



Masterplan \_ Crossfield Reserve  
\_ Glover Park  
\_ Madills Farm



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PART A\_ | Masterplan Report

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## Section A\_Introduction

### 1.1\_Introduction | Background

Sports parks across the city and particularly within the Orakei Ward are subject to increasing pressure. With continued population growth and changing participation trends the pressure for field space will increase in future years. Sports field demand exceeds supply across the city and this trend will continue with increasing demand expected over time. Crossfield Reserve, Glover Park and Madills Farm will be required to accommodate an increased capacity for organised sport, while also providing an important role as local parks for informal recreation.

All three parks are also valued by local communities for their landscape characteristics and amenity values and for informal recreation such as walking, dog exercise, play and events. The wider Auckland community also enjoys active and informal recreation activities at the parks.

Improvements to sports parks will be required to provide increased capacity over time to better meet the needs of training and competition. In particular, grass fields without significant drainage improvements, such as sand carpeting, have the lowest playable hours per week and are vulnerable to wet weather damage and closures.

Sports parks have proven to be the biggest issue identified by submissions to the Orakei Local Board Plan. Around 88 per cent of submissions (2500 received) related to sports park capacity, poor ground conditions and increasing demand. Improvements to sports parks will be required to provide increased capacity over time to better meet the needs of training and competition.

To help address some of these issues, the Orakei Local Board Plan 2011 identified the development of a masterplan for Crossfield Reserve, Glover Park and Madills Farm as a key project initiative. This project is in alignment with 'Priority Five: Sportsfields that meet our needs'.

The Orakei Local Board supports a consultation-led process to ensure that sports park development planning is well-informed by the views of all parties and that potential benefits can be staged and budgeted for over-time in a logical and efficient manner. The Board is also mindful of the rights and interests of the local communities who have a strong sense of ownership over the parks and whose neighbourhoods are host to increasing numbers of sports participants.

A Master Plan approach will enable all the issues faced by these three parks to be considered in an integrated manner. This will provide for the future use and development of the parks to be planned as a whole.

The proposed masterplan process will consider sports development opportunities while seeking to maintain landscape amenity values and informal recreation functions.

The masterplan process is intended to provide an outline for future development that can provide a degree of certainty for sports organisations and communities. The process and outcomes will recognise the need to develop and grow organised sport within appropriately zoned areas, while balancing landscape and passive recreation values and uses.

The key benefit of the project will be to provide a clear direction for the development, design and ongoing use of the parks, and will inform the Orakei Local Board's decision-making and financial planning.

### 1.2\_Masterplan Objectives

The masterplan has been developed within the Orakei Local Board Plan 2011 policy framework 'Priority Five: Sportsfields that meet our needs' which includes:

- Develop a masterplan for Crossfield Reserve, Glover Park and Madills Farm
- Install sandcarpets on all fields at Crossfield Reserve, Glover Park and Madills

Farm as a matter of urgency

The key objectives of the masterplan are:

- To provide for the identified demand and need for sports park capacity as part of the overall district wide provision
- To balance this demand with the requirements of passive use of the sports parks
- Enhance the safe use of the parks by the adoption of best practice Crime Prevention Through Environmental Design (CPTED) principles and conditions

### 1.3\_Masterplan Process

The steps involved in the development of the masterplan have been as follows:

#### Research and Analysis

- Site investigations and analysis
- Review of background information and research material

#### Consultation with Key Stakeholders

- Meetings with the Orakei Local Board project team and Auckland Council officers
- Media coverage via the council website
- On-line survey and feedback form
- Consultation with key stakeholders – sports groups, local residents, iwi, schools
- Stakeholder workshop
- Public open days for each of the parks

#### Consultation Analysis Report

- Written analysis and assessment and summary of all submissions following each stage of consultation

#### Draft Masterplan

- Preparation of a draft masterplan based upon findings from the site investigations and analysis, research and analysis phase and consultation strategy
- Discussions with the Orakei Local Board project team and Auckland Council officers

#### Public Display of Draft Masterplan

- Public display of draft masterplan at an Open Day and on the council website seeking comment from park users, clubs and groups, the local community and other key stakeholders
- On-line and printed feedback forms

#### Final Masterplan and Report

- Refinement of the draft masterplan into a staged final masterplan based upon feedback received

### 1.4\_Statutory Framework

All three parks are classified under the Reserves Act 1977.

The parks have been classified and gazetted under the Reserves Act as follows (refer Appendix 1):

**Crossfield Reserve:** this was Crown land which was vested in the Mayor, Councillor's and citizens of Auckland to be held in trust for that purpose and gazetted in the New Zealand Gazette No. 12, 1965, page 316.

**Glover Park:** a small part only of the reserve was classified by gazette notice in the New Zealand Gazette No. 137, 1981, page 3234.

**Madills Farm:** the entire reserve was classified by gazette notice in the New Zealand Gazette, No. 100, 1982, page 2782. In 1956 Madills Farm was transferred from the Melanesian Trust to Council as 'reserve for recreation purposes' under the Reserve and Domains Act 1953.

The property title for Crossfield Reserve notes the purpose as 'Recreation Reserve' and Glover Park and Madill's Farm as 'Reserve for Recreation Purpose'.

All three parks are subject to the Auckland Council (City of Auckland – Isthmus section 1999) District Plan. Crossfield Reserve is zoned Open Space 3, the majority of Glover Park is zoned Open Space 3 with a small area of Open Space 1 on the northwestern slope (archaeological and geological features). Madills Farm is zoned Open Space 3 with an area of Open Space 2 on the southern corner and beside Baddeley Avenue.

The Plan outlines the objectives for the Open Space zones.

The **Open Space 3** (Organised Recreation) zone is applied to parks which are used primarily for organised sports and recreation. These parks represent a valuable resource to the city therefore a strategy is adopted which seeks to ensure that these parks are used to their full potential in a manner beneficial to the community and in a manner which does not impact adversely on the amenity or quality of the surrounding environment.

The zone provides for a wide range of both informal and organised sports and recreational activities. Multiple use of both sites and facilities is encouraged. The zone is compatible with the recreation classification of the Reserves Act 1977.

The expected outcomes are to ensure that maximum use is obtained from areas suitable for organised sports and recreation while securing an appropriate level of protection for the surrounding environment and the open space of sites within the zone.

Land zoned **Open Space 2** (Informal Recreation) is retained principally as open space for informal recreation. Zone provisions are designed to reflect the essential visual contribution that these areas of open space afford to their surrounding environment. The expected outcome is the retention of areas of open space for informal recreation and visual enhancement.

The zone is compatible with the recreation classification of the Reserves Act 1977.

The **Open Space 1** (Conservation) zone is applied to land of particular scenic, heritage, natural or habitat value in order to conserve and protect these areas

and to maintain their natural character and biological productivity. Activities are restricted to informal recreation.

The zone is compatible with the historic, nature, scientific and scenic classifications of the Reserves Act 1977.

## 1.5\_Policy Context

There are a number of relevant strategic reports, plans and studies prepared by and for Auckland Council and other statutory bodies that are relevant in the masterplan context and have been reviewed as part of the masterplan process. Those which have particularly informed the masterplan outcomes are identified below:

### Orakei Local Board Plan 2011<sup>1</sup>

The Orakei Local Board Plan 2011 identifies the development of a masterplan for Crossfield Reserve, Glover Park and Madills Farm as a key project initiative. This project is in alignment with 'Priority Five: Sportsfields that meet out needs'. The key projects/initiatives are to:

- Develop a masterplan for Madills Farm, Crossfield Reserve and Glover Park.
- Install sand carpets on all fields at Madills Farm, Crossfield Reserve and Glover Park as a matter of urgency.

### Our Collective Taonga: Places for People, Places for Nature<sup>2</sup>

'Our collective Taonga: Places for people, places for nature' is the open space framework for Auckland city. It sets the direction for the future improvement, protection and management of Auckland's open spaces. The development of the framework is part of a long-term initiative to make the best of the city's parks, urban forest, beaches, streets and town centres.

### City Safe Plan<sup>3</sup>

<sup>1</sup> Auckland Council (2011) *Orakei Local Board Plan*.

<sup>2</sup> Auckland City Council (undated) *Our Collective Taonga: Places for people, places for nature*.

<sup>3</sup> Auckland Council (undated) *City Safe Plan*, Auckland Council.

The aim of the City Safe Plan is to improve safety in Auckland. The concept of safety includes both real and perceived perceptions and concentrates on areas that prevent, reduce, and/or contain the social, environmental and intimidatory factors that affect the way that people participate in their communities. The City Safe Plan will be effective when research informs that a very large majority of people interact in Auckland city without having a fear of crime, as well as believing that their community is a safe place to be.

The plan highlights the need to work with a variety of stakeholders to achieve appropriate and safe outcomes for Auckland City. Such outcomes include a safe physical environment, as well as a responsiveness to issues associated with 'at risk' groups in the community. The plan also provides a mechanism to measure improvements in safety as well as responding to new safety needs. This information will be obtained from feedback through regular safety surveys.

#### National Guidelines for Crime Prevention Through Environmental Design (2005)<sup>4</sup>

The guidelines are aimed to help local authorities, particularly those for whom Crime Prevention through Environmental Design (CPTED) is an accepted initiative, to introduce CPTED when planning, designing and managing publicly accessible places.

For Auckland Council, CPTED is already an integral part of their vision, strategy, policy and implementation processes.

#### Quantifying the Supply and Demand for Sports Fields in the Auckland Region – Central Sector<sup>5</sup>

Longdill and Associates prepared a report for Auckland Council on the supply and demand for winter sports fields in the Auckland region. The purpose of the report was to provide a regional wide perspective to the demand and supply of winter sports fields and highlight the areas of greatest need for increasing playing capacity.

The report identified that increasing sports field capacity can be achieved in a

number of ways including increasing the capacity of existing fields, providing artificial surfaces and entering into partnership arrangements with other field providers.

Increasing the capacity of existing fields can be achieved by:

- Upgrading from soil to sand carpet – provides incremental capacity of around 6-7 hours per week
- Changing the type of grass used to better sustain play
- Upgrading to artificial turf – provides an incremental capacity of around 22 hours per week if a sand field and 28-30 hours per week if a soil field
- Ensuring the park infrastructure – lights, changing rooms and facilities do not limit use

<sup>4</sup> Ministry of Justice, 2005 *National Guidelines for Crime Prevention Through Environmental Design*,

<sup>5</sup> Longdill Associates, August 2011 *Quantifying the Supply and Demand for Winter Sports Fields in the Auckland Region*,