

# TE PĀRAE O TE RORI O GREEN MAHERE MATUA GREEN ROAD PARK MASTERPLAN

October 2020



# Kupu whakataki | Introduction

## Te whakauru i te mahere matua | Introducing the masterplan

Green Road Park<sup>1</sup> in Dairy Flat was purchased by Rodney District Council in the mid-2000s and has been utilised by a small number of groups ever since. The original intention on purchase was for the park to be a key recreation destination for Rodney residents and the wider Auckland community.

This masterplan will guide development of the park and the nature of activity on the park.

Development of the masterplan has occurred with oversight by the Rodney Local Board. The local board have considered ideas raised by the community and have included those consistent with the park's early establishment phase. A partnership with mana whenua has embedded Māori outcomes in the plan to guide the development of the park. The masterplan is aspirational and will assist the local board and community groups with identifying and securing funding for implementation.

## Te whakahāngaitanga ki te Mahere Whakahaere Pārae ā-Rohe o Rodney | Alignment with Rodney Local Parks Management Plan

An omnibus reserve management plan is being prepared for all local parks in Rodney including Green Road Park.

The park principles and priorities in this masterplan will be included in the draft Rodney Local Parks Management Plan, expressed as management intentions to further guide implementation of the masterplan.

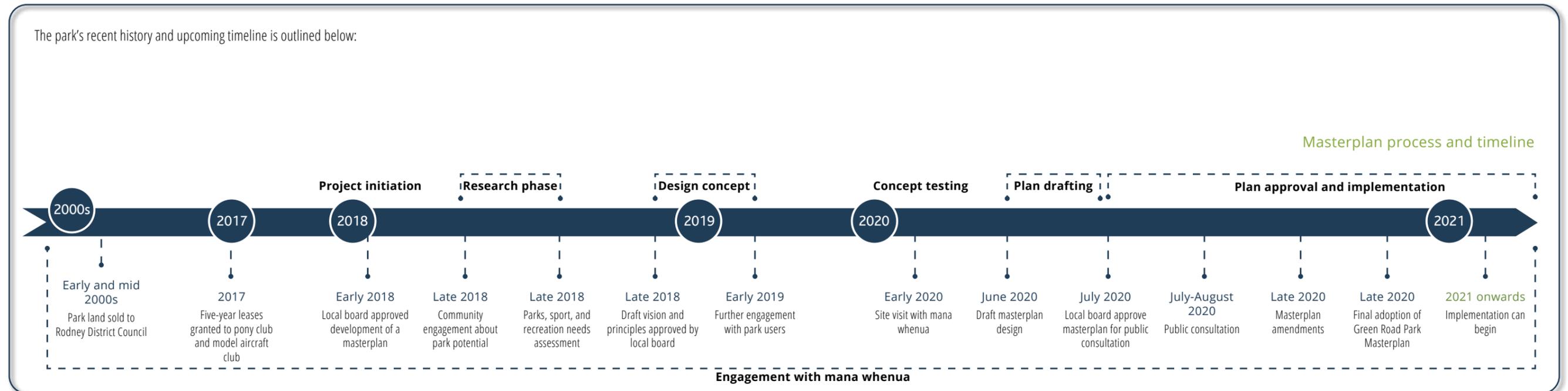
The draft Rodney Local Parks Management Plan due to be consulted on in late 2020, will give the community an additional opportunity to provide feedback on the management intentions and general policies for the park.

## Te Anga o te Tuhinga | Structure of the document

The masterplan is organised accordingly:

What is covered	Please go to the following sections	Page
An overview of what the masterplan proposes including park vision and principles	<ul style="list-style-type: none"> <li>He papa rēhia mō te katoa   A park for everybody</li> <li>Ngā tūtohutanga a te mahere matua   What the masterplan proposes</li> </ul>	5 5
Critical information about the park that has informed vision and principles	<ul style="list-style-type: none"> <li>Te horopaki o te wāhi   Location context</li> <li>Te hokonga o te paenga me tana whakaahuatanga   Site purchase and description</li> <li>Tana whakamahinga i tēnei wā   Existing use</li> <li>He whakahirahira te toi potapotae o te pārae   The park's ecology is significant</li> <li>He tino āhua ake te wai nō te pārae   Water is a prominent feature of the park</li> <li>Te hitori o Dairy Flat   Dairy Flat growth story</li> <li>Ka piki te tokomaha e āhei atu ana ki te pārae   The park's catchment will grow</li> </ul>	7 8 9 10 11 12 13
How we have partnered with mana whenua and the community to draft the plan	<ul style="list-style-type: none"> <li>Te tū ngātahi i te mana whenua   Mana whenua partnership</li> <li>He pārae hōu e tapaina ana ki tētahi ingoa o mua   A new park with an old name</li> <li>E kitea ana ngā mātāpono hoahoa o Te Aranga i te mahere matua   Te Aranga design principles reflected in the masterplan</li> <li>Te hopu i ngā reo o te hapori   Capturing community voices</li> <li>E takea ana te anamata o te pārae i tāu whakahoki kōrero   How your feedback informs the park's direction</li> </ul>	14 14 14-15 16 16-17
The new spatial layout proposed	<ul style="list-style-type: none"> <li>Te takoto o te mokowā   Spatial layout</li> <li>Ngā rohe hohe   Activity zones</li> </ul>	19 19
How the masterplan will be implemented - immediately and over the longer term	<ul style="list-style-type: none"> <li>Te whakatinana i te mahere matua   Implementing the masterplan</li> <li>Te mahere matua i te whārangi kotahi   Masterplan on a page</li> <li>I te arotake ngahuru tau   At the 10-year review</li> </ul>	21-23 24-25 26

The park's recent history and upcoming timeline is outlined below:



<sup>1</sup> "Green Road Park" is an informally used name for the park, referencing the road on which the park is located. It is proposed that the park is formally named in a separate process under the decision-making responsibility of the local board. Refer to the section in the masterplan called "new park with an old name" for more information.





# He tiro whānui | An overview

## He papa rēhia mō te katoa | A park for everybody

Our vision for Green Road Park is:

A destination park for a range of active and passive recreational pursuits, for all the community.

In order to deliver on this vision, the following principles are proposed to guide park management and development.

- Park principles:**
- A multi-use space without conflict between formal and passive recreation uses
  - Establish a spatial framework for the park underpinned by natural patterns and processes, including vegetation, waterways and ecological features
  - Work with the natural topography of the site to minimise earthworks
  - Retain the vast openness of the park as a feature so that numbers of people can enjoy the space at the same time, and value its rural setting
  - Development should respect its open and rural setting
  - Provide strong linkages with Green Road and the surrounding growth area
  - Provide for the park to work at various scales - as a destination park and with local neighbourhood and civic park functions.

The masterplan will build the foundations for a destination park<sup>2</sup> in response to the park's significant size and in order to future proof the park for likely residential and business growth in the surrounding area.

## Ngā tūtohutanga a te mahere matua | What the masterplan proposes

In the short-term, the masterplan proposes opening the park up to the community for walking, cycling and horse riding guided by a circulation network. The community is also invited to partner with us to plant trees and remove weeds which will form and enhance the character of the park.

The masterplan proposes a zoning framework to guide where high intensity recreation should occur in the park and where planting and environmental restoration should occur alongside informal recreation activities. These spatial plans are underpinned by the park's natural features and processes, including vegetation, waterway and ecological features.

It is proposed that the masterplan is reviewed in 10 years when more is known about the makeup of the community moving to the area and their sport, recreation and open space needs.

<sup>2</sup>Auckland Council's Open Space Provision Policy outlines the types of amenities sought in parks with different typologies. For more information about parks of different scales refer to the appendix.



# Ngā mōhiohio kaikini mō te pārae | Critical information about the park



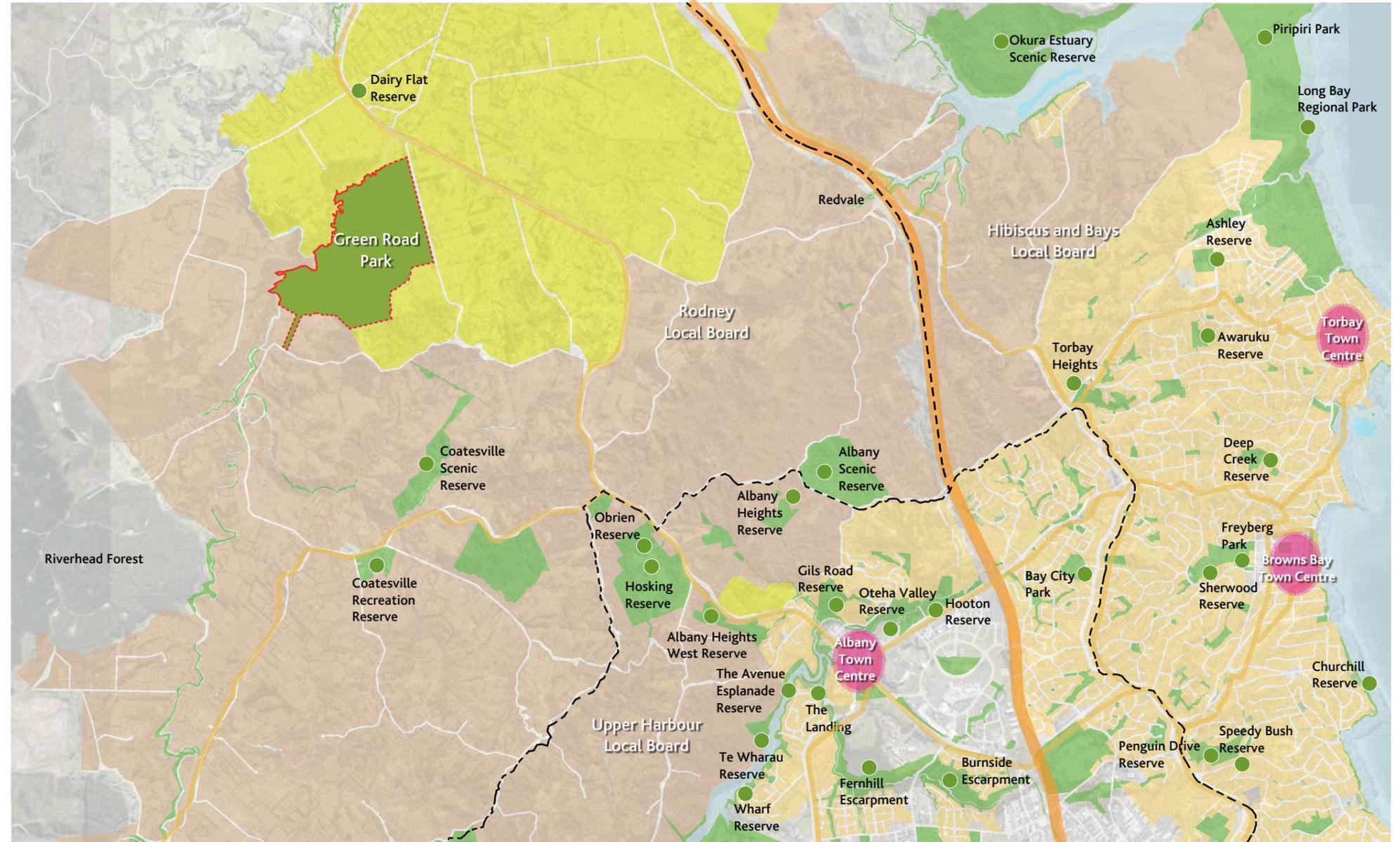
## Te horopaki o te wāhi | Location context

Green Road Park is a 154 hectares green space that lies within the heart of Dairy Flat, a rural district located between Silverdale to the north and Albany to the south. The park is located within the Rodney Local Board area and is characterised by farmland and lifestyle blocks.

The park is in a future growth area programmed for residential development from 2033. Currently there is interest from the local community to increase access to the land for recreational purposes.

The local board is taking a staged approach to developing the masterplan. When writing the plan, the local board have considered the needs of mana whenua and current residents whilst leaving as much flexibility as possible for future local boards to determine the mix of activities which will best meet the needs of the community.

The local board has also considered the importance of retaining and protecting the park's open space for current and future communities to enjoy especially as residential living nearby intensifies.



Extracted from Auckland Council GIS

### LEGEND

- Project area
- Local board boundary
- Town centre
- Public open space
- Motorway
- Arterial Road
- Parks and reserves
- Current residential areas
- Countryside Living Zone in the Unitary plan
- Future Urban Zone in the Unitary plan

## Te hokonga o te paenga me tana whakaahuatanga | Site purchase and description

Green Road Park was part of a 200 hectares farm belonging to Jim and Ann Holdaway who owned the land for almost 40 years. Jim Holdaway was a regional council politician, conservationist and one of the founders of Auckland's regional parks network. He was a well-known and respected public figure in Auckland, known for his service to local government. Jim was also known for his work establishing the Hauraki Gulf Marine Park.

A 39 hectare block of land was sold to the former Rodney District Council in November 2000 (Pt Allot 282 Parish of Pukeatua SO 904). In May 2006, council then purchased from the EAJ Holdaway Trust approximately 115 hectares that adjoined the existing 39 hectares landholding (part Lot 1 DP 365603).

The land was purchased for future recreation and sporting needs. The opportunity was to create a destination park incorporating a range of organised sport and casual recreational activities for local, sub-regional and regional use.

According to Jim Holdaway's children, Jim always dreamed that the land he sold to council would be "for all people" and that it would be used for recreation, which has informed the park's vision. The land has since been informally called 'Green Road Reserve' although it has not been declared to be held as a reserve under the Reserves Act 1977, or formally named. The park is currently held under the Local Government Act 2002.

There are opportunities to name the park and its pathways and amenities, to reflect the area's significance for mana whenua and more recent farming heritage.

The park is characterised by its open space and rural outlook with several waterways, exotic trees and native bush. The park's size in hectares and topography (the land ranges in height from 25 to 109 metres above sea level) and its north westerly aspect, means that a variety of organised sports and recreation activities could be considered. The eastern boundary of the park borders Green Road, while the southern end of the park can be accessed from Sunnyside Road.



a. Stand of mature pine trees



b. Rolling grazed paddocks



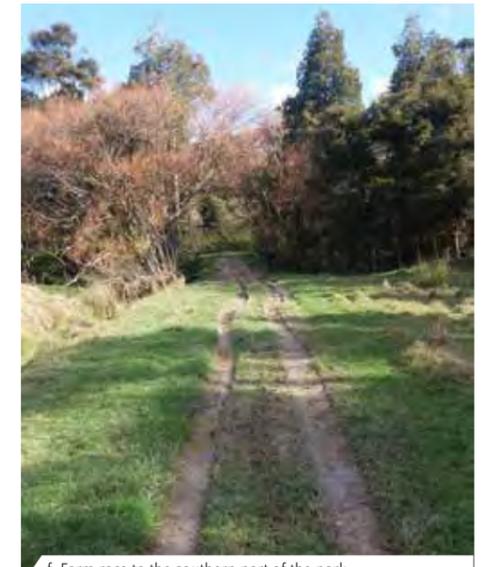
c. View from a high point at southern end of the park



d. View to the south-western part of the park



e. Access to North Shore Model Aero Club



f. Farm race to the southern part of the park



g. View from the Silverdale Pony Club entrance

*Park extent and site orientation photos*



## Tana whakamahinga i tēnei wā | Existing use

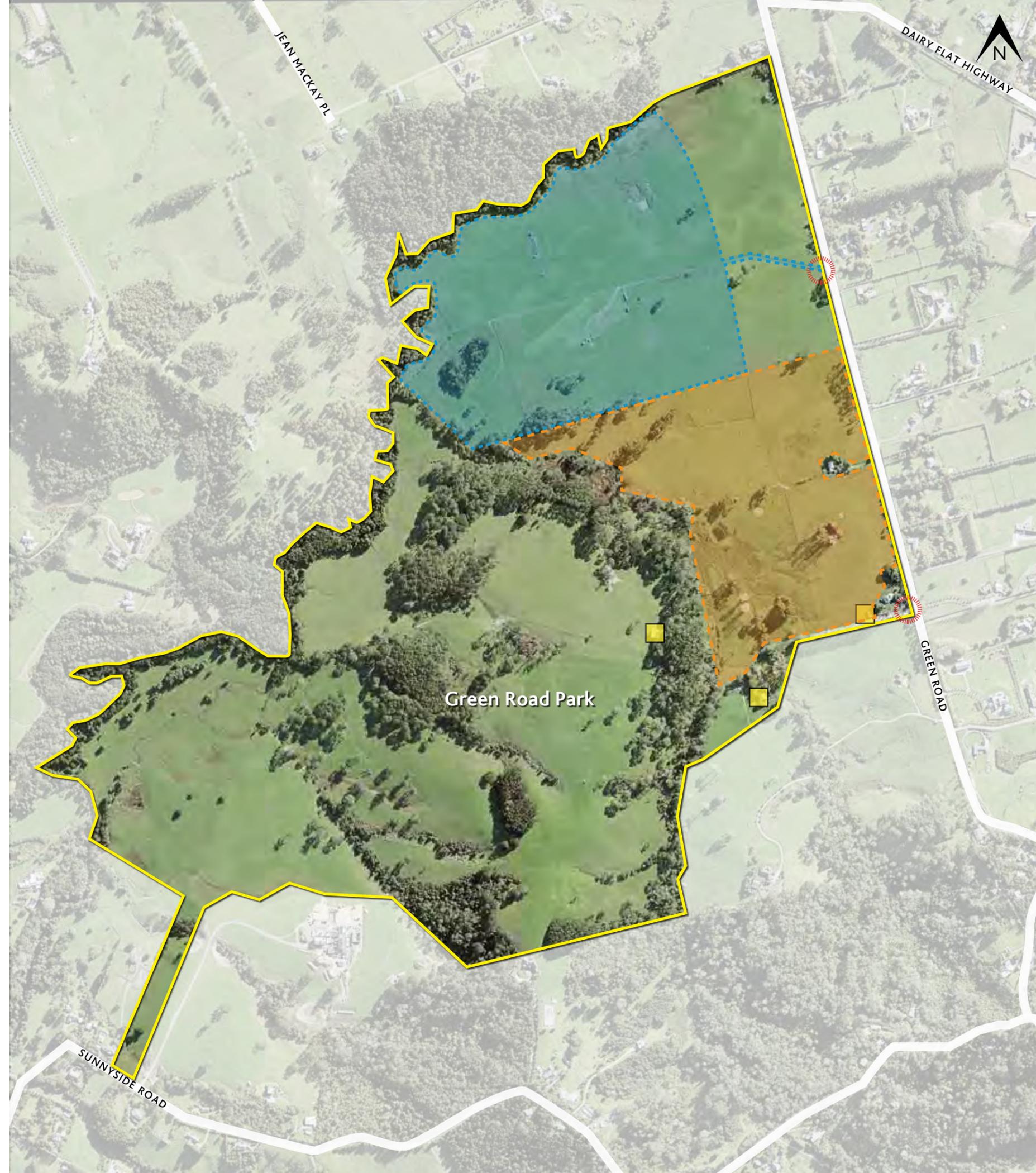
The park is currently leased for grazing sheep. The grazier works with community groups to allow activities to operate within the leased area.

In February 2017, the Rodney Local Board granted five-year leases to the North Harbour Pony Club (Silverdale Branch Inc.) and the North Shore Model Aero Club to use parts of the park on a temporary basis while the masterplan is prepared.



### LEGEND

-  Park boundary
-  Entry points
-  Area used by model aircraft club
-  Grazing areas
-  Area used by pony club
-  Farm buildings



## He whakahirahira te toi potapotae o te pārae | The park's ecology is significant

Significant ecological features need consideration when intensifying use and developing the park.

The Auckland Unitary Plan recognises the Significant Ecological Area of bush along the northern and western borders of the park, as well as the sensitive stream areas within the park.

The Auckland Unitary Plan also recognises the landscape characteristics that make this park special in an Outstanding Natural Landscape area for Sunnyside Road. This notable landscape is characterised by a combination of native forest on ridge and hill crests, and bush along stream corridors, which contrasts with pasture and surrounding farming / rural residential land uses.

The park is also located within the corridor for the North-West Wildlink, which is a partnership among Auckland Council, Department of Conservation, community groups and the public, to create a green corridor for wildlife to travel and breed safely between the Hauraki Gulf Islands and Waitākere Ranges. Any future development of the park provides an opportunity to further enhance restoration of this corridor and preserve the linkage.



North-West Wildlink map



Significant bush areas in the park and nearby - extracted from Auckland Council GIS

### LEGEND

 Park Boundary

### OVERLAYS

 Significant Ecological Area- Terrestrial

 Outstanding Natural Landscapes

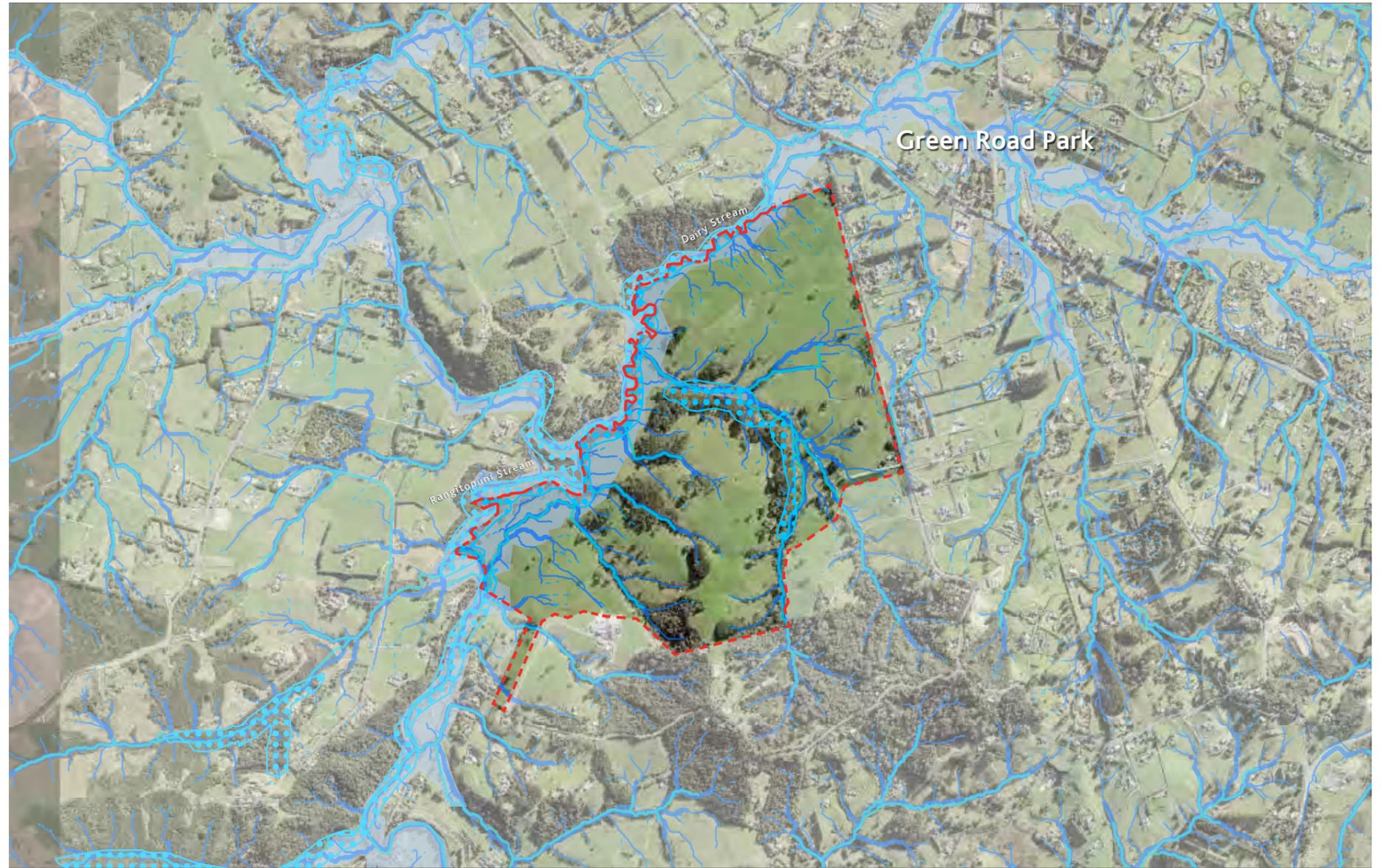


## He tino āhua ake te wai nō te pārae | Water is a prominent feature of the park



The park has many overland flow paths which are tributaries to two local streams - the Dairy Stream and Rangitopuni Stream. These water flows influence patterns of existing vegetation and have carved out the site's topography, creating distinctive spaces in the park. Areas adjoining these streams and overland flow paths are prone to flooding.

The park's unique vegetation and water features are a prominent part of the park experience. The park principles proposed seek to retain and enhance this natural experience. When play infrastructure is considered in the future, the concepts of water, nature and sensory play should be explored, as it would be in keeping with these natural features, and contribute to the park's role as a recreation destination. There should also be consideration in play spaces for people with different mobilities.



Tributaries in the park leading to local streams - extracted from Auckland Council GIS

### LEGEND

-  Park boundary
-  Permanent streams
-  Overland Flow Paths
-  Flood Plains

### OVERLAYS

-  Natural Stream Management Areas

## Te hitori o Dairy Flat | Dairy Flat growth story

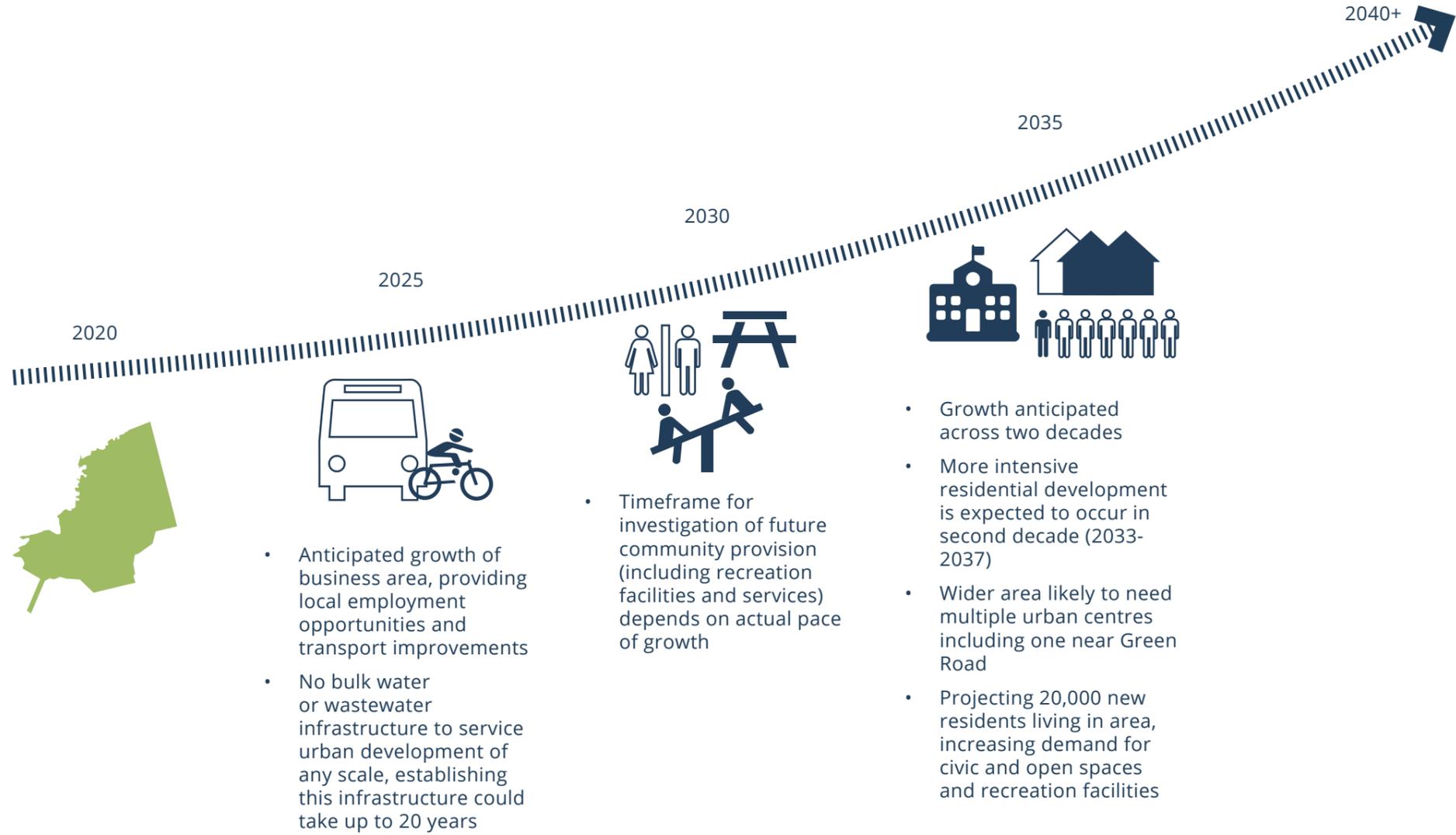
Green Road Park will provide Dairy Flat and the wider Auckland region with space to play, meet and enjoy the natural environment.

The park is in the centre of the Dairy Flat growth area which is currently programmed for development starting in 2033. It is anticipated that once the infrastructure is in place there will be provision for 20,000 more people to live in the area.

The local board want to leave as much flexibility as possible for future residents to help shape how the park will be developed and to retain open space in the park for future generations.



## Anticipated future urban growth of the Dairy Flat - Silverdale area



Sources: Auckland Council Future Urban Supply Strategy, 2017; WSP Opus Green Road Reserve and Dairy Flat Needs Assessment, 2018

## Ka piki te tokomaha e āhei atu ana ki te pārae | The park's catchment will grow

In the short-term, it is envisaged the park will be used by people living in the local neighbourhood or within walking distance of the park. We also envisage people travelling to the park by car from Rodney, parts of west Auckland and the wider North Shore area including Hibiscus Coast and Albany, to experience the park's significant natural ambience.

Numbers of people living in the park's catchment are forecast to change considerably as shown. As more people start living near the park and in Auckland, we would expect more people to be attracted to the park for recreation opportunities, especially as the park's popularity grows.

### Walk or short drive away

NOW

In 2018, there were approximately 7,100 people or 2,300 households living up to 5km away from Green Road Park.

FUTURE

In about 15 years' time, it is projected that 12,000 people or 4,200 households will be living nearby. This is a 68% increase in the number of people and an 84% increase in the number of households.



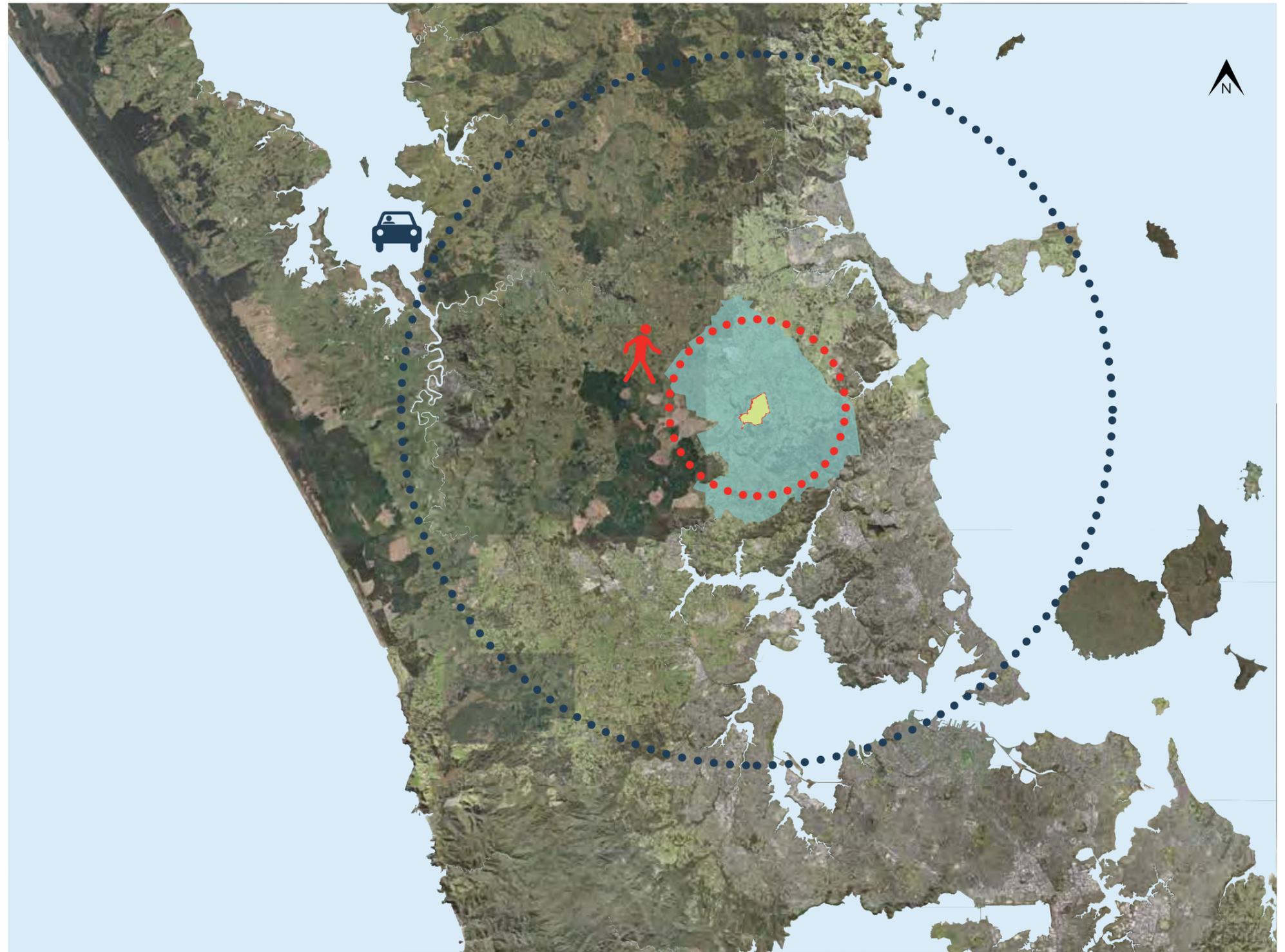
### 20-minute drive away

NOW

In 2018, there were approximately 405,700 people or 133,960 households living up to 20km away from the park.

FUTURE

By around 2036, 580,400 people or 215,600 households are projected to live up to 20km away. This is a 43% increase in the number of people and a 61% increase in the number of households.



### LEGEND

- Park boundary
- Approximate 15-minute walking catchment (or 5km from park)
- Approximate 20-minute driving catchment (or 20km from park)

\*2018 actuals based on SA1 units

\*2036 projections based on ART zones

# Tā mātou urupare atu ki ngā whakaaro o ngā mana whenua me te hapori | How we have responded to mana whenua and community views



## Te tū ngātahi i te mana whenua | Mana whenua partnership

We have worked closely with mana whenua to develop this draft masterplan. The following iwi were consulted:

- Ngāti Whātua o Kaipara
- Te Kawerau ā Maki
- Ngāti Manuhiri
- Ngāi Tai ki Tāmaki.

Initial feedback was gathered during a site walkover. Hui were also held to establish key principles to guide park management and development.

For mana whenua, the creation of the park provides the opportunity to protect the waterways and improve the quality of water entering the Rangitopuni Stream and Dairy Stream catchments. It is proposed that this occurs by removing weeds next to waterways and by planting wide vegetated buffers on both sides of streams. Planting should also provide shade for park users and stock.

The quiet and undeveloped nature of the park, and views from the park of the wider landscape, are highly valued by mana whenua as part of the existing character of the park, and need to be protected.

There are no recorded archaeological sites within Green Road Park. This is consistent with the low level of development in the area. There are some gum digging sites recorded to the north of the park.

The park is bordered by the Rangitopuni Stream which flows into the Waitematā Harbour. In the past these streams were navigable and would have been used as routes between the east and west coasts. It is likely there will be evidence of human occupation along the stream edges, its tributaries and within close proximity to the waterways.

Prior to the development of the site an archaeological survey should take place to identify, avoid and protect any archaeological items.

## He pārae hōu e tapaina ana ki tētahi ingoa o mua | A new park with an old name

Following the purchase of the land, the park has been known as 'Green Road' by local residents. During consultation while developing this plan, it was suggested by mana whenua that the park be named after the Rangitopuni Stream which runs along the northern and western boundaries of the park.

Traditional stories of Rangitopuni tell of a small number of moa being found within the area, with moa being caught while diving and foraging for food amongst the Rangitopuni Stream catchment.

A series of significant peace-making hui between Te Kawerau ā Maki and Ngāti Whātua were held across the northern region, including one at Rangitopuni.

The draft masterplan while using the name Green Road to identify the park, proposes that it be officially named Rangitopuni to reflect the longstanding association iwi have with the area. The name would be mono-lingual, as encouraged by Te Kete Rukuruku, a partnership between Auckland Council and mana whenua to increase the visibility of te reo and Māori culture and history across Auckland. Formal adoption of the name will follow as a separate process under the decision-making responsibility of the local board.

## Ngā Mātāpono ā-Te Aranga e kitea ana i roto i te mahere matua | Te Aranga design principles reflected in the masterplan

We have used Te Aranga design principles, as outlined in Auckland's Design Manual, to embed Māori outcomes into the masterplan.

Mana whenua have a strong and enduring relationship with Papatūanuku (the land). Mana whenua uphold their customary role and responsibility as kaitiaki (guardians) to sustain, protect and enhance te taiao taonga (natural treasures of the land).

Mana whenua have informed the Green Road Park masterplan by providing their cultural knowledge to help create a restorative environment. The impact of ecological enhancement will be seen in the wellbeing of those using the park, and in the park's natural environment including Rangitopuni Stream.

The following Te Aranga principles and actions will guide future design and planning in the park:

1 MANA Rangatiratanga, Authority	2 WHAKAPAPA Names and Naming	3 TOHU The Wider Cultural Landscape
<p><b>Outcome:</b></p> <p>The status of iwi and hapū as mana whenua is recognised and respected as a council partner; Mana whenua culture and identity is understood, respected, and visible</p>	<p><b>Outcome:</b></p> <p>People and places are connected through whakapapa</p>	<p><b>Outcome:</b></p> <p>Mana whenua significant sites and cultural landmarks are acknowledged</p>
<p><b>Action:</b></p> <ul style="list-style-type: none"> <li>• Mana whenua partnering with staff and the local board during the development and review of the masterplan</li> <li>• Park name recommended by mana whenua</li> <li>• Visibility of mana whenua culture is improved through engagement of mana whenua endorsed technical experts (artists, designers, planners, etc.)</li> </ul>	<p><b>Action:</b></p> <ul style="list-style-type: none"> <li>• Name the park Rangitopuni after the stream on the boundary</li> <li>• Share the narrative about the park name</li> <li>• Preserve the quiet peaceful character of the park and appreciate the benefits to wellbeing this provides</li> </ul>	<p><b>Action:</b></p> <ul style="list-style-type: none"> <li>• Recognition of tohu, including puna (springs), mahinga kai (gardens) and ancestral kainga (settlement)</li> <li>• Protect the views of the park and the wider landscape</li> <li>• Limit vehicles to the Green Road edge of the park</li> </ul>



#### 4 TAIAO

The Natural Environment



##### Outcome:

The natural environment is protected, restored and enhanced

##### Action:

- Use only native species for revegetation and specimen tree planting
- Use locally eco-sourced plants and specimen trees
- Manage pest plants and animals to protect native species
- Retain a small number of mature pine trees to provide habitat for birds and bats while the new planting is established
- Plant trees to provide shade for park users and stock

#### 5 MAURI TU

Environmental Health



##### Outcome:

Environmental health is protected, maintained and / or enhanced

##### Action:

- The mauri (lifeforce) of te taiao (natural environment), mauri o te wai (water), and oranga o te hau (health) is improved and enhanced
- Protect and improve the water quality of Rangitopuni Stream and its tributaries by:
  - fencing waterways on site
  - treating stormwater on site
  - allowing drained areas to revert to wetlands
  - support lighter stocking of the grazed areas
  - upgrading farm infrastructure to manage stock
- Rainwater collection systems, grey-water recycling systems and passive solar design opportunities are explored in the design process. For example, collecting water to use for ngahere (forest) during drought conditions

#### 6 MAHI TOI

Creative Expression



##### Outcome:

Iwi / hapū narratives are captured and expressed creatively and appropriately through engagement with mana whenua

##### Action:

- Reuse the milled pines on site for fencing and park furniture
- Māori design opportunities for new assets including interpretative information, pathways, fencing, gateways, signage, and buildings
- When play infrastructure is considered in the future, consider using native species creatively such as in mazes
- Use wayfinding markers to connect people to the environment, guide and enhance understanding and their experience of the space by:
  - using landmarks to provide orientation cues and memorable locations
  - create well-structured paths
  - create areas in the park with different identities and visual character

#### 7 AHI KĀ

The Living Presence



##### Outcome:

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

##### Action:

- Provide access to natural resources (weaving species, mahinga kai, waterways, etc.)
- Developments ensure ahi kā and sense of place relationships are enhanced

## Te hopu i ngā reo o te hapori | Capturing community voices

To inform development of this masterplan, we talked to the community about their ideas. Nearly 900 people provided feedback to an online survey. The large numbers who responded – many Rodney residents (38% of respondents), as well as people living all over Auckland, suggest a potentially large catchment for this park once it's been developed.

In addition to an online survey, people shared their ideas at an open day, and many sport and community groups talked to us in person.

A full summary of this community feedback was reported to the local board in December 2018 and informed a needs assessment for the local park (refer to appendix for more background). Many ideas raised by the community will require further investigation to support consideration for funding. Population growth is not currently enough to warrant intensive development of the park, so the focus of the masterplan is increasing levels of use gradually over the next ten years.

Some examples of community feedback that has informed the direction of this spatial plan:

*"I would like to see the park being used as a large natural recreation area to keep with the origins and history of the farming background"*

*"A large tract of native bush to encompass our native biodiversity. We have very little native bush left with a few remnant forest. Hugely important to recreate an area of wilderness for people take respite in"*

*"Opportunities for safe off-road places to ride horses"*

*"Improve local waterways"*

*"Keep the space as green as possible"*

*"It's an opportunity to have a space for everyone - sports, reflection, gentle exercise and events for all ages - let's make it broad"*

*"With land this size the opportunities are endless!"*

*"What a wonderful opportunity"*

*"After seeing this land used for farming for so many years it would be wonderful to still see the animals"*

*"Particularly interested in the use of the park for cycling purposes"*

*"There is very little in and around Rodney for dogs"*

*"The space has potential to be a great park and provide an oasis from urban life"*



## E takea ana te anamata o te pārae i tāu whakahoki kōrero | How your feedback informs the park's direction

We listened to what you told us and have used your ideas to form park principles:

Themes raised by the community

What the community told us they value

Park principles to guide development and enhance these values







## Encourage multi-use

- Enthusiastic about the wide range of sport and recreation activities that can be provided
  - Excited about the potential in such a large park
  - Indoor and outdoor sport facilities were supported by both the general public and key stakeholders but was not identified as a pressing need
  - Sharing of multi-use facilities
- 
- *A multi-use space without conflict between formal and passive recreation uses*



## Enhance natural environment

- Keen to be involved in the development of the park including ecological restoration and tree planting
  - Respondents would like a natural / informal aesthetic for play spaces
- 
- *Establish a spatial framework for the park underpinned by natural patterns and processes, including vegetation, waterways and ecological features*
  - *Work with the natural topography of the site to minimise earthworks*



## Protect open space and rural character

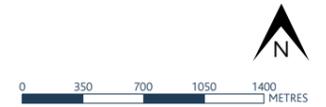
- Supportive of capitalising on the park's existing rural setting and use
  - Many want to see the park developed with an 'English Great Park' character
- 
- *Retain the vast openness of the park as a feature so that numbers of people can enjoy the space at the same time, and value its rural setting*
  - *Development should respect its open and rural setting*



## Build access and community

- Although the park lends itself to multiple uses given its size, the main desire is for informal recreation space
  - Strong support for the provision of trails for walking, jogging, biking and horse riding
  - Interactive and dynamic community spaces for gardens, gatherings, events
- 
- *Build strong linkages with Green Road and the surrounding growth area*
  - *Provide for the park to work at various scales - as a destination park and with local neighbourhood and civic park functions*

# How big is Green Road Park?



Most people only see the Green Road frontage of the park. The park extends to the west up to 1.6 kilometres from the road and has an entry from Sunnyside Road.

The comparisons below give an idea of the size of the park and the wide variety of activities Green Road Park could potentially accommodate.



Pukekura Park + Brooklands, New Plymouth (52 hectares)

- Botanical gardens
- Formal gardens
- Bush walks
- Playgrounds
- Tea House
- Brooklands Zoo
- Brooklands Bowl
- Sports Grounds (cricket and football)
- 10 tennis courts
- Historic buildings and structures
- Recreational lake



Auckland Domain, Auckland (75 hectares)

- Formal gardens
- Duck Ponds
- Walks
- Extensive tree planting
- Heritage buildings
- 2 cricket pitches
- 5 football pitches
- 5 rugby pitches
- 8 tennis courts
- Museum



Barry Curtis Park, Manukau (94 hectares)

- 8 football pitches
- 1 cricket pitch
- 3 rugby pitches
- Club facilities and parking
- Stadium and stage
- Playground
- Skatepark
- Walks
- Open parkland



Green Road Park, Rodney (154 hectares)



Hagley Park + Botanical Gardens, Christchurch (186 hectares)

- Botanical gardens
- Museum
- Walks
- Playground
- Netball courts
- 18 rugby fields
- 21 football fields
- 12 cricket pitches (grass and artificial)
- Club facilities
- Croquet club
- Hagley Oval cricket ground
- Events areas
- Open parkland
- Hagley Golf course
- Horticultural Society



Centennial Parklands, Sydney, Australia (189 hectares)

- Formal gardens
- Heritage buildings, structures and sculptures
- Amphitheatre
- 3 playgrounds
- Walks and cycleways
- Sports fields and venues (over 35 sports, including; football, cricket, touch rugby, rugby league and union, cross country running, cycling, orienteering, hurling, lacrosse)
- Model yacht and fly casting pond
- Equestrian ground and horse riding
- Club facilities
- Bush school
- Bird watching
- Farmers market, cafés and restaurants
- Outdoor learning programs



Cornwall Park + One Tree Hill, Auckland (220 hectares)

- Archery, tennis, rugby league, bowls and cricket facilities
- Livestock grazing
- Walks
- Extensive tree planting
- Playground
- Heritage buildings and structures
- Open parkland
- Stardome Observatory
- Maungakiekie / One Tree Hill volcanic peak and Maori pa



Hyde Park + Kensington Gardens, London, UK (253 hectares)

- Formal gardens
- Historic gates, buildings, sculptures and memorials
- Walks and cycleways
- Football pitches
- Tennis and Sports Centre
- Horse riding arena and designated horse riding routes
- Rowing and pedal boats
- Public swimming at The Serpentine
- Playground
- Fitness equipment
- Speakers corner

# Te takoto o te mokowā | Spatial layout



The masterplan proposes a spatial layout for the park to guide where activities should be encouraged to occur. The proposed layout incorporates circulation paths including entry points and areas for restoration.

In the short-term, we want to open the park up for walking, family-friendly mountain biking and horse riding using the existing farm circulation network.

To enable the community to use the park, we will need to remove the mature pine trees and build farm fencing to allow the farm to operate safely, separate from park users. Implementing these health and safety measures is a priority.

## Ngā rohe hohe | Activity zones

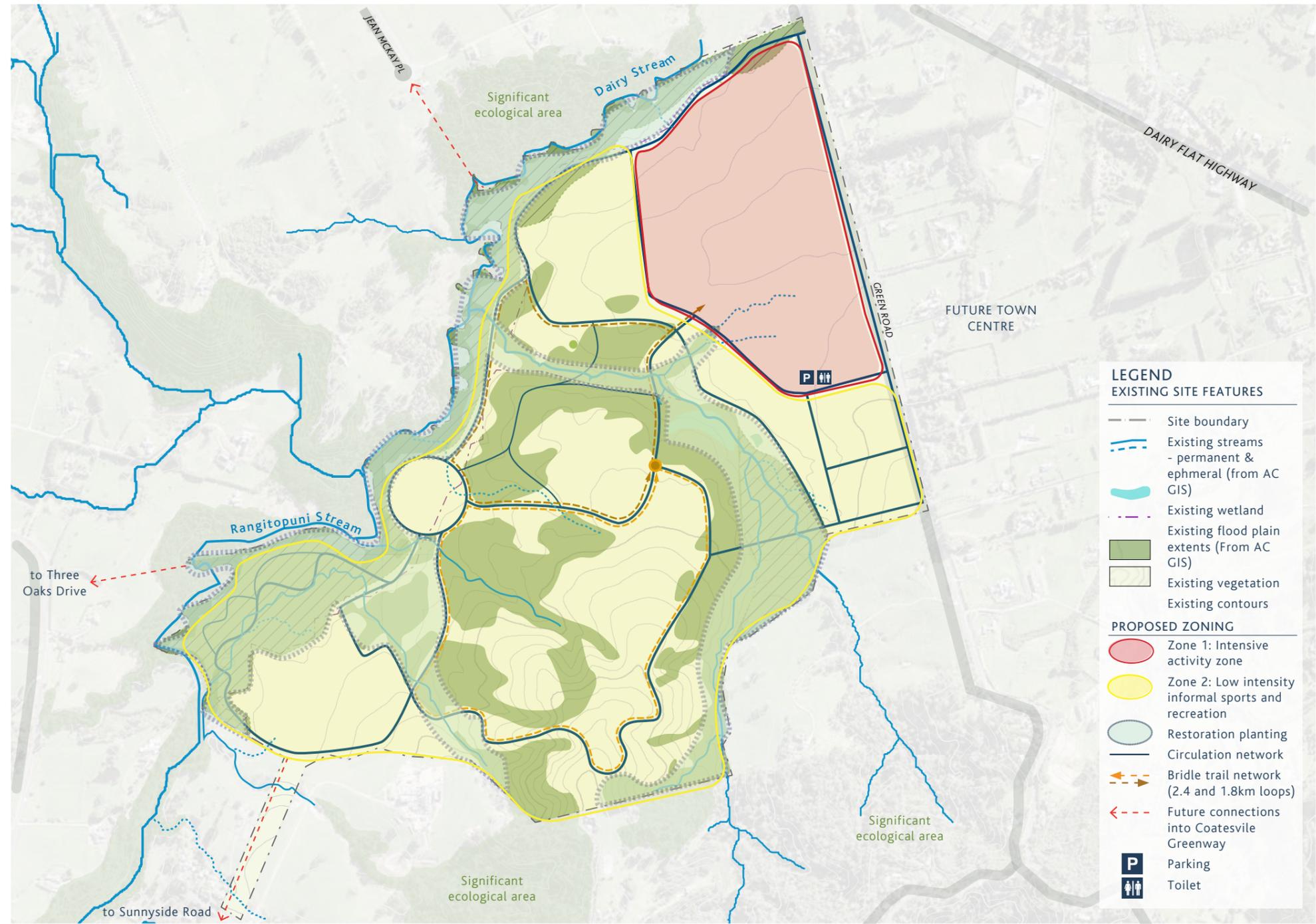
The masterplan proposes recognising two distinct zones; zone one is the flat area closest to Green Road, while zone two covers the remainder of the park.

**Zone one - intensive activity zone**

The main entrance to the park is in this zone. The area is currently used by pony and model aircraft clubs and some of the open fields are grazed. Weed removal will take place here in the short-term and ecological restoration of a tributary adjacent to this zone. The future recreation uses of this space will be determined when the masterplan is reviewed in ten years' time.

**Zone two - remainder of the park**

This area provides for low intensity recreation like walking, family-friendly mountain biking, horse riding, and grazing. In this zone there are good views of the park and the wider area. This zone is a larger area dominated by natural features and is mostly away from the main road, so proposed uses are quieter in nature.





# Te whakatinana i te mahere matua | Implementing the masterplan

The draft masterplan proposes several actions which require further planning and funding once the masterplan has been adopted by the local board.

Short-term actions in the next ten years include:

- Enhance pedestrian, cycle and horse riding access and park amenity
- Continue farming activities
- Provide for existing clubs
- Begin ecological restoration and specimen tree planting

## Ngā whāinga pae tata | Short-term actions

### Enhance pedestrian, mountain biking, and horse riding access and park amenity

The masterplan encourages wider community access to the park using the existing farm circulation network for walking. The trail network within the park will eventually connect to the proposed local greenway network.

A circulation path will guide the public through the park to see some interesting site features including a flat open meadow by Rangitopuni Stream suitable for picnicking and taking in the countryside views.

Once fencing is in place to separate park users from farm operations, there will be more trails available for the public to use. Access to these trails will be managed to provide for farming operations and to keep people out of wet areas in the winter.

The initial trail access will be for walking and running as these activities have a lower impact on the park and don't require any track development. Future investment in trail construction would allow for high impact recreation users like family-friendly mountain biking and horse riding. These activities need formed pathways to reduce ground damage.

The park's size, topography and restoration areas will be considered when designing trails. To ensure multiple activities can be accommodated, it may be necessary to separate activities such as horse riding and mountain biking from pedestrian areas.

Enabling horse riding in the park is possible in the short-term when the park is less intensively used. Park users bringing their horses to the park requires careful management. This may include staging access to ensure the park's facilities are shared equitably. There are also implications for parking which may require dedicated areas, as horses must be taken in and out of floats carefully.



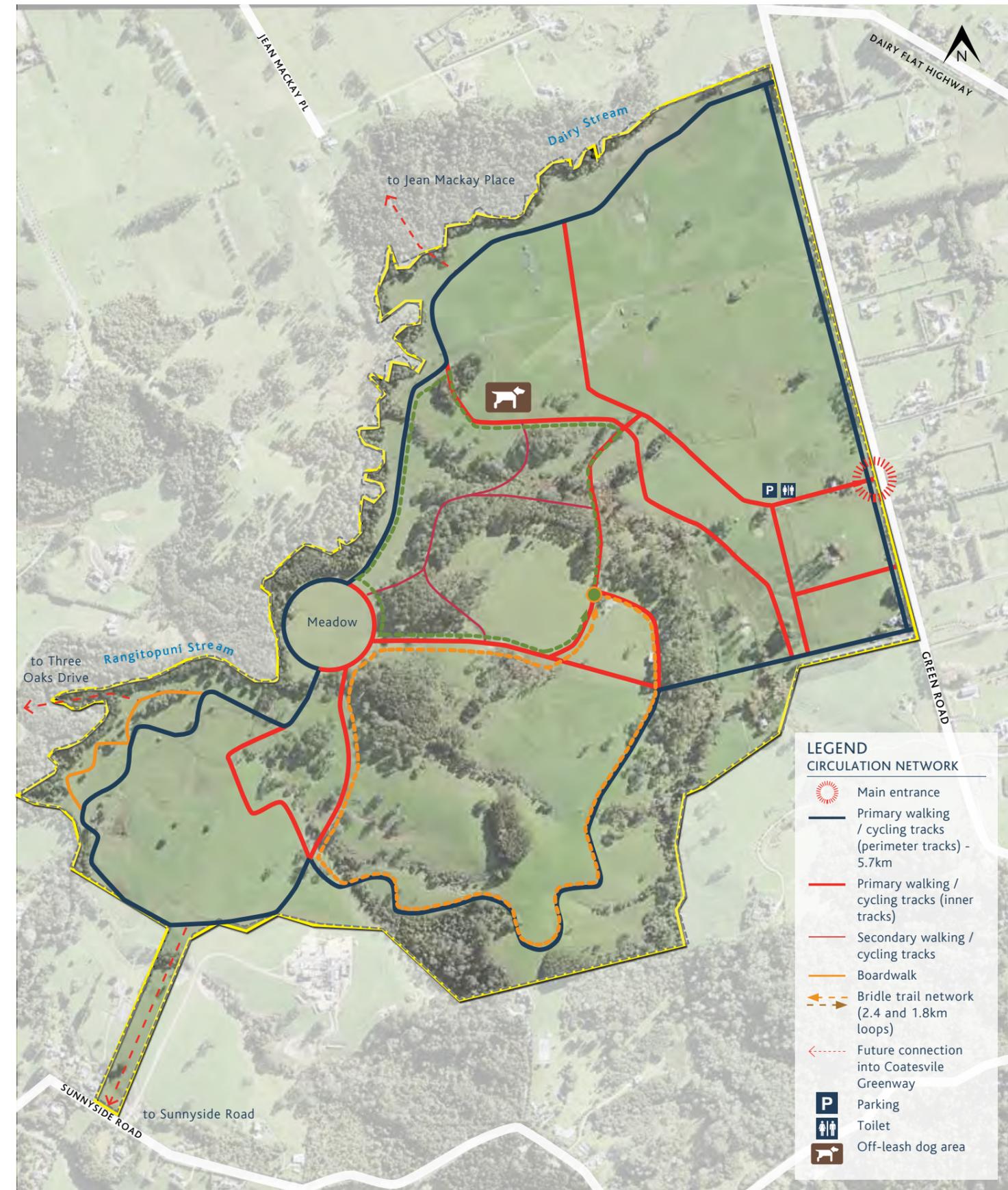
Equestrian activities such as jumping take place in the pony club lease area.

Any formal paths designed in the future, and park amenities like toilets, should consider access for people of all ages and abilities to improve people's experience at the park. Demand for toilets is likely to increase as more people use the park. Toilets should be located where they are convenient for all park users (indicative location shown on the masterplan).

At the main entrance to the park on Green Road, there will need to be a dedicated area for parking especially when visitation increases. This would be shared by all users and include mobility parking. A further smaller entrance to the park exists off Sunnyside Road.

Future entrances could be developed on the park's western and northern boundaries from Three Oaks Drive and Jean Mackay Place. However, this would require permission from private landowners to access the park through their land. Another potential entrance to the park exists from Jean Mackay Place that requires investment in bridge/s to cross Rangitopuni Stream. All these potential access points are marked on the map and should be investigated further.

An indicative location for a dedicated dog area is marked, to provide off-leash social space for dogs and to separate this activity from grazing areas.



### Continue farming activities

Green Road Park is where the city meets the country and the community told us they enjoy seeing the animals on the park. Grazing stock manages grass growth and helps to define the character of the park.

The park provides the opportunity to demonstrate best practice farming operations. A network of fences needs to be established to allow the farming operation to happen safely and to separate stock from the park users. Farming infrastructure on the park needs upgrading - improving water supply for stock in the short-term and upgrading farm buildings over the longer term.

Areas which are grazed in the park, and stock levels, are likely to change to accommodate restoration efforts and proposed circulation paths, requiring revisions to leased areas in the future. For example, retiring areas near streams that are being farmed.

### Provide for existing clubs

It is proposed that pony club and model aircraft activities continue in the park in the short-term. The clubs are currently operating in their existing lease and licence to occupy areas.

The existing leases and licences to occupy to the pony and model aircraft clubs expire 28 February 2022. At this time, the local board will consider what leases are required in the park to encourage use and to meet the community's needs. As long as there is demand for existing activities, the local board will consider existing clubs having an opportunity to enter into a new lease or licence to occupy. In the future, the pony club might need to be relocated to a quieter part of the park.

The Rodney Local Parks Management Plan in development, to be consulted on later this year, will also contemplate the types of recreation activities to be encouraged in Green Road Park via leases and licences.

When the masterplan is reviewed in ten years, a full analysis of park, sport and recreation needs will be undertaken to determine what recreation activities the park needs to provide for, and this may have further implications for lease arrangements.



## Begin ecological restoration and specimen tree planting

Deciding what species to plant, and exactly where they should be planted, is one of the first priorities of the masterplan, as it takes decades for specimen trees to become established.

The Auckland Design Manual highlights the importance of plant selection being informed by the microenvironment and how the community is going to use different parts of the park. This should help reduce issues typically created by poor plant selection such as high maintenance requirements, susceptibility to climate change and associated costs.

Focusing on planting in the short-term means the plants and trees will have an opportunity to establish themselves, provide shade for stock and park users, increase biodiversity, reduce erosion and improve water quality.

Community groups are keen to be involved in providing and planting trees.

We have suggested zones where it is important for planting to take place.

Many people wanted to see the park developed with an 'English Great Park' character. This is distinguished by memorable landscapes, large unprescribed open spaces and avenues shaded by mature trees.

We propose using native species from the surrounding ecological district to create a kiwi version of this 'Great Park' feel with shaded avenues of trees for walking, cycling and horse riding, as well as a woodland / arboretum space and riparian and revegetation planting.



Diversity of plant selection will ensure a healthy ecosystem and provide habitat for a variety of birds and bats. Active pest management in the park will help minimise damage to ecological areas caused by mammalian pests (such as stoats, rats, possums) contributing to Auckland's goal to be predator free by 2050.

### Threats to indigenous ecosystems



Stoat  
*Mustela erminea*

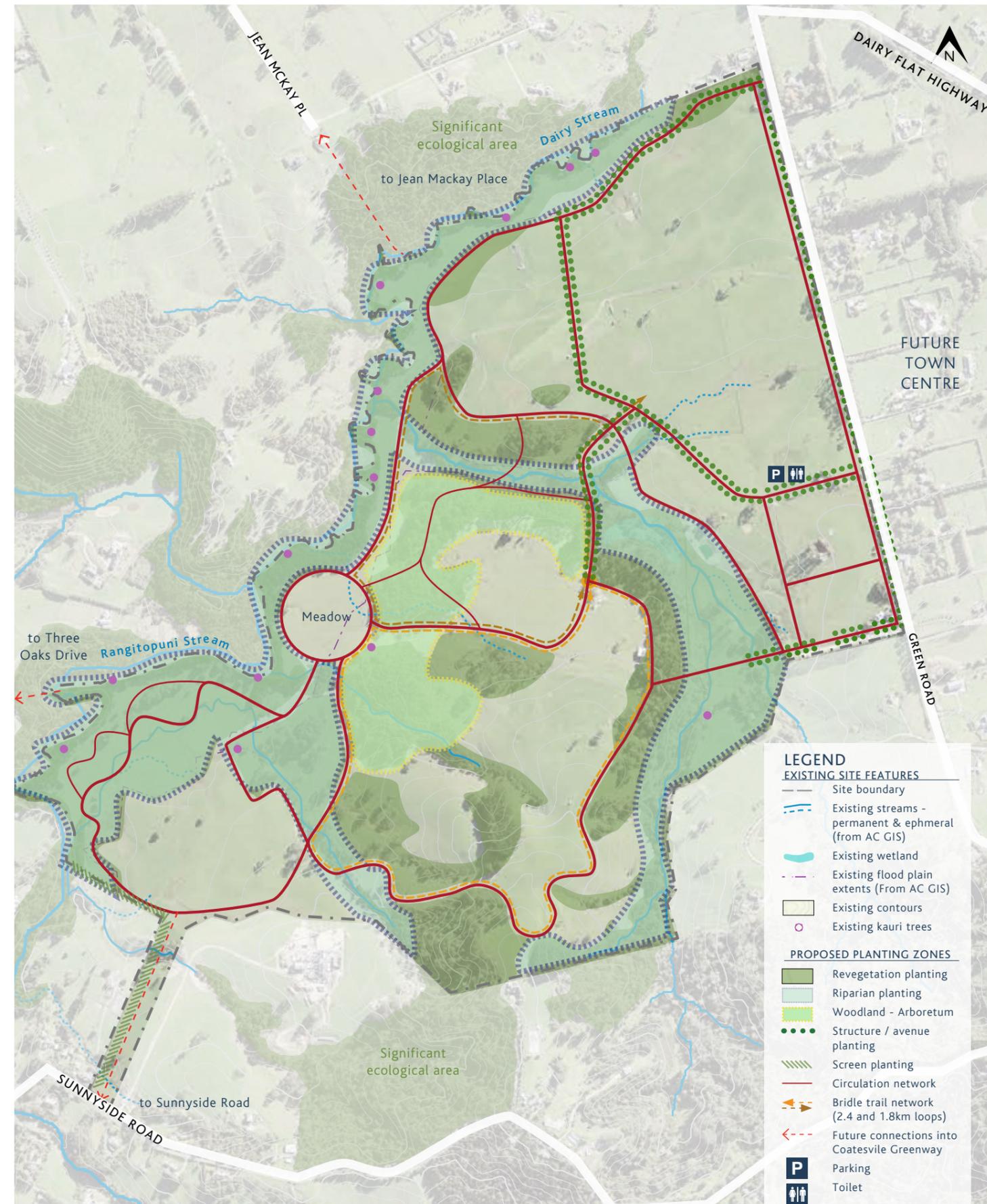


Rat  
*Rattus spp.*

Restoration of the park's wetland areas will support a good concentration of wildlife and is a useful opportunity raise public awareness of the loss of wetlands across Auckland.



There are small pockets of weeds in the park, but the main issue is the stands of mature pine trees which are falling and dropping branches on fences. These need to be removed before the fences can be replaced and riparian planting can take place. Mana whenua have recommended using some of the felled timber for park furniture.



## Te mahere matua i te whārangi kotahi | Masterplan on a page

The Green Road Park Masterplan priorities are underpinned by a series of actions that will require securing funding and further project planning, designing and the necessary consents or tender processes. Subject to available funding, it is intended that actions are prioritised for completion before the ten-year review of the masterplan in 2030. The review of the masterplan in ten years' time will identify further actions.

Incorporating te ao Māori aspects into the park is a cross-cutting theme for the implementation of all actions, to be guided by Te Aranga design principles.

# VISION

A destination park for a range of active and passive recreational pursuits, for all the community

## MASTERPLAN PRINCIPLES

(refer to pages 16-17)

### SHORT-TERM ACTIONS

To be prioritised over the next ten years

<p>Begin ecological restoration and specimen tree planting</p> 	<p>Enhance pedestrian, cycle and horse riding access and park amenity</p> 	<p>Continue farming activities</p> 	<p>Provide for existing clubs e.g. pony club, model aero club</p> 
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### PLANNING AND PROJECTS

Investigation and design phase

<ul style="list-style-type: none"> <li>• Tree management plan</li> <li>• Environmental management plan</li> <li>• Pest management plan</li> <li>• Archeology survey</li> </ul>	<ul style="list-style-type: none"> <li>• Before public access, fell mature pine trees posing health and safety risk</li> <li>• Renewal of fencing to separate people from stock</li> <li>• Park amenities such as toilet facilities as park demand increases</li> <li>• Environmental outcomes through design process</li> <li>• Māori design opportunities for new assets</li> </ul>	<ul style="list-style-type: none"> <li>• Ongoing review of grazing leased areas as park use increases and areas are planted</li> <li>• Ongoing review of stock levels</li> </ul>	<ul style="list-style-type: none"> <li>• Review lease arrangements when terms expire</li> </ul>
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### DELIVERY OF ACTIONS

Anticipated on-the-ground changes

<ul style="list-style-type: none"> <li>• Plant avenue of trees*</li> <li>• Plant tress for shade*</li> <li>• Plant stream buffer / riparian margins*</li> <li>• Plant woodland / arboretum*</li> <li>• Use of native species and locally eco-sourced plants*</li> <li>• Raise public awareness of wetland improvements in park</li> <li>• Ongoing environmental improvements* e.g. planting, pest &amp; weed control</li> <li>• Identify, avoid and protect archeological items</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian access (including orienteering) that does not require track development</li> <li>• Provide informal recreation areas such as picnic and BBQ facilities</li> <li>• Share narrative about park name</li> <li>• Use felled pine trees for furniture / assets</li> <li>• Mountain biking and horse riding access requiring track investment</li> <li>• Off-leash dog park</li> <li>• Play concepts (water, nature, sensory)</li> </ul>	<ul style="list-style-type: none"> <li>• Upgrade farming infrastructure such as water supply, fencing</li> <li>• Upgrade farming infrastructure such as buildings</li> </ul>	<ul style="list-style-type: none"> <li>• More public use of the park alongside pony club and aero activities</li> </ul>
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\*Opportunities for community involvement and / or external funding

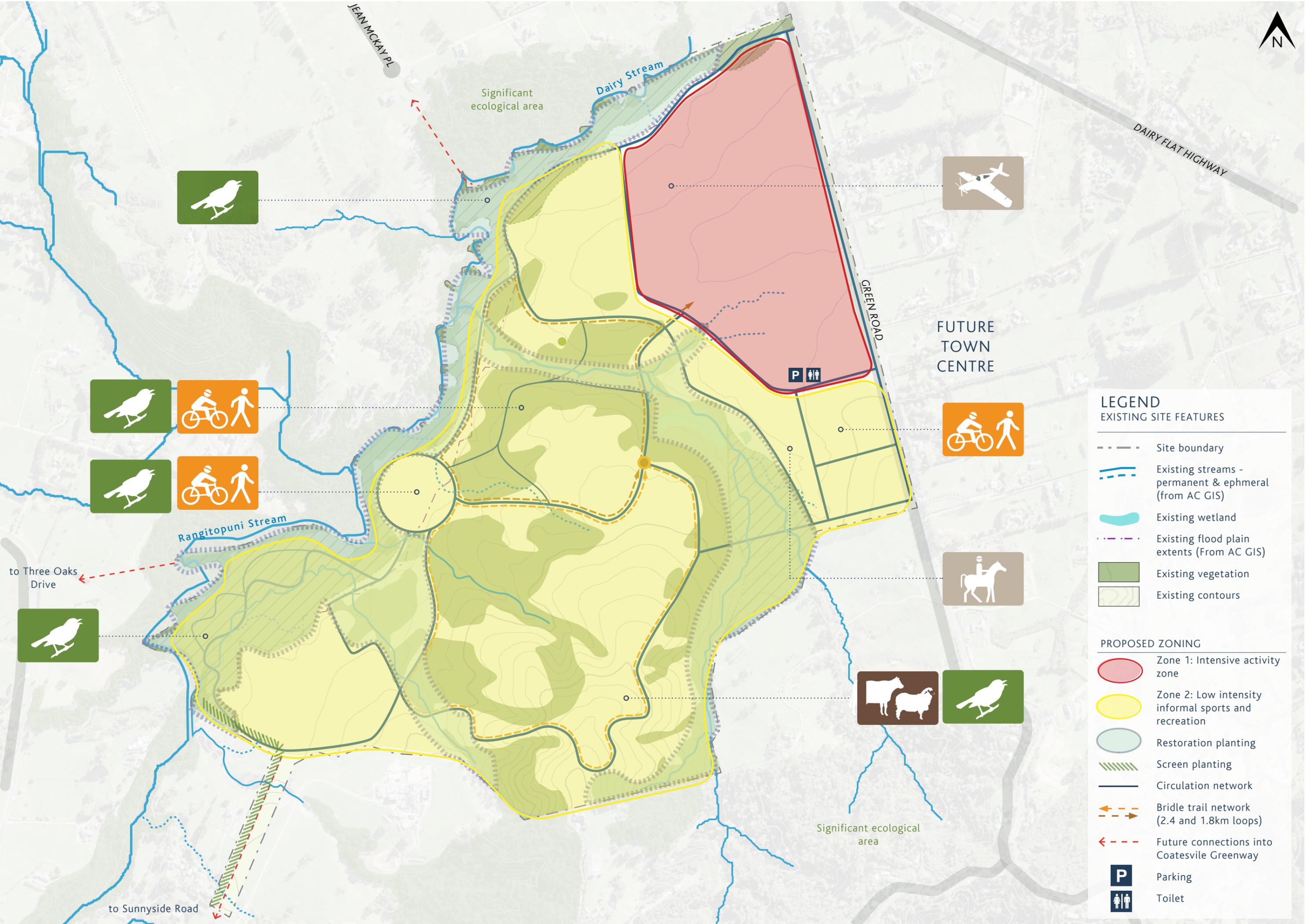
### CROSS-CUTTING THEMES

Te Aranga design principles

Mana 	Whakapapa 	Tohu 	Taiao 	Mauri tu 	Mahi toi 	Ahi kā 
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(for more information on these principles, refer to pages 14-15)





**LEGEND**  
EXISTING SITE FEATURES

- - - Site boundary
- Existing streams - permanent & ephemeral (from AC GIS)
- Existing wetland
- Existing flood plain extents (From AC GIS)
- Existing vegetation
- Existing contours

**PROPOSED ZONING**

- Zone 1: Intensive activity zone
- Zone 2: Low intensity informal sports and recreation
- Restoration planting
- Screen planting
- Circulation network
- Bridle trail network (2.4 and 1.8km loops)
- Future connections into Coatesville Greenway
- P Parking
- Toilet

Significant ecological area

Dairy Stream

DAIRY FLAT HIGHWAY

GREEN ROAD

FUTURE TOWN CENTRE

Rangitopuni Stream

to Three Oaks Drive

to Sunnyside Road

Significant ecological area

## I te arotake ngahuru tau | At the 10-year review

This masterplan is an intergenerational handshake.

It's future focused while identifying short-term actions such as planting which will define the future character of the park. The masterplan provides clarity around open access to the park and retaining the park's rural character. Over the longer term, negotiation will be required with adjoining landowners to realise aspirations for the park to be connected with adjoining roads, as outlined in the Coatesville Greenways Plan.

Future local boards can use this document as a reference point to ensure intentions for the park are delivered on.

To acknowledge mana whenua's role as kaitiaki (guardians) of this park, it will be important to continuously engage with mana whenua throughout the life of this plan, and on future plans for the park. Ongoing engagement with park users and the wider community will also be critical to the success of Green Road Park as a destination for all the community to enjoy.

The review of the masterplan in ten years' time should determine the scale of further spatial planning required. The review should be informed by a park, sport, recreation and community facility need assessment, to help guide decision-making.

The masterplan review may also wish to explore the pony club relocating to a quieter area in the park, alternatives to farming such as expanding ecological restoration, sport and recreation activities to cater for all ages, ethnicities and genders, and what decisions are required about capital investment in park infrastructure. Any future buildings in the park should be designed so they are resilient to climate change.



# Ngā āpitihanga | Appendices

## Te pēheatanga o te whakahāngaitia o te mahere matua ki ngā rautaki me ngā mahere a te kaunihera | How the masterplan aligns with council's strategies and plans

### Auckland Plan 2050

The Auckland Plan 2050 was adopted in June 2018. It shows how Auckland is expected to grow and change during the next 30 years, building on the vision in the first Auckland Plan (2012) for Auckland to be the 'world's most liveable city'. The Auckland Plan 2050 focuses on six areas of importance:

-  Belonging and participation
-  Māori identity and wellbeing
-  Homes and places
-  Transport and access
-  Environment and cultural heritage
-  Opportunity and prosperity

The public open space provided at Green Road Park plays a crucial part in providing a world-class quality of life. The park helps Auckland remain resilient to changes, by providing recreation opportunities for an increasing population, supporting conservation of habitats and species and mitigating the effects of climate change. Recognition of the park's unique cultural heritage through Te Aranga design principles, supports Māori identity and wellbeing.

### Auckland Unitary Plan

The Auckland Unitary Plan is prepared as a requirement of the Resource Management Act 1991. It's currently operative in part and its purpose is to be the principle statutory planning document for Auckland; to enable growth, while protecting the environment and the things people and communities' value.

Green Road Park is zoned Open Space - Sport and Active Recreation in the Auckland Unitary Plan. This zone allows for the use of both indoor and outdoor organised sports, active recreation, community activities, and provides for informal recreation activities such as walking, jogging and informal games.

The Auckland Unitary Plan recognises the significant bush area along the western part of the park as well as the sensitive stream areas within the park that require additional protection from intensifying development.

### Future Urban Land Supply Strategy, 2017

The area of Silverdale and Dairy Flat has been proposed for future development across two decades in the Future Urban Land Supply Strategy. Development in the first decade (2018-2022) will be focused on the business area in Silverdale – Dairy Flat, sequenced earlier to provide local employment opportunities and address demand on transport infrastructure. More intensive residential development is expected to occur in the second decade (2033-2037).

The Dairy Flat area currently has no bulk water or wastewater infrastructure to service urban development of any scale and establishing this network could take up to 20 years. The timeframe for investigation of future community and recreation provision depends on the pace of residential and business growth.

When new subdivisions come on-stream, neighbourhood walking and cycling connections to Green Road Park will be important so the local community can travel to their local park safely.

### Rodney Local Board Plan, 2017

The Rodney Local Board Plan 2017 identifies the preparation of a plan to meet the future recreation needs at Green Road in Dairy Flat as a key initiative to deliver parks and sport facilities that everyone can enjoy.

### Green Road Reserve and Dairy Flat Needs Assessment, 2018

Auckland Council engaged WSP Opus to prepare a sport, recreation and community needs assessment to inform the park's future direction. The report's key findings outlined below have guided the park's vision to be "a destination park for a range of active and passive recreation pursuits, for all the community".

Topic area	Key findings
<p>Organised sport needs</p> 	<p>There is an opportunity for the park to offer a wide range of sport and recreational activities that currently have limited provision, or to meet future demand associated with population growth in the Albany, Dairy Flat and Hibiscus Coast areas. This includes multi-use indoor and outdoor sports surfaces, orienteering, bike trails, cycle sports, bridle trails and running / walking tracks.</p>
<p>Sports fields</p> 	<p>The needs assessment recommends multi-use sports fields be provided in the park in the future but noted the current demand for sports fields is not pressing. The fields should be shared between codes and could include football, rugby and ultimate frisbee. When the masterplan is reviewed, demand for sports fields should be considered again.</p>
<p>Indoor sport</p> 	<p>The needs assessment recommends that a feasibility study is conducted for an indoor multi-sport facility at the park. This facility could include basketball, badminton and table tennis. There is also a possibility for additional partnerships and consultation to be held with netball, squash, volleyball and floorball. The study should take account of pending decisions for the provision and development of nearby facilities to avoid duplication and ensure an evidence-based approach to facility provision.</p>
<p>Informal recreation</p> 	<p>Green Road Park is identified as a destination park in Auckland Council's Parks and Open Space Provision Policy 2016. It will need to provide a small or medium civic space for the proposed urban centre identified in the Future Urban Land Supply Strategy 2017.</p>

### Open Space Provision Policy, 2016

This policy informs investment decisions to achieve a high-quality open space network in Auckland. It identifies different types of open space sought to achieve recreation and social outcomes in Auckland, including what features these different types of parks should have. Green Road Park will cater for community need at three different scales:

- Destination Park - the park is more than 30 hectares, so will provide for large numbers of visitors who may travel from across Auckland. Features will include a network of walking trails, specialised sport and recreation facilities and distinct natural, heritage and culture features.



- Neighbourhood Park - Green Road Park will provide for its local neighbourhood, with features such as play space, open space to play games on, park furniture and specimen trees.



- Civic Space – as Dairy Flat becomes more urbanised, the large green spaces at Green Road Park will become increasingly important. Providing open space in the park for people to gather and host events will be considered in the future as the area grows.



### Auckland Design Manual

The Auckland Design Manual is a practical guide that sits alongside the Unitary Plan. It's an online resource which includes a hub for park design to encourage best practice. The design manual has informed concepts in the masterplan for Green Road Park such as plant selection and may be a useful reference point during implementation of the masterplan.