

Section B_

2.1_Crossfield Reserve Site Analysis

2.1.1_Background

History

The area in which Crossfield Reserve is located was part of allotments 13 and 14 of the 'Kohimarama Block'⁶. By 1856 both allotments were owned by William Innes Taylor (which nearby Taylor's Hill is named after) and became the site of the Glen Innes Estate, the homestead of which was located on the site of the current Glen Taylor primary school. In 1924 the land was subdivided. Sales were slow during the Great Depression and war years and eventually a large portion, including the land where the reserve is today, was sold to the government in 1945, much of which was used for state housing. The land for the reserve was vested in Auckland City Council to be used for recreational purposes.

Zoning

The reserve has a single recreational open space activity zoning - Open Space 3 (Organised Recreation)

Objective: To provide for organised sports and recreation activities which are compatible with the physical characteristics of the land and which do not impact adversely on the amenity and quality of the surrounding environment.

Legal

The reserves certificate of title is CT-24D/481, legal description Lot 214 DP 43378. The total site area is 9.2559ha.

⁶ Jackson, E.T., 1978 *Delving into the past of Auckland's Eastern Suburbs*. Section 8, chpt 2-3

2.1.2_Landscape Characteristics

Landform | Physical Features

Crossfield Reserve is a relatively narrow, elongated shape which reduces in width at each end. Except for the comparatively short road boundaries, most of the site is defined by the long boundaries with the adjacent residential development. The reserve is largely flat with the only notable topographical variation created by the gentle slopes around the perimeter of the northern-most portion of the park, and the swale which extends the length of the northern boundary where it passes under Mount Taylor Drive.

To the east of the reserve immediately across Crossfield Road is Taylor's Hill, a distinctive local landform which forms part of the Auckland Volcanic Field. Only part of the cone survives having been quarried to the east. To the north of the reserve toward Esperance Road and Mount Taylor Drive the landform is elevated. To the west and south the adjacent sites are at a similar level to the reserve.

Views

There is good surveillance into the park from much of the surrounding area, particularly the elevated slopes to the north. From within the reserve the only significant view to the surrounding area, is to Taylor's Hill to the east.

Vegetation Framework

Most of the vegetation within the park is located around the outer perimeter. Although intermittent in its distribution it provides a suitable interface with the adjacent residential development along large sections of the boundary. The main tree species on site include plane tree (*Platanus* spp), brush box (*Lophostemon conferta*), pohutukawa (*Metrosideros excelsa*), oaks (*Quercus* spp), gums (*Eucalyptus* spp) and poplars (*Populus* spp). Some of these trees are of significant stature and add considerably to the sense of establishment and amenity of the reserve. Most of the specimen trees are exotic species. Native trees and shrubs are generally confined to group plantings at the eastern end

of the reserve in association with the swale, changing rooms, entrance and Crossfield Road frontage. Except for the clumps of flax (*Phormium tenax*) within the downstream section of the swale the main areas of native vegetation have had their understoreys cleared to prevent opportunities for concealment.

2.1.3 Use and Landscape Character Areas

The main organised recreational use within the reserve in the summer is baseball with the fields taking up most of the central portion of the park. Cricket is also played, but is secondary in terms of allocation of space and largely restricted to the western end of the park. The summertime sports are replaced by soccer during the winter months. The park also caters for informal sporting activities with a skate park with a variety of half pipes and ramps, an older separate skate bowl, junior playground and hardcourt area. The area is also popular with locals for fitness activities and dog walking. Although much of the reserve is relatively homogenous in nature, there are a number of reasonably distinct character areas:

1_Central Sportsfields

The majority of the park, excluding a thin strip around the perimeter, is almost entirely taken up by a large expanse of sportsfields. At the eastern end there are changing facilities, public toilets and storage area for baseball equipment. The only other structures are the large mesh screens recently installed around the batting zones of the baseball diamonds and the dugouts. Pedestrian access is provided from surrounding streets in three locations with access from Washington Avenue, Jefferson Street and Esperance Road. There are no formed pathways in this part of the reserve however. Residential style timber perimeter fencing is a continuous feature around this part of the reserve.

2_Community Park

This is located at the northern end of the reserve. This is the main entrance to the park where the vehicle access and a carpark are located. The area is defined by vegetation, the adjacent carriageway and low slopes around its perimeter. It is further differentiated by the concentration of facilities and activities associated with the entrance, carpark, skate park and community centre. These uses and physical features combine to make the area distinct from the remainder of the park.

3_Informal Passive Parkland

This includes a small triangular area along the southern boundary and a portion of land at the far western end of the park. These areas are distinguished from the adjoining parts of the reserve and are the only areas of any significant size which are not integrated within the sportsfields. In these areas, small groups of trees and less manicured grass provide the opportunity for passive use.

2.1.4_Facilities

- Glendowie Community Centre
- Changing rooms, toilets and showers
- Equipment storage (baseball)
- Playing fields – summer
 - 2 full sized baseball diamonds with dugouts and batting cages
 - 2 marked baseball pitches
 - 1 artificial cricket pitch
 - 1 cricket Field
 - sand carpeting to all fields
- Playing fields – winter
 - 4 full sized soccer fields
 - 1 half soccer field
- Basketball court and shooting hoop
- Junior playground
- Junior skateboard bowl
- Skateboard park
- Angle car parking along Crossfield Road (40 spaces)
- Angle car parking within the reserve along both sides of access drive (approximately 50 spaces)
- Pedestrian access to Jefferson Street, Esperance Road, Washington Avenue, Mount Taylor Drive and Crossfield Road (via access drive)

Stakeholders

As well as the local community, the main stakeholders associated with Crossfield Reserve include:

- Bayside Westhaven Baseball Club
- Auckland Baseball Association
- Eastern Suburbs Association Football Club Inc
- Parnell Cricket Club
- Glendowie Community Hall management (internal)
- Schools within 1.2km - Glendowie College, Sacred Heart College, Tamaki College and Glendowie Primary

Seasonal Use

Bayside Westhaven Baseball Club - Season runs from October through to April with a break over Christmas.

Eastern Suburbs AFC - Season runs from end April through to end August.

Parnell Cricket Club - Season runs from October through to April with a break over Christmas.

2.1.5_Consultation

Extensive public and stakeholder consultation was undertaken as part of the site analysis. Further details of the consultation strategy and the full findings can be found in Appendix 1 of this document. In summary the key findings in order of significance relevant to Crossfield Reserve are:

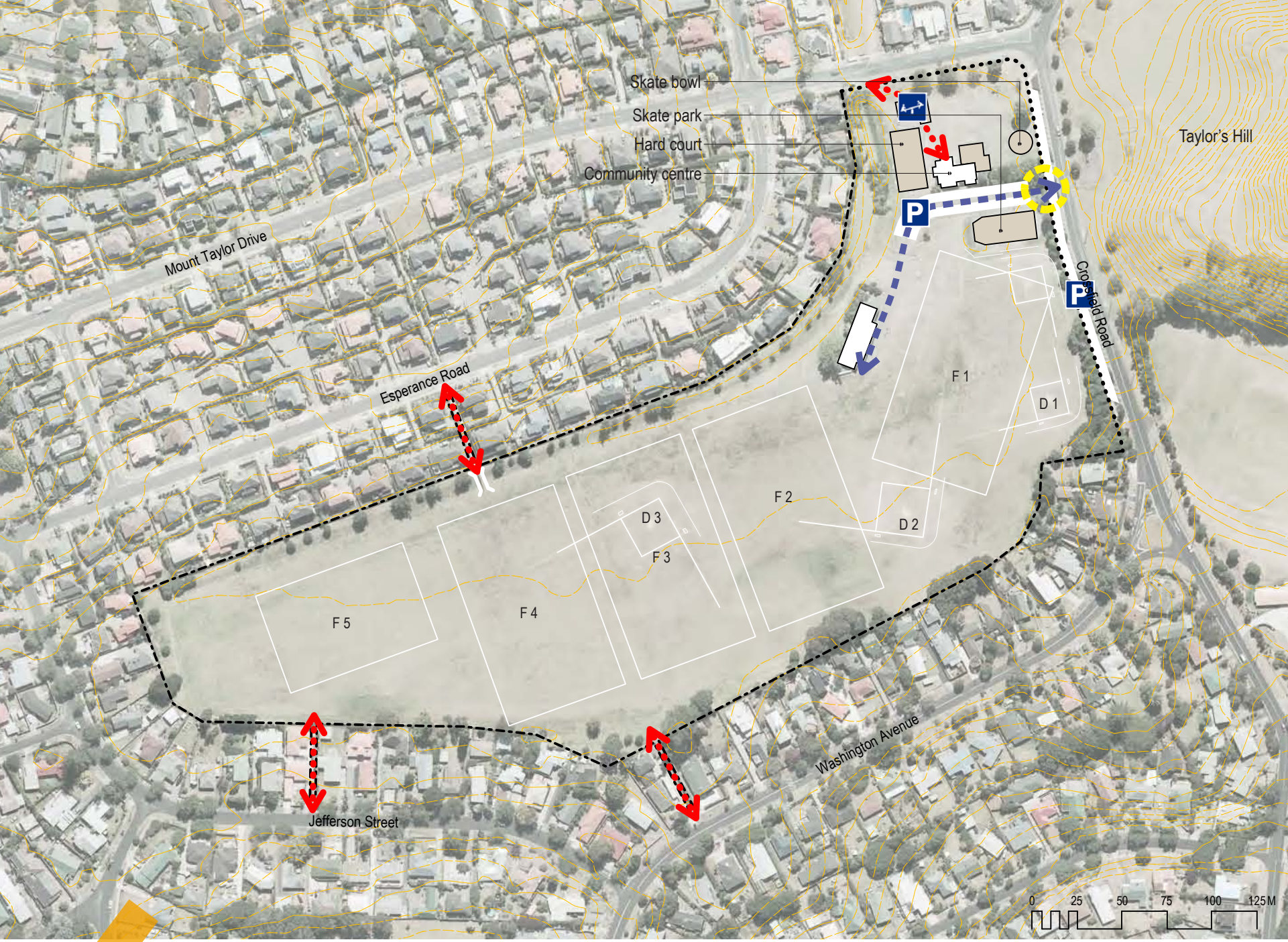
Strengths (existing positive attributes)

1. Size and useable open space
2. Close proximity and convenience








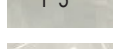
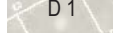


3. Large and diverse range of recreational activities
4. Baseball / baseball facilities
5. Walking the dog
6. Relaxed, not so busy/crowded
7. Conditions/maintenance levels

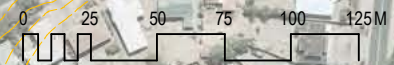
Weaknesses (issues and opportunities)

1. Improved drainage and playing surfaces (artificial or sand carpets)
2. Sports field floodlighting
3. Improved toilet/changing facilities
4. Other grounds management/maintenance
5. Need for dog off-leash status
6. Better parking facilities
7. Upgrade to baseball facilities
8. Better pedestrian circulation
9. More seating and site amenities
10. Improvements to the playground
11. Improved security
12. More trees and landscaping



Legend

-  Pedestrian access
-  Vehicle access
-  Park entrances
-  Playground
-  Parking
-  Parking areas
-  Football fields
-  Baseball diamonds/
backstop fence
-  Existing fence
-  Existing vehicle
restraints
-  Foot bridge



Crossfield Reserve_Site Analysis

PRELIMINARY 02_02_2012

Site Access / Use
Scale 1:2,000 @ A3





Community Park



Community Park













Central Sportsfields



Informal Passive Parkland

Legend

-  Prominent native vegetation
-  Prominent specimen trees
-  Mixed amenity planting
-  Watercourse/swale
-  Slopes
-  Character areas
-  Views into reserve
-  Significant views from within reserve
-  Contours (1m intervals)
-  Site boundary



Crossfield Reserve_Site Analysis

PRELIMINARY 02_02_2012

Landscape Characteristics
Scale 1:2,000 @ A3



2.1.6_Additional Considerations

In addition to the key findings of the consultation, further considerations highlighted as part of the consultation process and from detailed site analysis identified the following additional issues and opportunities (in no particular order):

- Security fence around skatepark – lock at night (security issues).
- Under utilised for cricket potential
- Improved storage for all codes
- Better park lighting
- Access drive resurfacing
- Public toilets by play area
- Poor vehicle entrance – narrow, visibility and awareness (hidden by trees)
- No seating for spectators around baseball diamonds
- Uncoordinated park furniture
- No shade in proximity of skate park
- Limited passive area to complement, and provide respite from areas of active recreation
- Dilapidated timber ‘fort’ structure to the north of the Community Centre
- Soccer goal storage area adjacent to changing rooms (poor visual amenity)
- Proposed lights for baseball – neighbourhood resistance
- Residential boundary treatment – graffiti on fences
- Timber railing along road frontages – unsightly and dated
- Inconsistent tree planting framework

