

Colin Maiden Precinct Master Plan









4th August 2016

Landscape Architecture & Urban Design



Colin Maiden Precinct Master Plan

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Date: 4th August 2016 Ref: Colin Maiden Precinct

Status: Final Subject to Final Inputs by Mana Whenua

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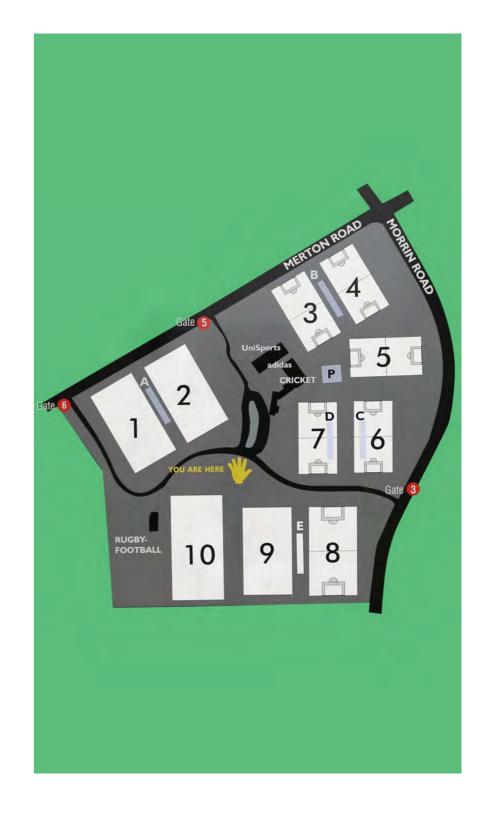
ANALYSIS

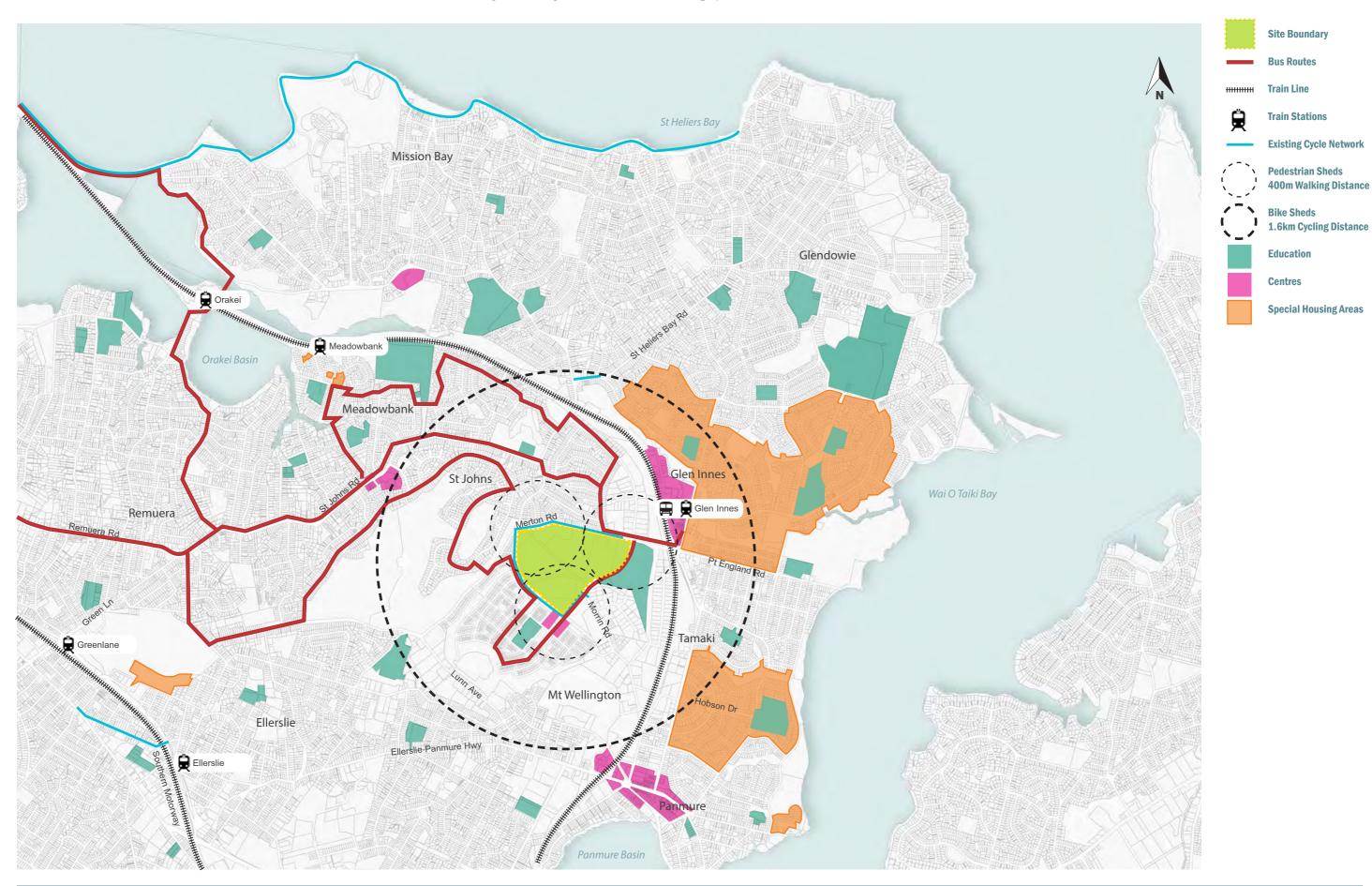
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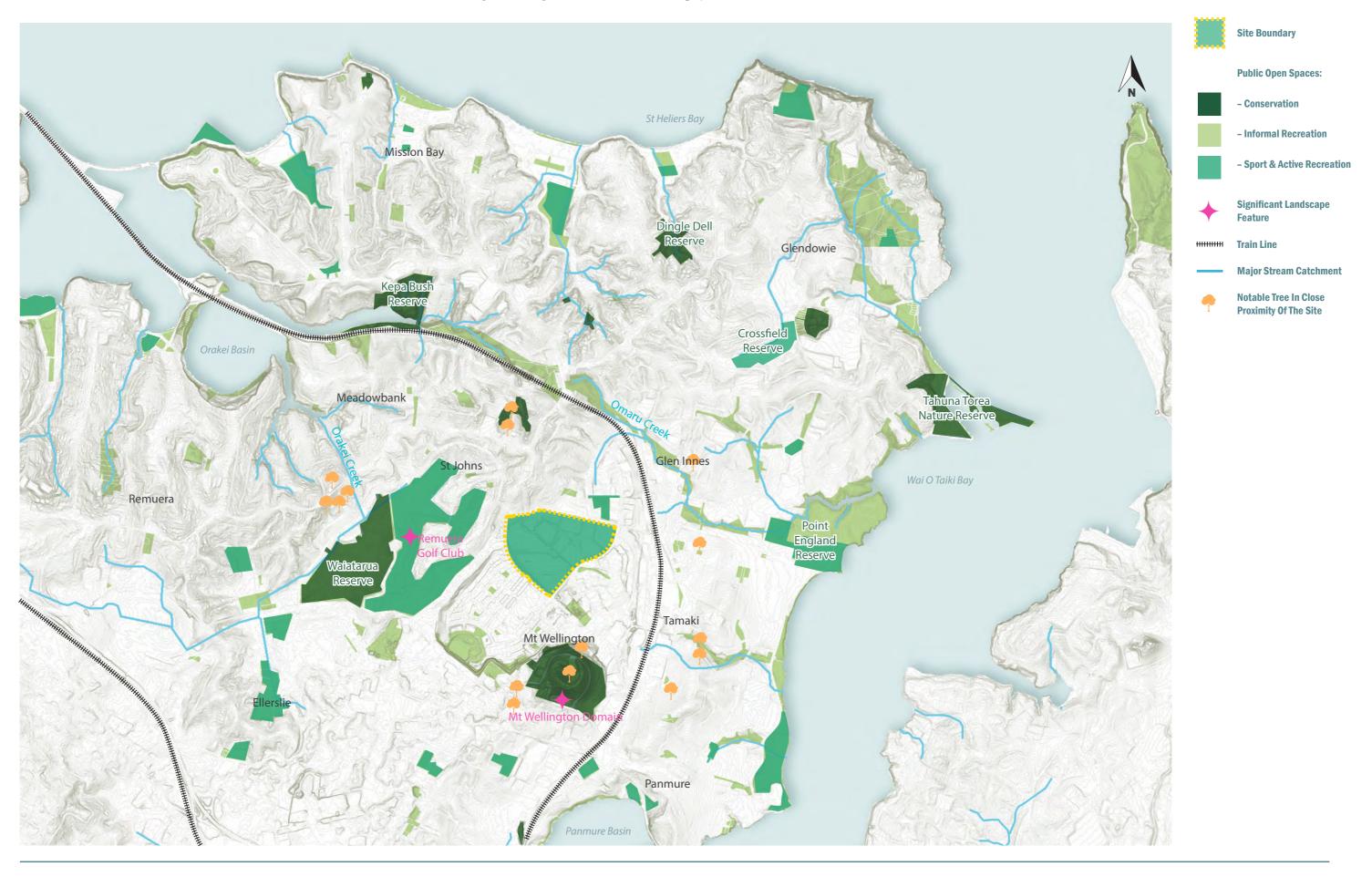






COLIN MAIDEN PRECINCT - BUILT ENVIRONMENT
Map 1

DATE: May 2015 SCALE: NTS





COLIN MAIDEN PRECINCT - NATURAL ENVIRONMENT
Map 2

Page 2 DATE: May 2015 SCALE: NTS





COLIN MAIDEN PRECINCT - STUDY AREA Map 3

Site Boundary

Contours

Perimeter Distance = 2.7 km

Cadastral Boundaries

Main Tree Stands

Sub-Precincts

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COLIN MAIDEN PRECINCT - THREE WATERS

DATE: May 2015 SCALE: 1:2000 @ A1 / 1:4000 @ A3 Page 4

Site Boundary

Contours

Cadastral Boundaries

Main Tree Stands

Mt Wellington Aquifer

Overland Flow Paths - Minor: 2000m2 to 4000m2

- Medium : 4000m² to 3ha

- Major: 3ha and above

Flood Plains

Flood Prone Areas

Filled Historic Quarry Lake



Site Boundary

Cadastral Boundaries

Contours

District Plan Protected Volcanic Viewshafts

Underlying Geology

- Isthmus Volcanic Soil

- Alluvial Soils

- Waitemata Residual Soils

Cliff Face - Simulating a Karst Face

Information from Auckland Operational Unitary Plan and Auckland Proposed Unitary Plan



COLIN MAIDEN PRECINCT - EXISTING VOLCANIC LANDSCAPE Map 5

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OPUS

COLIN MAIDEN PRECINCT - EXISTING CLIMATIC CONDITIONS

Map 6

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1:2000 @ A1 0 0 0 80 100 120 140 160 180 200 m



COLIN MAIDEN PRECINCT - SITE PHOTOS

Map 7

Site Boundary

Contours

Topography

Main Tree Stands

Photographic View Points

Cadastral Boundaries

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Central carpark - facilitates AU Recreaction Centre and Unisports Med Physio







4 Courtyard and amenity planting. Surrounded by AU facilities and cricket clubrooms





Entry to fields 1, 2, 10, 9 and 8 carparking hub



COLIN MAIDEN PRECINCT - SITE PHOTOS
Map 7a

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Raised bund separating fields 1&2 from internal roading



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19 AU Glass Houses



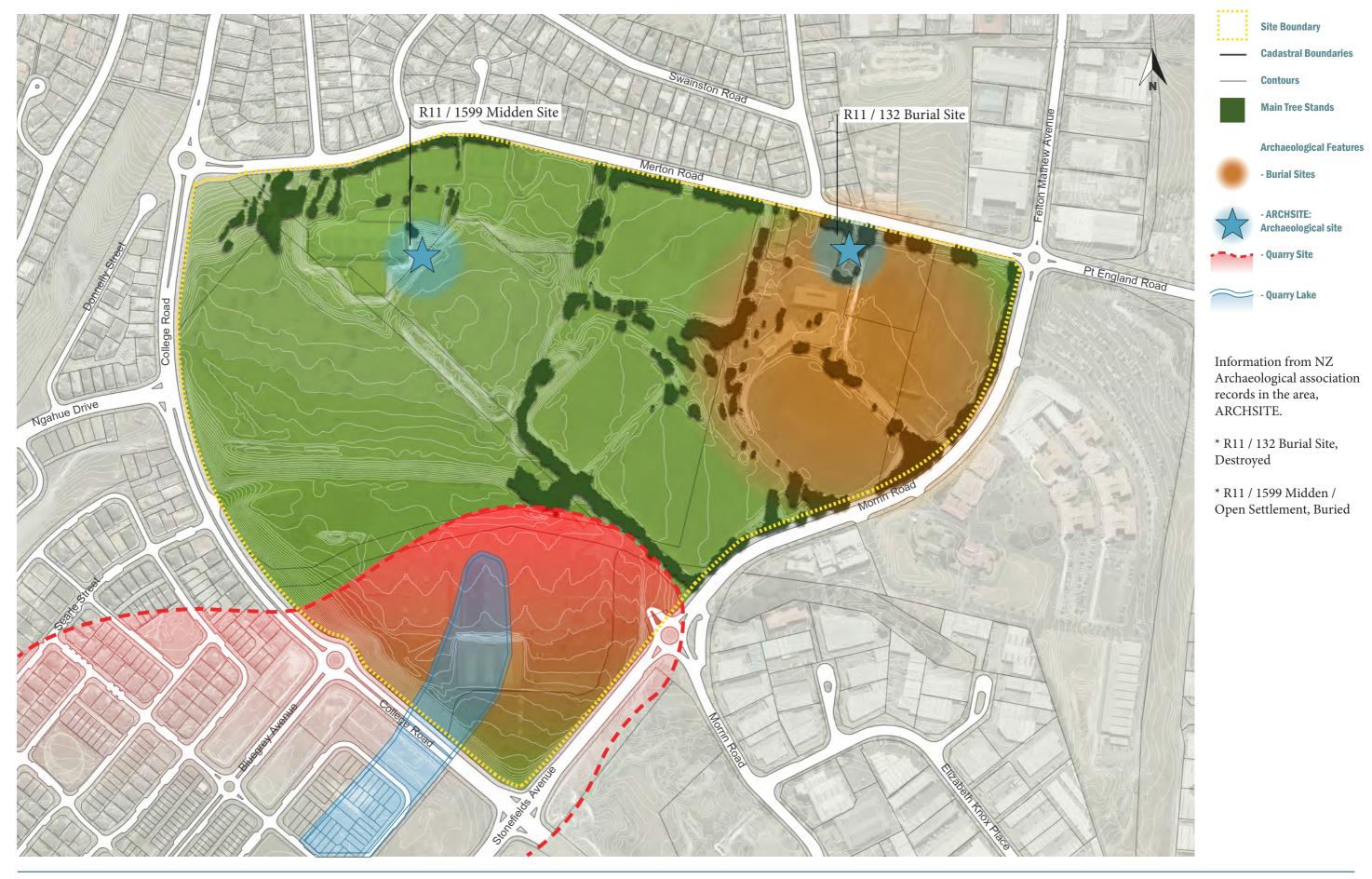




Expanse of netball courts, looking east



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COLIN MAIDEN PRECINCT - CULTURAL HERITAGE

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1:2000 @ A1 0 0 0 80 100 120 140 160 180 200 m



COLIN MAIDEN PRECINCT - OPEN SPACES
Map 9

Site Boundary

Significant Groves

Amenity Planting

Grass Sports Fields

Buildings & Impermeable Surrounds / Curtilage

Hardcourts

Artificial Turf

Roading

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COLIN MAIDEN PRECINCT - CIRCULATION
Map 10

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COLIN MAIDEN PRECINCT - FACILITIES & AMENITIES

Map 11

Site Boundary

Buildings & Curtilage

Internal Service Roads

Currently Developing
- Buildings & Curtilage

- Internal Service Roads

- Hardstand Areas

Hardstand Areas

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Sit

Site Boundary

Cadastral Boundaries

Contours

Open Spaces

Grass Fields



Artificial Turf Fields



Hard Courts



Committed Land

EXISTING

- 00 AU Glass Houses
- 01 Just Kidz Educare
- 02 Auckland Radiology
- 03 AU Health & Performance Clinic (Recreation Centre)
- 04 AU Cricket Club
- 05 UniSports Med
- (06) AU Nutrition & Dietics Clinic
- Maintenance Depot
- **O8** AU Rugby Football Club
- 09 Tennis Auckland
- 0ceania Football Confederation
- (11) Auckland Netball



COLIN MAIDEN PRECINCT - USES - EXISTING
Map 12

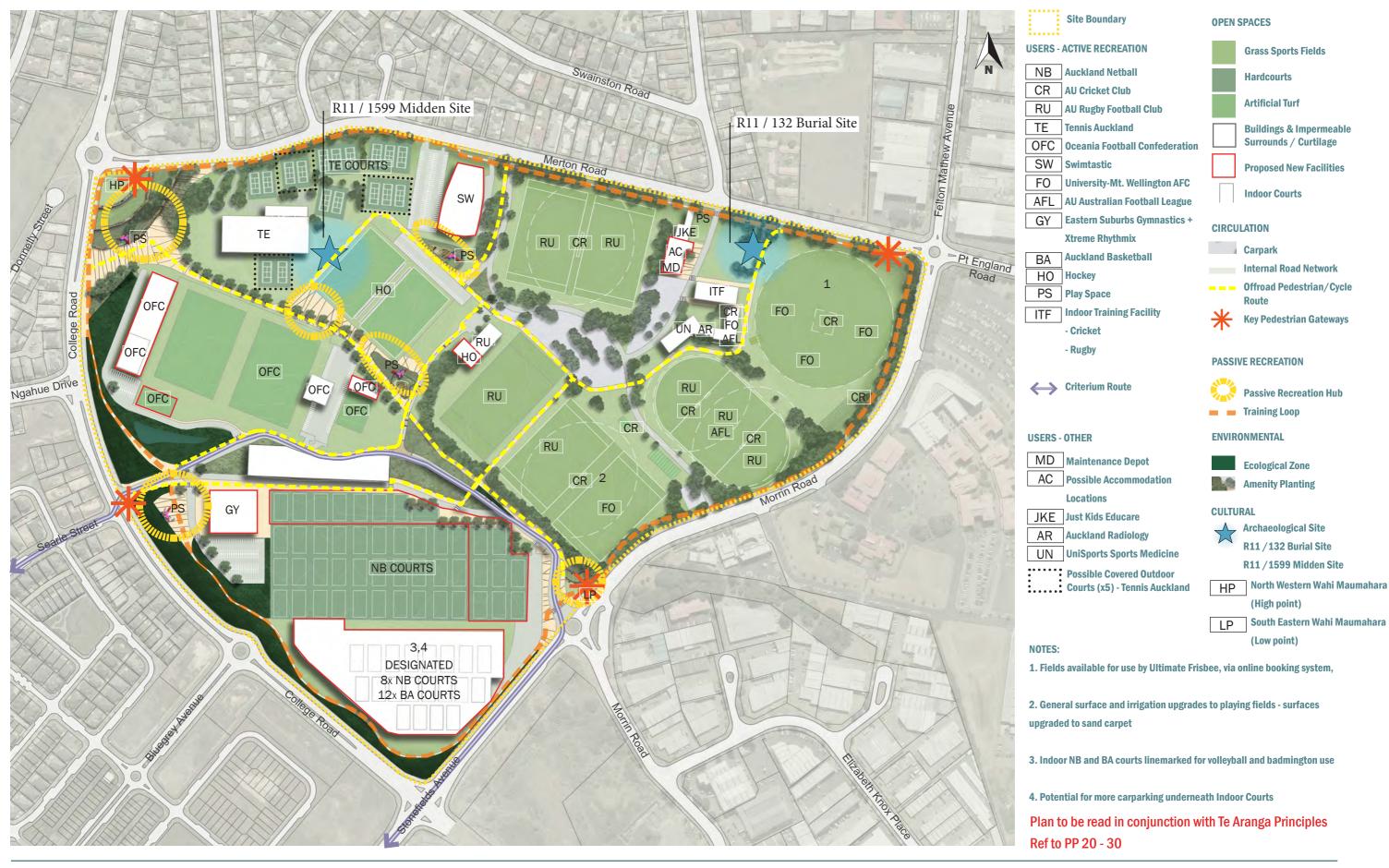
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COLIN MAIDEN PRECINCT - USES - FUTURE DEMAND
Map 13

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COLIN MAIDEN PRECINCT - STRUCTURE PLAN
Map 14

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	COLIN MAIDEN PRECINCT - MASTER PLAN - FACILITIES		
ACTIVE RECREATION	FACILITIES PROVIDED	COMMENTS	
Auckland Netball	Y	Remove portion of at-grade carparking in lower triangle. Total of 8x indoor courts and 46x outdoor courts (full number required). Shared facilities with basketball and judo. Line markings for volleyball and badminton. potential for more carparking underneath indoor courts.	
AU Cricket	Y	Minor upgrades to club building – facilities to be shared with AFL and Football.	
AU Rugby	Y	Facilities expanded and shared with hockey. Additional 1558sqm includes; 18sqm storage, 14 change rooms and 840sqm function space. Terracing either side, each holding ~500ppl.	
Auckland Tennis	Y	Existing facilities retained. Recognise need to cover outdoor courts	
Oceania Football	Υ	Retain status quo for Stages 1 and 2. NOT Stage 3 (Accommodation)	
Unimount Football	Y	Retain use of fields. Shared facilities within existing cricket building with AFL and cricket	
AFL	Y	Retain existing field use. Shared facilities within existing cricket building with and cricket Unimount	
Eastern Suburbs Gymnastics + Xtreme Rhythmix	Y	Purpose built facility next to netball courts	
AU Hockey	Y	2x full size fields 55 x 91.4m. Shared facilities with rugby; includes 4 change rooms, 9sqm storage, function space, and terracing	
Basketball	Υ	Shared facilities with netball and judo. Includes 12x indoor courts (full number required)	
Indoor Training Facility	Υ	4x Lane facility beside cricket / Football / AFL clubrooms. Used by cricket, hockey, rugby, football and AFL	
Cycling Criterium	Υ	Links into the internal roading network in the south and out onto external roading	
Ultimate Frisbee	-	Ability to book playing fields via online system	
Carparking	Approx 1300	Centrally located carparking building, ~Approximately 700 carparks Plus increased and rationalised at-grade carparking around precinct	
OTHER HOERO			
OTHER USERS			
Maintenance Depot	Y	Remains in current location and reduced in size	
Accommodation	Y	2500sqm- split over two levels; 250ppl accommodation, kitchen, dining, reception, laundry and seminar room.	
JustKidz EduCare	Υ	Retained where it is. Altered carparking facility	
AKL Radiology	Υ	Shared facility with UniSports Med	
UniSports Med	Υ	Expansion over two levels into Lab space	
AU Rec Centre	-	Removal of user	
AU Dietics & Nutrition Lab	-	Removal of user	
AU Glasshouses & Weather	-	Removal of buildings	
Centre	-		
PASSIVE RECREATION			
Passive Rec Network	Y	Includes features such as seating, drinking fountains, BBQ facilities, public toilets, walkway network, tree network, wayfinding and interpretation, and playgrounds	
Training Trail	Υ	Winds around site	
Wahi Maumahara		Wahi Maumahara (cultural pathway) between High point (College Road and Merton Road intersection), and Low point (Morrin Road and Stonefields Avenue). Features cultural interpretation.	



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1:2000 @ A1 0 10 40 60 80 100 120 140 160 180 200 m



COLIN MAIDEN PRECINCT - MASTER PLAN

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KORERO

Ko Maungarei te Maunga (Maungarei is the mountain)

Ko Te Waitematā te Moana (Te Waitematā is the sea)

Ko te Wai o Tāiki te Awa (Te Wai o Tāiki is the river)

Ko Tauoma he Pā tawhito (Te Tauoma is the ancestral village)

Ko te Moko-ika-hiku-waru te Taniwha (Moko-ika-hiku-waru is the eight tailed lizard-like creature)

This pepeha articulates the context and association of one to the other. Mokoia, Mauinaina, Mauinaina and others within the landscape of Te Taouma were the great bastions within close proximity to the subject site. Although Taurere, now Mana whenua being physically removed from the landscape the spirit of the people and their connection to this area will remain and endure within the stories and hearts of our elders and the minds of their people. Each individual Mana whenua articulate clearly their associations through various means and in particular whakapapa and occupation being highly regarded.

Waiatarua, a place of customary resources can not be considered separate from the whole and still is today a taonga of great importance, harbouring life. These inter-relationships outlined can not be severed by a the stroke of a pen, i.e. the delineation via a deposited plan.

The recognition of first peoples, their occupation and associations are such that have fashioned the narratives and sense of place upon which Tamaki Makaurau was built is to be celebrated. The opportunity to engage and support the ongoing development of this reserve is critical. Mana whenua seek greater recognition and protection of the identified cultural heritage sites. The potential that exists for further discoveries given the area's historical occupation and as a key thoroughfare is heightened. From a wider landscape context, the subject site is acknowledged in relation to its cultural and ecological footprint. From a 'mana enriching' perspective the opportunity to enhance the mauri, vitality of Te Taouma / Ngahue is first and foremost.

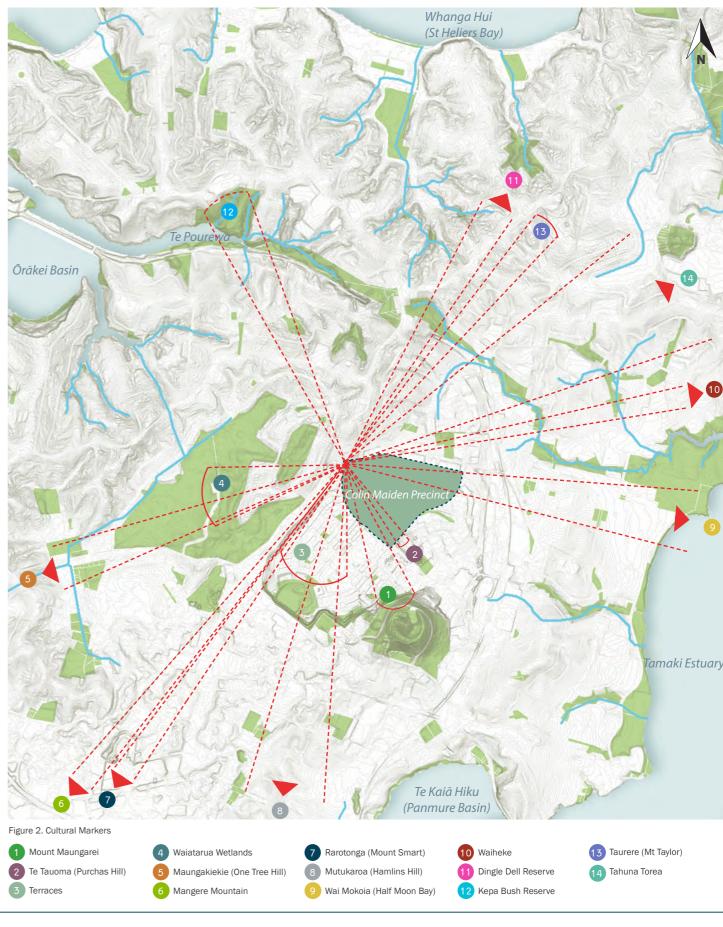


The following Mana Whenua have a longstanding and enduring association to the area:

Te Akitai o Waiohua Ngati te Ata o Waiohua Ngati Paoa Ngati Maru Te Kawerau a Maki Ngai Tai ki Tamaki Ngati Whatua o Orakei

Figure 1. Mount Wellington, 1976, looking north-east from the south face quarry scars. (New Zealand Geological Survey photographed by D.L. Homer)

Searle, E.J. City of Volcanoes: A Geology of Auckland. Auckland: Longman Paul Limited, 1664. 123. Print.





Rangatiratanga

The right to exercise autority and self determination within ones own iwi / hapū realm

Kaitiakitanga

Managing and conserving the environment as part of a reciprocal relationship, based on the Māori world view that we as humans are part of the natural world

Manaakitanga

The ethic of holistic hospitality whereby mana whenua have inherited obligations to be the best hosts they can be

Wairuatanga

The immutable spiritual connection between people and their environments

Kotahitanga

Unity, cohesionand collaboration

Whanaungatanga

A relationship through shared experiences and working together which provides people with a sense of belonging

Mātauranga

Māori / mana whenua knowledge and understanding



1. Mana | Rangatiratanga Authority

The status of iwi and hapū as mana whenua is recognised and respected



2. Whakapapa | Names & Naming

Māori names are celebrated

Not only are Maori names celebrated but the intergenerational and lineage of ancestors are well imbued into the fabric of the whenua that also acknowledge events, activities, occupation etc.

Key Moves

- All Mana whenua who have a direct historical association to the area seek a closer and more meaningful relationship with the Ōrākei Local Board that is treaty based and empowered; and want to ensure that relevant co-designed outcomes are clearly understood assisted with appropriate communications and messaging;
- Seeks to align governance aspirations, e.g. 'a Maori identity that is Auckland's point of difference' as articulated in the Auckland Plan clearly identified in the local board plan acknowledging all Mana whenua;
- In regards to the value of manaakitanga, it is important that Colin Maiden Precinct provides for a balance of both passive and active recreation, i.e. provision of sport and recreation space alongside community activities/playground space etc.

Key Moves

- Dual naming is of utmost importance moving forward and the opportunity therefore to provide a name of cultural relevance to this Precinct is to be provided for;
- Expression of Ngahue history will allow for greater recognition and appreciation through applications such as the provision of signage/interpretation.



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3. Taiao | The Natural Environment

The natural environment is protected, restored and / or enhanced



4. Mauri Tu | Environmental Health

Environmental health is protected, maintained and / or enhanced

Key Moves

- Biodiversity, ecological restoration (community involvement) along the banks along with the use of local native flora (fruit/nectar value) and to entice native fauna through green corridors; eco-sourced from Tamaki Ecological District;
- Create lizard and invertebrate habitat along with a management plan;
- Pest and weed management regime will assist to regenerate current and additional flora;
- Hydrology: water table polishing via rain gardens and other methods to be provided for across the whole of Colin Maiden Precinct, e.g. east of OFC site;
- Onsite remediation of high water table on the s/e corner is pumped across to Waiatarua wetlands to be harvested and directed to highest point for reticulation across the site;
- A dedicated geotechnical examination of the contaminated landfill at 'unallocated' site to be undertaken along with a clear monitoring regime;
- Celebrate and provide for the enhancement of the rare lava flow ecosystems; investigate cliff areas to retain;
- Retain basalt on site;
- Sustainability measures within built environment;
- Priority is to polish the water that leaves the site.

Key Moves

- An opportunity for areas for harvesting rongoa spp, weaving etc to be explored;
- An opportunity for open space, providing for community engagement such as whanau activities, communal garden is to be encouraged; a playground and safe routes for children through the Precinct. Community wellbeing to be enhanced;
- The quality of wai is of particular importance and should be of a high quality upon discharge from the site. The use and reuse of water within the various faculties of the Precinct is to be supported and encouraged;
- Increase greenways connectivity.



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5. Mahi Toi | Creative Expression

Iwi/hapū narratives are captured and expressed creatively and appropriately



6. Tohu | The Wider Cultural Landscape

Mana whenua significant sites and cultural landmarks are acknowledged

Key Moves

- Primary Heritage Trail: Provides interpretation of significant cultural features. Trail from northwest to southeast, connecting the two wāhi maumahara;
- Secondary Heritage Trail: connecting registered archaeological sites;
- The use of cultural markers / artwork at these wāhi maumahara sites:
- Connections between the moments on site, trails that link these cultural markers.

Key Moves

- It is noted that Colin Maiden Precinct is not in the Proposed Auckland Unitary Plan as a site of value/significance. The status and high value of this area is relevant given its inclusion within this significant cultural landscape;
- The identified sites of cultural significance are to be appropriately designed by Mana Whenua and managed and provided for within the Colin Maiden Precinct management plan;
- Wāhi Maumahara site on the corner of College and Merton St: located at the highest point (RL 57.5) within the reserve is proposed as a key cultural marker point and therefore an opportunity for interpretation and ties to the wider landscape as an anchor point;
- Wāhi Maumahara site at Morrin Road entry: located at the foothills of Maungarei (RL40.00) specifically connects to the maunga and the cultural narrative korero and interpretation of local place history will be articulated.



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7. Ahi Kā | Living Presence

Iwi/hapū have a living and enduring presence and are secure and valued within their rohe

Key Moves

• Repopulation includes the embedding of cultural narratives though various means to reclaim kinship ties and association



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Figure 3. (Top Left) Wahi Maumahara Spine Path

Figure 4. (Above) Panorma V1 from North Western Wahi Maumahara (High Point)

Figure 5. (Top Right) Panorama V2 from South Eastern Wahi Maumahara (Low Point)





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COLIN MAIDEN PRECINCT - ENLARGMENT ONE Map 17a - Refer to Page 26

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COLIN MAIDEN PRECINCT - ENLARGEMENT TWO
Map 17b - Refer to Page 26

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COLIN MAIDEN PRECINCT - ENLARGEMENT THREE

Map 7c - Refer to Page 26

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COLIN MAIDEN PRECINCT - ENLARGEMENT FOUR
Map 7d - Refer to Page 26

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