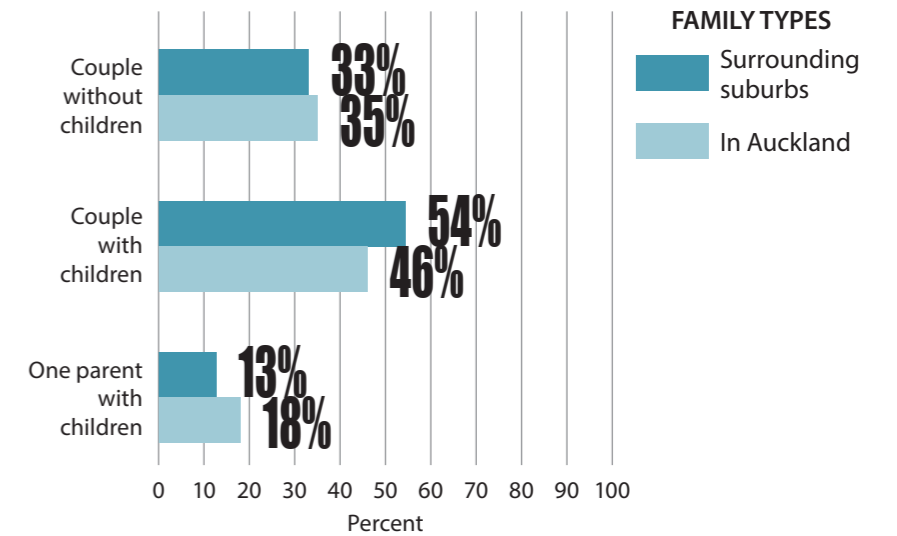
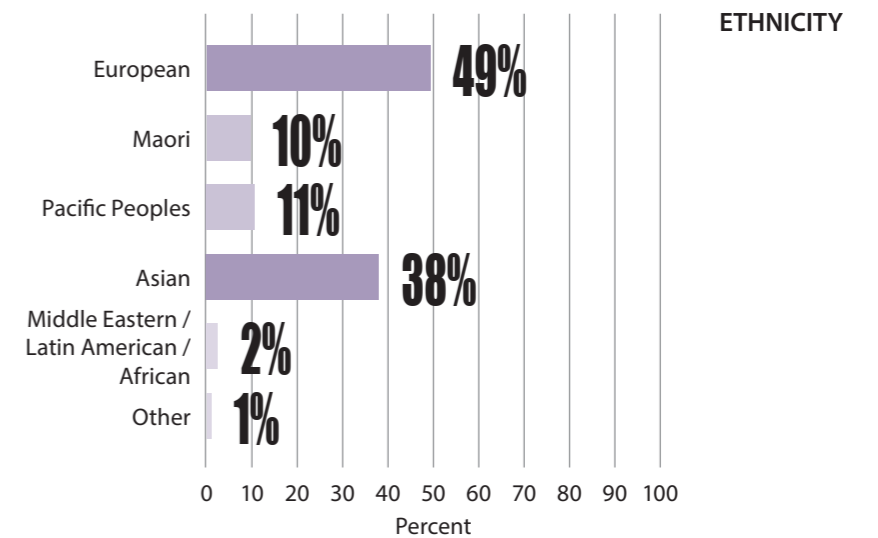
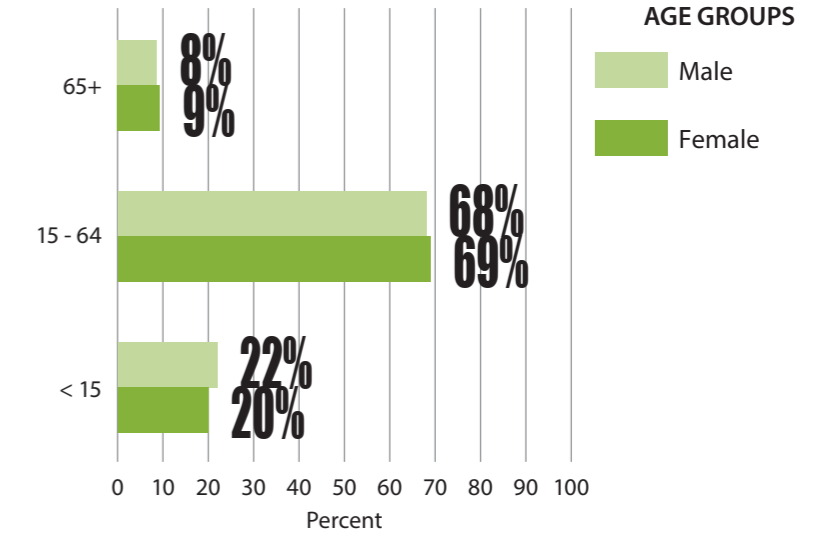
No. of Residences : 1,794



## SURROUNDING SUBURBS (AVERAGE)

Population : 31,302

No. of Residences : 9,072





# B.8 ITEMS FOR CONSIDERATION

Items for consideration raised during the consultation process have been categorised relating to their Ecological, Recreational, Accessibility and Cultural values.

- Ecological items
- Recreational items
- Accessibility items
- Cultural items

