

## 2.3\_ Madills Farm Site Analysis

### 2.3.1\_Background

#### History

Madills Farm was established as a reserve –

In 1947 when the Melanesian Mission Trust Board decided to subdivide that part of their land which extends from Speight Road to Kepa Road. They arranged with Auckland City Council to set aside for recreational purposes 26 acres situated toward the southern end of the low-lying flat land –swamp region which formed part of the 119 acre estate which was leased to W.H Madill, a dairy farmer, in 1919. From 1944 onwards the reserved portion was used as a fill-in area and was known locally as “ the dust bowl”. In 1864 (sic) (1964?) 3 acres at the southern end were levelled off and, at the request of the Kohimarama Improvement Society, converted into a children’s playground; but the levelling of the remainder was not completed until 1970.

#### Zoning

The reserve is divided into two recreational open space activity zones:

Open Space 2 (Informal Recreation) – applies to the southern portion of the park including the playground and associated passive space and extends in a narrow band along the entire western road frontage.

Objective: To protect appropriate areas of open space for the enhancement of the environment and the enjoyment of informal recreation.

Open Space 3 (Organised Recreation) – applies to the open playing fields in the central and northern portion of reserve.

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 reserve is comprised of CT-133C/247 and CT- 31A/26, legal description Lot DP 204517 and Lot 2 DP 93072 (101514 m<sup>2</sup>), Lots 71-74 deed plan 326 (2073m<sup>2</sup>). The total area is 10.4244ha.

### 2.3.2\_Landscape Characteristics

#### Landform | Physical Features

The site is characterised by a broad flat expanse of playing fields. A series of low landscape mounds along the western edge of the reserve provide some topographical variation, visual interest and space definition within the reserve. A modified permanent stream channel runs along much of the eastern boundary of the site. This is fed from the local upper catchment by a large culvert located just to the north of the playground and a swale from the southeastern corner of the reserve. The reserve is surrounded by residential development occupying gently elevated slopes on all sides except to the north. This elevation provides a sense of enclosure to the reserve. The southern and western boundaries are defined by the carriageway of Baddeley Avenue.

#### Views

The surrounding slopes allow views over the reserve from much of the surrounding area providing good level of surveillance. Apart from the surrounding residential development there are no views of particular significance from within the reserve.

#### Vegetation Framework

A notable feature of the park is the amount of established vegetation, particularly the fragmented row of large oaks (*Quercus* spp) along the road frontage which

together with other individual and groups of prominent specimen trees define the extent of the reserve. Other main trees established within the reserve include Indian bead trees (*Melia azedarach*), gums (*Eucalyptus* spp), poplars (*Populus* spp) and Willows (*Salix* spp). Native vegetation is largely confined to a mixed grouping associated with the footpath to the north of the playground and lower vegetation associated with the stream margins. There are a number of kahikatea specimens (*Dacrycarpus dacrydiodes*) within the carpark along the northern boundary.

Along the stream corridor there is a relatively high level of weed infestation, particularly in the less accessible central portion. The main species present include woolly nightshade (*Solanum mauritanum*), wandering jew (*Tradescantia fluminensis*), giant reed (*Arundo donax*), wild ginger (*Hedychium* spp), bamboo and privet (*Ligustrum* spp).

### 2.3.3 Use and Landscape Character Areas

There are a variety of active and passive uses within the reserve. The main organised recreational use includes soccer in the winter and cricket during the summer. Touch rugby is also played over the summer months. This active use is complemented by passive pursuits including recreational walking, jogging, picnicking and use of the playground. Along with the natural features, these uses combine to create a number of landscape character areas:

#### 1\_Vehicle Entrance and Carpark

This includes the primary and secondary entrances off Baddeley Avenue and Melanesia Road. The area extends along the northern and top part of the eastern boundary and is defined by existing established trees and vehicle restraints to the park, further trees and fences along the residential boundary, and the watercourse along the northeastern edge. The area provides vehicular and pedestrian entrance into the reserve and 90° carparking on grassed, gobi block surfacing in most areas. There is on site parking to accommodate approximately 125 vehicles.

#### 2\_Park Edge

This area extends along the western boundary with Baddeley Road with a meandering concrete pathway and sweeping areas of grass. Low landscape mounds for most of its length separate it from the adjacent playing fields in the main body of the reserve. The established oaks along road edge are the most prominent features of this portion of the reserve and greatly enhance the amenity of the area, and park as a whole. This part of the park is popular with informal recreational users as part of the perimeter walkway around the reserve.

#### 3\_Central Sportsfields

The central sportsfields occupy the largest part of the park and are characterised by a large open flat expanse of closely cropped grass with three permanent artificial cricket pitches interspersed between five soccer fields. Located centrally along the eastern edge of the playing fields are the Eastern Suburbs Association Football Club's (ESAF) clubrooms and changing facilities, a storage garage for the Kohimarama Yacht Club and public toilets.

#### 4\_Eastern Stream Corridor

The stream extends from the culvert near the playground to the northern boundary on Melanesia Road. The ESAFC Clubrooms and a mixture of specimen trees and shrubby vegetation along the riparian edge delineate the stream corridor from the main part of the reserve. The northern part of the stream is more open with lower vegetation which becomes progressively denser progressing south along the watercourse. There is no access to the eastern banks along this portion of the stream.

#### 5\_Woodland Area

Within this part of the reserve there is a definite sense of separation from the rest of the reserve due to the extensive vegetation and the up-stream portion of the watercourse. The large trees and areas of shrubby vegetation create a less manicured, semi-rural woodland quality. This, combined with the contrasting

topographical variation, creates a pleasant contrast to other parts of the reserve. However, because of the separation and seclusion, and lack of through access, existing recreational use in this area appears somewhat limited.

#### 6\_Informal Passive Parkland

This area is located at the southern end of the reserve, is more of a neighbourhood scale and is loosely separated from the remainder of the reserve by low landscape mounds and vegetation. The main recreational features of this part of the park include a playground and a petanque terrain. These combined with connecting paths and relatively large open lawn area provide a high level of amenity and significant scope for passive recreational activities, complementing the more active use areas of the main part of the reserve.

### 2.3.4\_Facilities

- Changing rooms, toilets and showers
- Kohimarama Yacht Club storage garage
- Playing fields – summer
  - 3 artificial cricket pitches
  - 3 cricket fields
- Playing fields – winter
  - 5 full sized soccer fields (all sand carpeted)
- Junior playground
- On-site 90° car parking (125 spaces)
- Continuous pedestrian pathway around reserve
- Off-leash dog exercise area

#### Stakeholders

As well as the local community the main stakeholders associated with Madills Farm include:

- Eastern Suburbs Association Football Club Inc

- Parnell Cricket Club
- Friends Of Madills Farm
- Eastern Bays Touch
- Round the Bays
- Schools within 1.2km

#### Seasonal Use

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.

Eastern Bays Touch – Season runs from end of October until the end of February.

### 2.3.5\_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 Madills Farm are:

#### Strengths (existing positive attributes)

1. Size and useable open space
2. Close proximity and convenience
3. Dog walking (off leash)
4. Natural / landscape characteristics / amenity
5. Large and diverse range of recreational activities
6. Passive recreational activities
7. Pathway/walking track
8. Playground
9. Community feel/social aspects
10. Trees/vegetation

11. Football/football facilities
12. Quiet relaxed feeling
13. Condition/maintenance levels
14. Watching sporting activities

### Weaknesses (issues and opportunities)

1. Drainage and sand pitches
2. Artificial turf/no artificial turf
3. Do nothing/leave as is
4. Flood lighting/no lighting
5. Improvements to existing toilets/changing rooms
6. Toilet facilities near playground
7. General ground improvements
8. Better balance between active and passive use
9. Clubroom extension/upgrade
10. More trees/vegetation
11. Stream corridor improvements
12. Maintain dog off leash status



### 2.2.6 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 orders):

- General lighting
- Improve playground
- More picnic tables/seating

- Better dog control
- Water quality and safety issues associated with the stream
- Improved clubrooms suitable for a variety of community uses
- Improved changing rooms – separate male and female facilities
- Viewing area for spectators
- Exercise activities for all ages
- Fitness trail
- BBQ facilities
- Aging population – needs to be catered for
- Don't want fences around fields
- More storage facilities
- Better storage for boats (Kohimarama Yacht Club)
- Improve the paths so accessible for all
- Agreed solution for dogs – so dog owners and sportsfield use works for all
- Problem of co-existence – threat of losing cricket wickets if artificial soccer fields
- Concentrate passive use in Open Space 2 zone and use Open Space 3 zone for active sports
- Improved access for disabled
- Move cricket and soccer elsewhere or keep status quo



Legend

- Pedestrian access
- Vehicle access
- Park entrances
- Playground
- Parking
- Parking areas
- Football fields
- Permanent cricket wickets
- Existing sports field lighting
- Existing fence
- Existing vehicle restraints



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

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**Legend**

- Prominent native vegetation
- Prominent specimen trees
- Mixed amenity planting
- High weed component
- Watercourse/swale
- Landscape mounds
- Character areas
- Views into reserve
- Contours (1m intervals)
- Site boundary



**Madills Farm\_Site Analysis**

PRELIMINARY 02\_02\_2012

**Landscape Characteristics**  
Scale 1:2,000 @ A3

