

# PEOPLE + PLACE

## TE ARANGA DESIGN PRINCIPLES

### MANA RANGATIRANGA - AUTHORITY

**Outcome**  
The status of iwi and hapū as Mana Whenua is recognised and respected.

- Attributes**
- Provides a platform for working relationships where Mana Whenua values, world views, tikanga, cultural narratives and visual identity can be appropriately expressed in the design environment.
  - High quality Treaty based relationships are fundamental to the application of the other Te Aranga principles.

### WHAKAPAPA - NAMES AND NAMING

**Outcome**  
Māori names are celebrated.

- Attributes**
- Recognises and celebrates the significance of Mana Whenua ancestral names.
  - Recognises ancestral names as entry points for exploring and honouring tūpuna, historical narratives and customary practices associated with development sites and their ability to enhance sense of place connections.

### TATAO - THE NATURAL ENVIRONMENT

**Outcome**  
The natural environment is protected, restored and / or enhanced.

- Attributes**
- Sustains and enhances the natural environment.
  - Local flora and fauna which are familiar and significant to Mana Whenua are key natural landscape elements within urban and / or modified areas.
  - Natural environments are protected, restored or enhanced to levels where sustainable Mana Whenua harvesting is possible.

### MAURI TŪ - ENVIRONMENTAL HEALTH

**Outcome**  
Environmental health is protected, maintained and / or enhanced.

- Attributes**
- The wider development area and all elements and developments within the site are considered on the basis of protecting, maintaining or enhancing mauri.
  - The quality of wai, whenua, ngahere and air are actively monitored.
  - Community wellbeing is enhanced.

### MAHI TOI - CREATIVE EXPRESSION

**Outcome**  
Iwi/hapū narratives are captured and expressed creatively and appropriately.

- Attributes**
- Ancestral names, local tohu and Iwi narratives are creatively re-inscribed into the design environment including: landscape; architecture; interior design and public art.
  - Iwi / hapū mandated design professionals and artists are appropriately engaged in such processes.

### TOHU - THE WIDER CULTURAL LANDSCAPE

**Outcome**  
Mana Whenua significant sites and cultural landmarks are acknowledged.

- Attributes**
- Acknowledges a Māori world view of the wider significance of tohu / landmarks and their ability to inform the design of specific development sites.
  - Supports a process whereby significant sites can be identified, managed, protected and enhanced.
  - Celebrates local and wider unique cultural heritage and community characteristics that reinforce sense of place and identity.

### AHI KĀ - THE LIVING PRESENCE

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

- Attributes**
- Mana Whenua live, work and play within their own rohe.
  - Acknowledges the post Te Tiriti o Waitangi settlement environment where iwi living presences can include customary, cultural and commercial dimensions.
  - Living iwi/hapū presences and associated kaitiaki roles are resumed within urban areas.

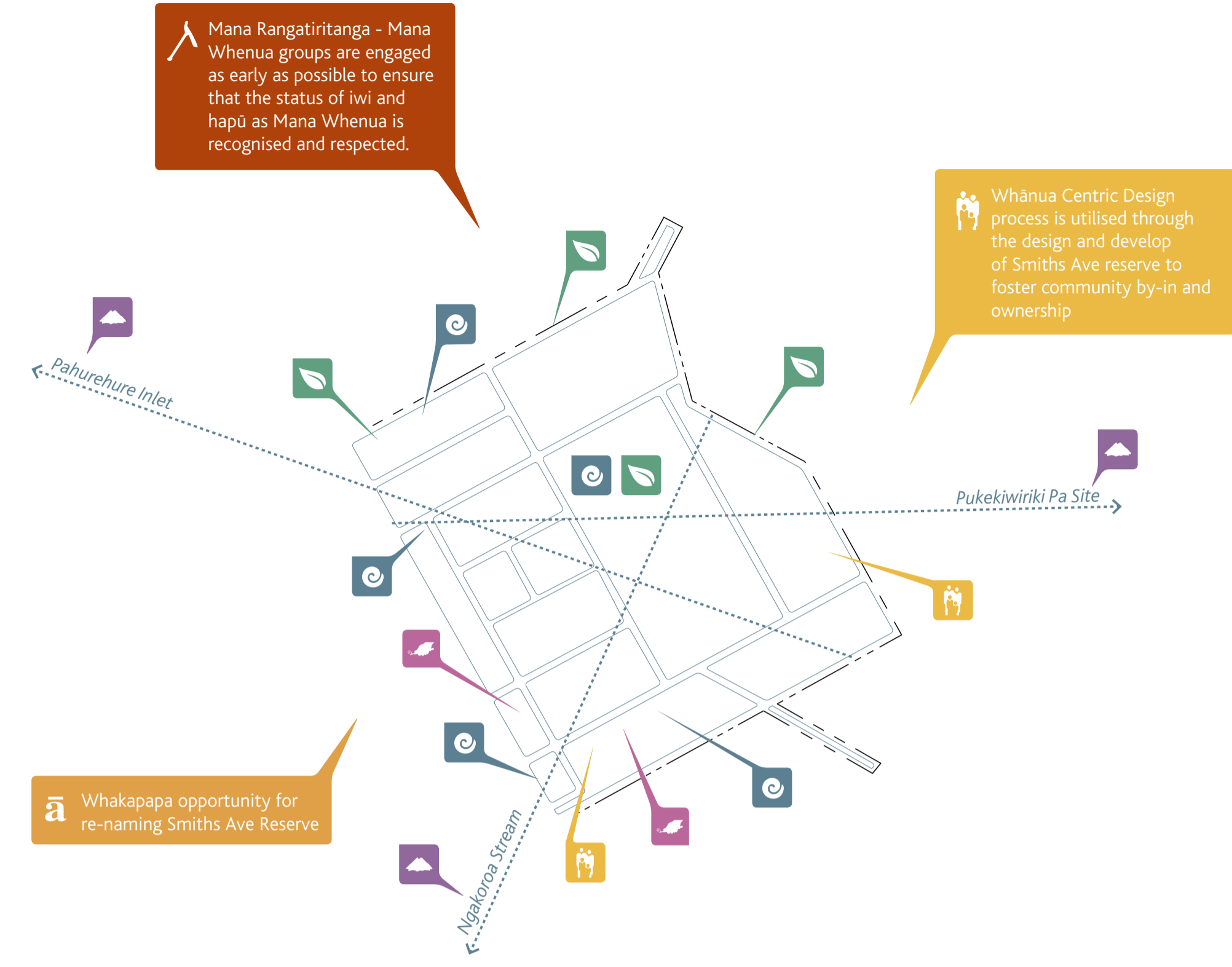
## WHĀNAU CENTRIC CO-DESIGN PRACTICE

TIKANGA	APPLICATION
Manaakitanga	Hosting whānau in a way that empowers them, and removes any barriers to participation. Whānau feel welcome.
Whanaungatanga	Establishing meaningful relationships in culturally appropriate ways. Engaging whānau in a way which builds trust.
Tino Rangatiratanga	Whānau have the autonomy to decide how and when they will participate. Co-decide as well as co-design.
Mana	Whānau are the experts in their lives. Ensuring a balance of power.
Ako	Mutually reinforcing learning. Distributed power and control.

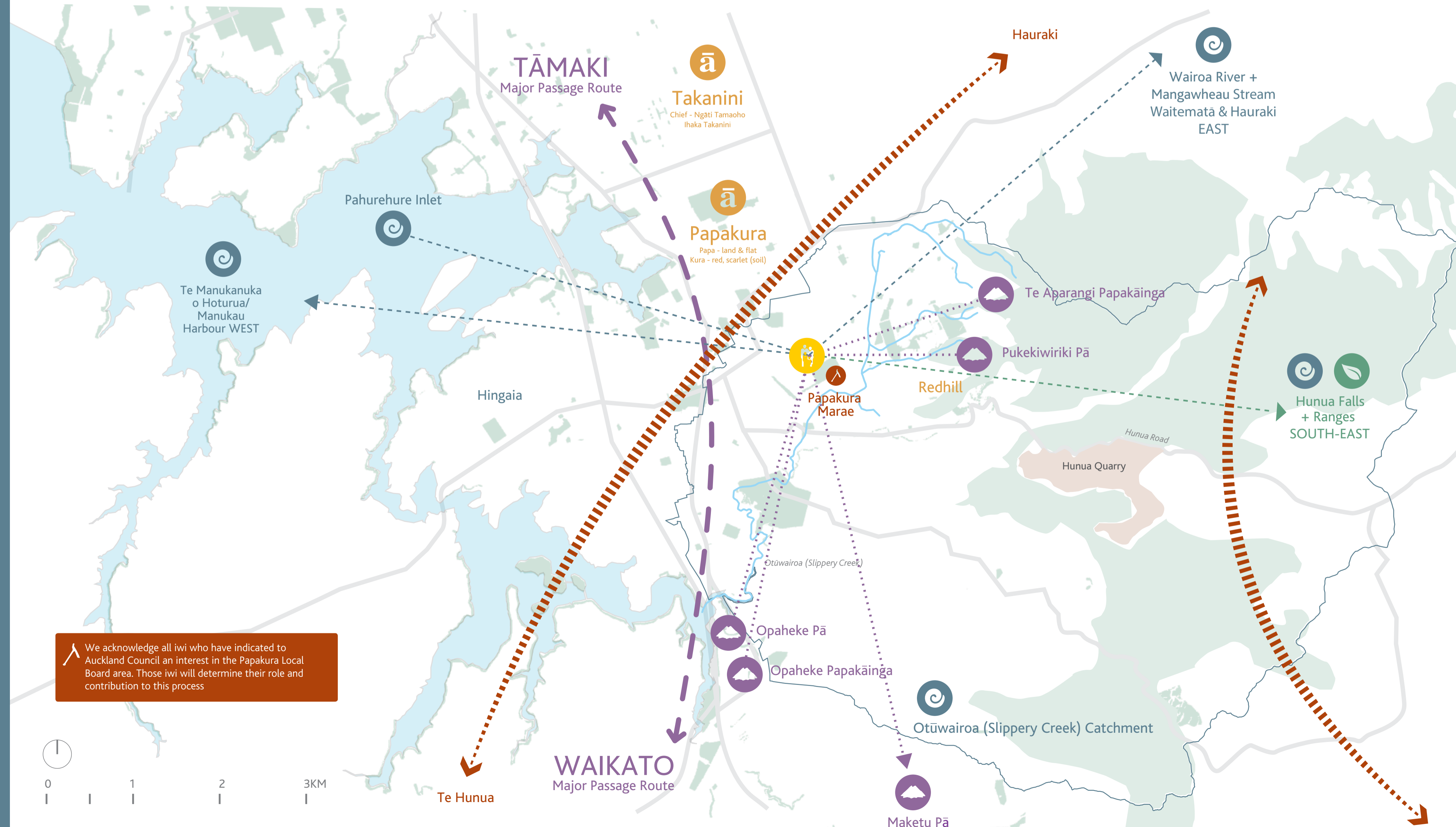
## TE ARANGA DESIGN PRINCIPLES APPLICATION SMITHS AVE

Using Te Aranga design principles as a framework, the following provides a summary of how the te Aranga Design Principles could be applied to Smiths Ave Reserve.

- Mana - Rangatiratanga Authority**
  - Mana Whenua groups are engaged as early as possible to ensure that the status of iwi and hapū as Mana Whenua is recognised and respected.
- Taiao - Natural Environment**
  - Installation of dry pond and rain garden along Smiths Ave frontage to mitigate on site flooding and improve water quality of runoff to Otuwairoa (Slippery Creek) and Ngakoroa Stream.
- Whakapapa - Names + Naming**
  - Rename Smiths Avenue Reserve to better reflect the pre colonial history of the site and cultural landscape and diversity of the area.
  - Interpretive signage
- Mahi Toi - Creative Expression**
  - Opportunities for Iwi/hapū narratives are captured and expressed in:
    - Temporary and interventions.
    - Entry / gathering space.
    - Playground and play space.
    - Future purpose built community facilities.
    - Interpretive signage.
- Mauri Tū - Environmental Health**
  - Raingarden along Smiths Ave frontage improves on site biodiversity
  - Removal of some existing Oak trees and restoration of native vegetation under existing Totara.
  - Mixed native planting around the edge of the reserve for amenity and wildlife habitat.
  - Removal of significant area of paved surface improves hydrological performance and enhances the mauri of the water and the site.
- Tohu - Wider Cultural Landscape**
  - Recognition of significant cultural landscapes integration of 'Cultural Landscape Markers' at key locations around the parameter of the site.
  - See below for more detail.
- Ahi Kā - Living Presence**
  - Whānau Centric Design process is utilised through the design and develop of Smiths Ave reserve to foster community presence and ownership Ongoing provision of appropriate cultural assistance in and around the park.
  - Future purpose built community facilities provide opportunities to utilise the site and its facility more often.
  - Community garden and orchard allows Kai and mahinga kai to be grown on site.



## MĀORI VALUES CULTURAL LANDSCAPE



# WHAT YOU TOLD US

## VISION FOR SMITHS AVE RESERVE

- A place for children to play and adults to have sanctuary.
- A reserve that feels homely, inspiring and brings the best out of people.
- A reserve that showcases the best of the area.

## PURPOSE FOR SMITHS AVE CONCEPT PLAN

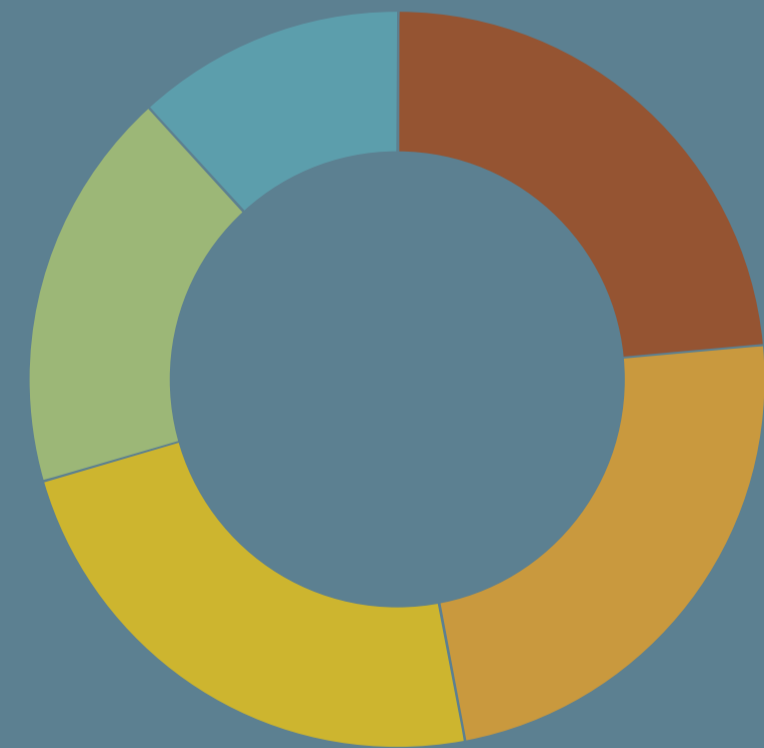
A plan that is alive, that allows the space and buildings to evolve over time which is built on the aspirations of the people and the land.

### HARDSCAPE ELEMENTS



- Community Engagement Space
- Seating/Picnic Tables
- Play Space/ New Playground
- Community Kitchen/Cafe
- Bike Path
- BBQ
- Outdoor Shade/Shelter
- Public Bathrooms
- Hard-court Area
- Fitness Equipment
- Flying Fox
- Outdoor Lighting
- Water Play Area
- Recycling/ Waste Space

### SOFTSCAPE ELEMENTS



- Community Garden
- Rongoa
- IT and Free Wifi
- Fruit Trees
- Community Notice Board

### CULTURAL EXPRESSION



- Art/ Cultural Images
- Stage Opportunities
- Story of Community's History
- Story within Playground
- Creative Space for Expression
- Lighting in Trees

## KEY INSIGHTS FROM COMMUNITY ENGAGEMENT

Key insights were generated through a series of wide ranging community engagement. They capture some of the perceptions, concerns, desires, and needs of the Smiths Ave community.

**INCLUSIVENESS**  
A warm, welcoming and safe place

**AROHA**  
We are a community that wants to care for each other

**SENSE OF PLACE**  
Connecting with the land and enabling a shared sense of community identity

**FIT FOR PURPOSE**  
The space and facilities need to meet the needs of community and be maintained well

**BUILDING THE SPACE, FACILITIES AND EMPOWERING COMMUNITY**

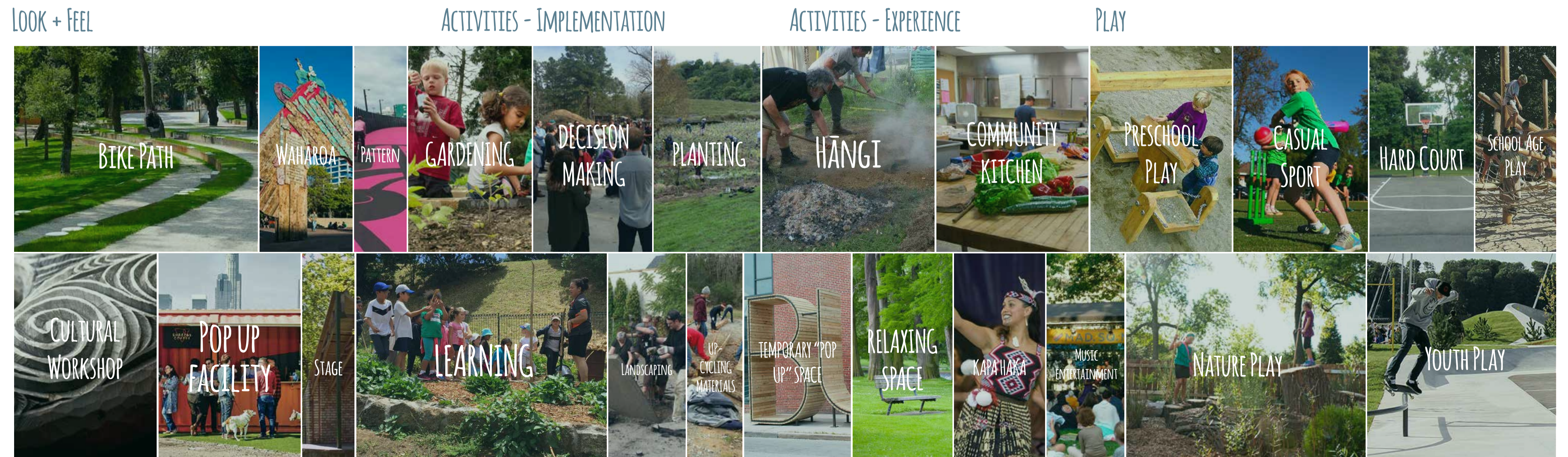
**WORKING TOGETHER DIFFERENTLY FOR DIFFERENT RESULTS**

## COMMUNITY ENGAGEMENT TO DATE...



## COMMUNITY WORKSHOP 1\_ JUNE 9

During this workshop we reflected on the mural and started to explore how you would like Smiths Ave to look and feel, the types of activities and experience you would like to have, and how you might like to be involved during its implementation. We also started to experiment with where the different activities might be located on site.



The relative size of the images above indicate the popularity that the feature was recognised by the community as being important to them.

# SMITHS AVENUE \_ STAGE ONE DESIGN

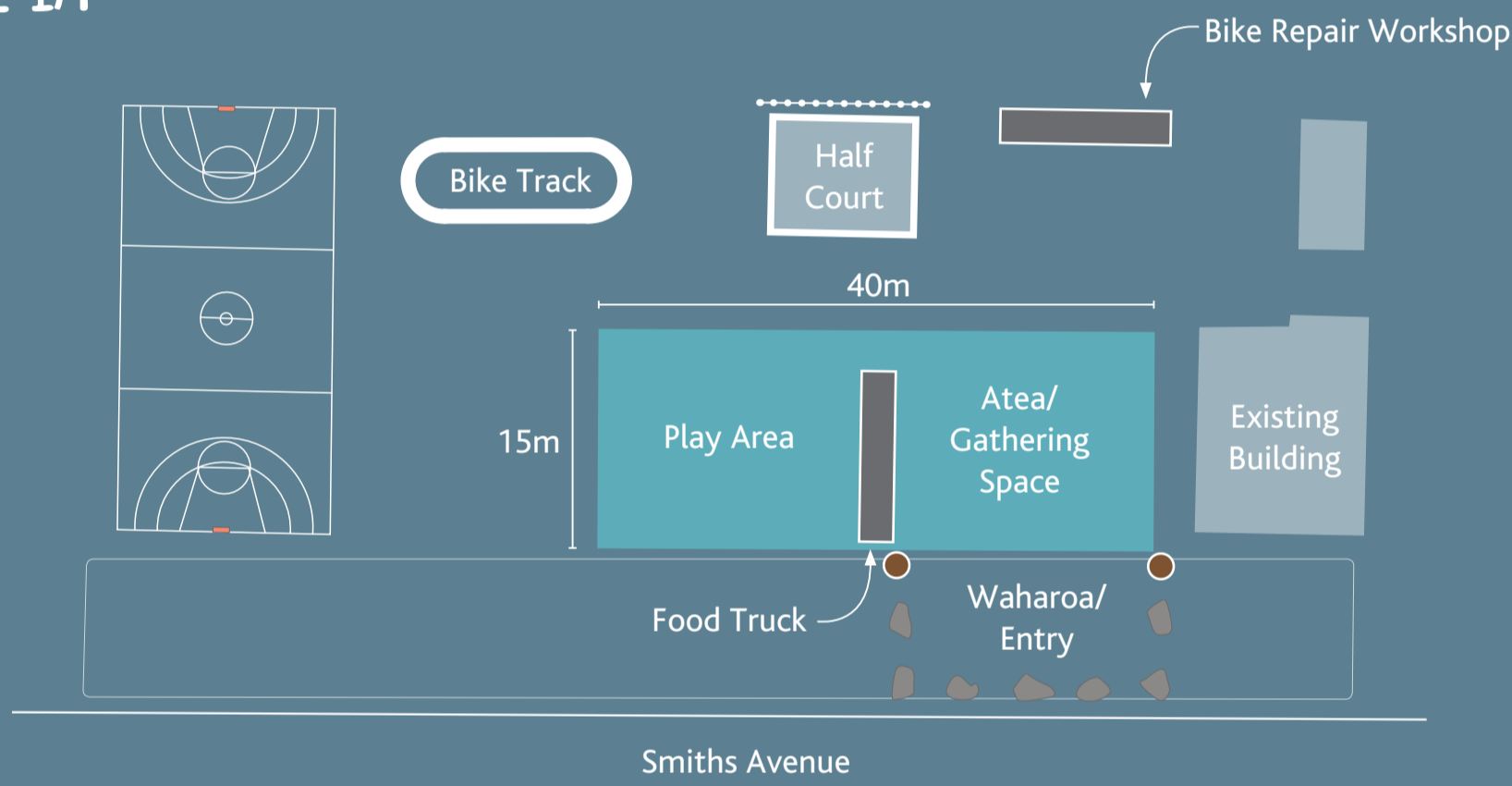
## SMITHS AVE CONCEPT DESIGN OVERVIEW

A 'flexible' concept plan (FCP) is proposed for Smiths Ave Reserve. The purpose of the FCP is to create a map to guide the overall structure and direction for the communities aspirations for Smiths Avenue Reserve rather than a fixed target. The FCP allows early wins and discrete projects to be identified and prioritised while ensuring that site wide strategies and opportunities are kept within view. This allows projects to be implemented incrementally so that individual projects can be implemented either in parallel or as a part of staged process over time.

## STAGE ONE DESIGN: STATEMENT OF INTENT

The intention of the first phase of the Smiths Ave concept plan is to implement a range of temporary and semi permanent facilities that the Smiths Ave community have requested. These facilities and installations will help to activate the site as well as test different elements to help inform the best location and facilities to incorporate and permanently install as part of stage two.

## PHASE 1A



## CHARACTER AREAS TO FRAME DESIGN



### LEGEND

- Roadside Car Parks
- Waharoa/Entry | Atea/Gathering Space
- Youth Play Area B
- Community Garden
- Oak Grove
- Community Facilities
- Early Childhood - School Aged Play
- Youth Play Area C
- Nature Play
- Northern Pedestrian Entry
- Eastern Carpark
- Youth Play Area A
- Open Green Play Space
- Wilderness Play
- Southern Pedestrian Entry



### LEGEND

- |  |                  |  |  |  |   |   |
|--|------------------|--|--|--|---|---|
| <span style="color: green;">■</span> Smiths Avenue Reserve     | Awning           | <span style="color: green;">■</span> Road-side Car Parking | <span style="color: red;">●</span> High Fencing Section Remains with 1 section of fence frame at each end for structural stability | <span style="color: red;">■</span> De-paved Area                         | <span style="color: green;">●</span> Totara Trees     | <span style="color: green;">■</span> Wilderness Play Area           |
| <span style="color: grey;">---</span> Contours                 | Kerb lines       | Drains and Drain Catchment                                 | <span style="color: red;">■</span> Timber Slat Fences  | <span style="color: red;">■</span> Basketball Hoops                      | <span style="color: green;">●</span> Oak Trees        | <span style="color: green;">■</span> Garden Beds                    |
| <span style="color: grey;">■</span> On-site Existing Buildings | Car Park Lines   | <span style="color: red;">---</span> Existing Dish Drains  | <span style="color: red;">●</span> Low Fencing   | Bike Track   | <span style="color: green;">●</span> New Fruit Trees  | Mauri Stones  |
| <span style="color: grey;">■</span> Container Cafe/Kitchen     | No Parking Lines | Playground   | Basketball Half-court  | <span style="color: blue;">■</span> New Basketball/Netball Court + Hoops | <span style="color: green;">■</span> Nature Play Area | <span style="color: brown;">●</span> Cultural Entry Markers/Waharoa |
|  |                  |  |  |  | Tohu Wider Cultural Landscape Markers                 |   |

# SMITHS AVENUE \_ STAGE TWO DESIGN

## STAGE TWO DESIGN: STATEMENT OF INTENT

The intention of the second phase of the Smiths Ave concept plan is to implement permanent facilities for the reserve that allow for a wide range of community uses and align with community aspirations for Smith Ave.

## DETAILED INVESTIGATIONS REQUIRED \*

Before the second phase of Smiths Ave reserve can be finalised and implemented the following detailed investigations are required:

**Water**  
Smiths Ave currently floods due several factors including the large amount of impervious surfaces currently on site, overland flow of water from the road during large rain events and adjacent properties, and the lack of water storage capacity of the existing on site infrastructure. A detailed investigation is required to:

- Understand how to manage the flooding to make the site as functional as possible during/after heavy rain events.
- Ensure that the water infrastructure contributes positively to the amenity and biodiversity of outcomes of Smiths Ave Reserve.

**Soil**  
There is a desire to grow food on site and to convert a large area of the reserve into open space for playing sport. Given the history of the site, soil will need to be tested for contamination to ensure playing fields, gardens and/or orchards are suitable and safe to be implemented on site.

\* This list is not comprehensive and additional detailed investigations are likely as part of resource and building consent.

## UNANSWERED QUESTIONS

- What facilities should / could a future purpose-built facility house?
- What is missing from the proposed concept design?

## SMITHS AVE ZONE PLAN



### LEGEND

- Roadside Car Parks
- Waharoa/Entry | Atea/Gathering Space
- Youth Play Area B
- Community Garden
- Oak Grove
- Community Facilities
- Early Childhood - School Aged Play
- Youth Play Area C
- Nature Play
- Northern Pedestrian Entry
- Eastern Carpark
- Youth Play Area A
- Open Green Play Space
- Wilderness Play
- Southern Pedestrian Entry



### LEGEND

- Smiths Avenue Reserve
- Contours
- New Building
- Container Cafe/Kitchen
- Parallel Car Parking
- Drains and Drain Catchment
- Existing Dish Drains
- Timber Slat Fences
- Low Fencing
- Early Childhood - School Aged Playground
- Canopy with Way-finding Design
- Mauri Stones
- Cultural Entry Markers/Waharoa
- New Paths
- New Boardwalk/Decking Area
- New Basketball/Netball Court + Hoops
- Waharoa Entry/Atea Gathering Space
- Bike Track
- Rain Garden Areas
- Dry Pond for Flood Mitigation
- Flood Mitigation Pipe
- Community Garden
- Oak Trees Removed
- Oak Trees
- Totara Trees
- Wilderness Play Area
- Nature Play Area
- Garden Beds
- Oak Stumps Remain
- Wilderness Play Stepping Stones
- Community Garden Crop Area
- Community Garden Facilities e.g. waste/recycling area + garden shed
- Fruit Trees (Community Garden)
- Hāngi/Community Kai Area
- Potential Bike Path

# SMITHS AVENUE \_ DESIGN OVERVIEW

## PRELIMINARY COST ESTIMATES \_ DRAFT

Below is a preliminary cost estimate for Smith Ave Reserve for Design + Investigation, Phase 1 and Phase 2 implementation. The costs are draft and for discussion purposes only.

### DESIGN + INVESTIGATION

ITEM	ESTIMATE	NOTES
<b>1. PROJECT MANAGEMENT</b>		
Project Management		- TBC once scope of project is better understood
<b>2. INVESTIGATIONS</b>		
Site Survey		- TBC once scope of project is better understood
Soil contamination		- TBC once scope of project is better understood
Water - feasibility study		- TBC once scope of project is better understood
Misc investigation (transport, ecology etc)		- TBC once scope of project is better understood
<b>3. CONSENTING</b>		
Resource Consent		- TBC once scope of project is better understood
Building Consent		- TBC once scope of project is better understood
<b>4. DESIGN - INCLUDING PHASE 1 + 2 FOR LANDSCAPE + ARCHITECTURE</b>		
Preliminary Design	\$15,000.00	
Developed Design		- TBC once scope of project is better understood
Detailed Design		- TBC once scope of project is better understood
Tendering + Procurement		- TBC once scope of project is better understood
Contract Administration		- TBC once scope of project is better understood
<b>5. ENGAGEMENT + CONSULTATION - INCLUDES PHASES 1 + 2 AND ALL PHASES OF THE DESIGN PROCESS LISTED ABOVE</b>		
Engagement	\$5,000.00	Mana Whenua and Community Engagement
Consultation	\$5,000.00	Stakeholder consultation including Local Boards, Watercare Services Ltd. and Auckland Transport.
<b>6. DISBURSEMENTS</b>		
Project Disbursements		
	SUBTOTAL	\$25,000.00
	20% CONTINGENCY	\$5,000.00
	<b>TOTAL</b>	<b>\$30,000.00 EXCLUDING GST + ITEMS LISTED ABOVE</b>

### PHASE 1

ITEM	ESTIMATE	NOTES
<b>1. WAHAROA / ENTRY SPACE</b>		
Mauri Stones	\$3,000.00	
Entry Feature / Posts	\$3,500.00	
<b>2. ATEA / GATHERING SPACE</b>		
Supergraphics Painted	\$3,000.00	
40 Foot Container (modified)	\$25,000.00	For storage of on site equipment and/or pop up community facility
<b>3. EARLY CHILDHOOD / SCHOOL AGE PLAY</b>		
Supergraphics Painted	\$3,000.00	
40 Foot Container (modified)	\$25,000.00	For storage of on site equipment and/or pop up community facility
<b>4. YOUTH AREA</b>		
Bike Track	\$75,000.00	Assumes "Parkitect" Modular Pump Track that can be used in other locations
Painted Lines for New Basketball Court	\$1,500.00	
Basketball Hoops relocated	\$3,000.00	
<b>5. SPORTS FIELDS</b>		
4 x Asphalt Basketball Courts removed	\$61,600.00	2m new pathway left along northern, western and southern edges
High Basketball Court Fencing removed	\$7,000.00	Basketball fencing on western edge remains
Install sports turf	\$77,000.00	
Mark Out Field	\$2,000.00	
<b>6. NATIVE PERIMETER PLANTING</b>		
Native Perimeter Planting	\$23,100.00	
<b>7. PARKING AMENITY</b>		
Removeable Bollards (Timber)	\$24,900.00	
	SUBTOTAL	\$337,600.00
	20% CONTINGENCY	\$67,520.00
	<b>TOTAL</b>	<b>\$405,120.00 EXCLUDING GST</b>

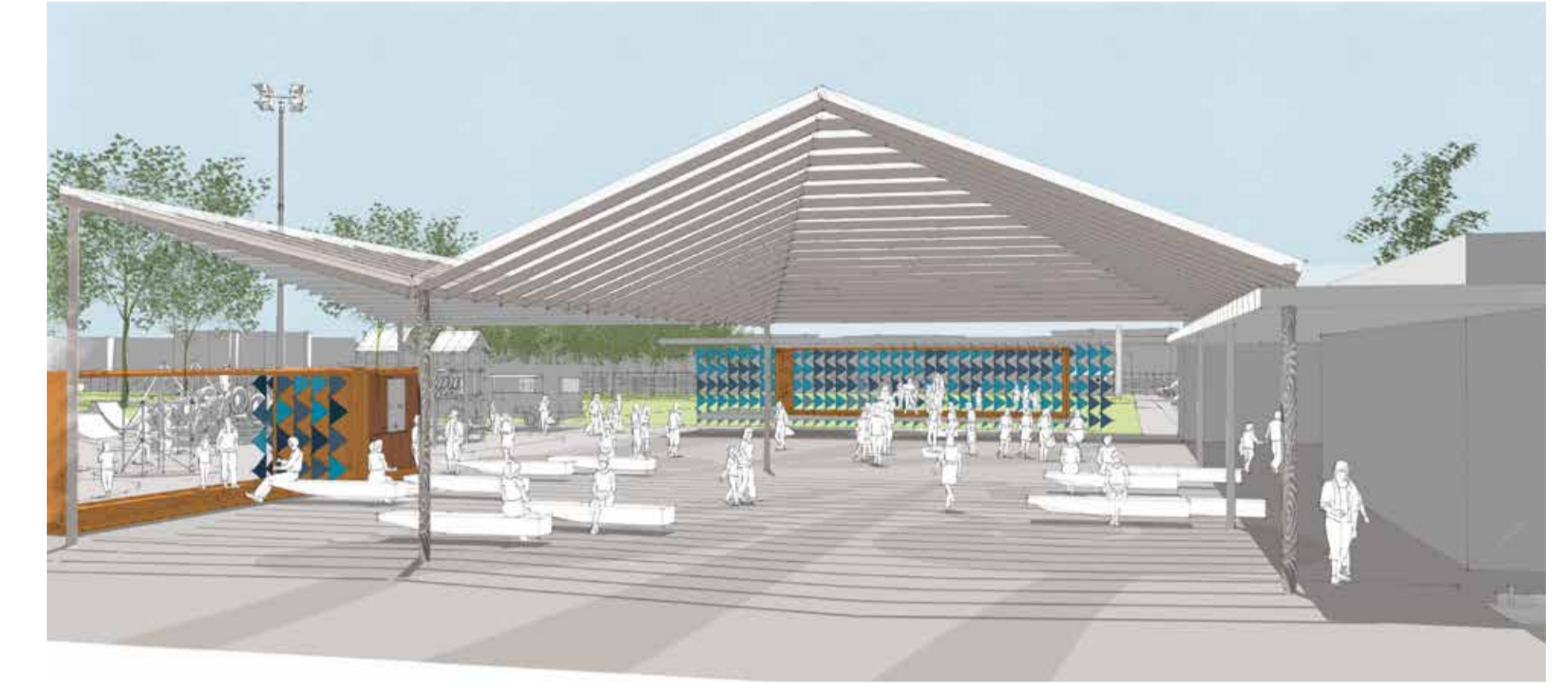
### PHASE 2

ITEM	ESTIMATE	NOTES
<b>1. STORMWATER INFRASTRUCTURE</b>		
Water Sensitive Design		TBC: Further investigation required
<b>2. FOOTPATH</b>		
1.8m concrete footpath	\$113,440.00	Exposed aggregate path
<b>3. MISCELLANEOUS</b>		
Cultural Landscape Markers	\$10,500.00	TBC once scope of project is better understood
<b>4. BUILDING + STRUCTURES</b>		
Purpose Built multi-use building	\$ 600,000.00	Assumes multi purpose space, commercial kitchen, bathrooms, dining, lounge, storage.
Stage and Platform	\$ 100,000.00	
Canopy (Waharoa + Atea canopy)	\$ 375,000.00	
<b>5. SMITHS AVE CAR PARKS</b>		
Parallel carparks, Asphalt / Road chip finish	\$45,000.00	
<b>6. EASTERN CAR PARK</b>		
Renewal	\$55,000.00	
<b>7. WAHAROA / ENTRY SPACE</b>		
Entry Space	\$ 52,500.00	
<b>8. ATEA / GATHERING SPACE</b>		
Purpose built Landscape Space	\$ 150,000.00	
<b>9. PLAY SPACES</b>		
Preschool play	\$50,000.00	
School aged play	\$75,000.00	
<b>10. COMMUNITY GARDEN</b>		
Shed + supporting infrastructure	\$10,000.00	
Gardens + Orchard	5,000.00	
<b>NATURE PLAY</b>		
Bike Path	\$18,000.00	
Removal of mature Oaks	\$9,000.00	Removed for light and water infrastructure
Install sports turf	\$50,000.00	
<b>OAK GROVE</b>		
Fairy lights	\$5,000.00	
<b>NORTHERN + SOUTHERN PEDESTRIAN ENTRIES</b>		
Footpath renewal + amenity planting	\$30,000.00	
	SUBTOTAL	\$1,863,400.00
	20% CONTINGENCY	\$372,680.00
	<b>TOTAL</b>	<b>\$2,236,080.00 EXCLUDING GST</b>

## WAHAROA / ATEA \_ PHASE 1



## WAHAROA / ATEA \_ PHASE 2



## BIRDS EYE VIEW \_ PHASE 2



## SUMMARY OF COSTS

### DESIGN + INVESTIGATION - \$30,000.00 +

- Project Management
- Investigation
- Consenting
- Design
- Engagement + Consultation

### PHASE 1 - \$375,000.00

- Waharoa / Entry Space
- Atea / Gathering Space
- Early Childhood Play
- School Age Play
- Youth Area
- Sports Fields
- Native Planting

### PHASE 2 - \$2,300,000.00

- Water Sensitive Design
- Footpaths
- Cultural Markers
- Community building
- Outdoor shelters
- Waharoa / Entry Space
- Atea / Gathering Space
- Early Childhood Play
- School Age Play
- Youth Area
- Nature Play
- Oak Grove