

Criteria	11. Murillo Reserve	12. Oratia Esplanade	13. Parris Park	14. Plumer Domain	15. Starforth Reserve
	of neighbours means noise and traffic generation may be issues. Located at end of cul de sac. Incompatible use.	incompatible for use.	however it is located within a dense residential area of medium density housing. Possible noise and traffic impacts.	incompatible for use.	uses would not be compromised. Is within close proximity of residential area, so may be some conflict over noise and traffic generation.
Impact on Status in WCC Parks Hierarchy	1 Site is a Neighbourhood Reserve, generally these are not considered appropriate for the location of local facilities. The park is quite large for a neighbourhood reserve however so with careful design a community building could be accommodated.	-1 Site is a Local Reserve but has been identified as of high significance to the green network for ecological restoration and stormwater protection. This function would be negatively impacted by a community facility on the site.	1 Parris Park is a City Wide Park and local facilities are not normally provided for in these locations. This part of the park however has not been identified for specific City Wide activities and could accommodate a local community facility.	-1 Site is a Local Reserve but has been identified as of high significance to the green network for ecological restoration and stormwater protection. This function would be negatively impacted by a community facility on the site.	1 Site is a Neighbourhood Reserve, generally these are not considered appropriate for the location of local facilities. The large size of this park means a community facility could be developed in a way that would not compromise the Neighbourhood function.
Ecological Values	3 No significant ecological values on site	-1 Flood plain and ecological restoration site	2 Adjacent Waikumete Stream and bush restoration has high values, but site would not be affected.	-1 Flood plain and ecological restoration site	3 No significant ecological values on site
Historic and Cultural Values	3 No significant cultural or historic values on site	-1 Strong cultural values for local iwi with the Oratia Stream. Likely to be concerns regarding impact on its values.	2 Parts of Parris Park have high values, but site would not be affected.	-1 Strong cultural values for local iwi with the Opanuku Stream. Likely to be concerns regarding impact on its values.	3 No significant cultural or historic values on site
Landscape and Natural Character	2 Site has been developed as a neighbourhood park, with associated landscape treatment and play equipment.	1 Area is being planted and restored. Oratia Stream nearby is a significant feature.	2 Parts of Parris Park have high values, but site would not be affected.	1 Area is being planted and restored. Opanuku Stream nearby is a significant feature.	2 Site has been developed as a neighbourhood park, with associated landscape treatment, play equipment and planting. Sufficient space so a community facility would not dominate the reserve
Financial Costs	3 Site is flat land and could be easily developed.	-1 High cost to address flooding issues	3 Relatively easy to develop.	-1 High cost to address flooding issues	3 Site is relatively flat land and could be easily developed.
Green space around building	3 Could be able to be developed to include this and neighbourhood function also	2 Large area available but limited by flood plain	3 Easy to accommodate on such a large park	-1 Vegetated area close to stream	2 Could be able to be developed to include this and neighbourhood function also
Access to schools	2 300m to Henderson South Primary, 800m to Bruce McLaren Intermediate	1 300m to Bruce McLaren Intermediate	-1 Site is not close to any of the schools in the MPHS area	2 if walkway developed would be close to both Henderson High School and Henderson South Primary	-1 No schools nearby
Impromptu meeting place	1 Although the site has good road frontage, it is a small	2 Perhaps as part of movements to and from the Railway Station	-1 Is an isolated part of Parris Park, away from major activities.	-1 Out of the way	1 Although the site has good road frontage, it is a small

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Criteria	11. Muriilo Reserve	12. Oraita Esplanade	13. Parris Park	14. Plumer Domain	15. Starforth Reserve
	local road, so casual 'drop by' and impromptu usage would be low	and walkway/cycleway	impromptu meetings unlikely		local road, so casual 'drop by' and impromptu usage would be low
Reserve Act Classification	1 Classification not known. Likely to be recreation reserve.	1 Site is a Local Purpose (Esplanade) Reserve in part and Local Purpose (Drainage) Reserve in part.	-1 Recreation Reserve, would need reclassification of site	1 Classification not known. Likely to be Local Purpose (Esplanade) Reserve.	1 Classification not known. Likely to be recreation reserve.
Reserve Management Plan Status	1 Reserve management plan to be developed over 08/09 financial year.	1 No reserve management plan.	1 Not provided for in Reserve Management Plan	1 No reserve management plan.	1 Reserve management plan to be developed over 08/09 financial year.
Timing of Site Acquisition	na	na	na	na	Na
District Plan provisions	1 Resource Consent required, may be notified	1 Building in a flood plain is discouraged by the District Plan	1 Resource Consent required, may be notified	1 Resource Consent required, may be notified	1 Resource Consent required, may be notified
Appeal to wide sector of community	-1 Young children/family oriented facility -may not be inviting to some sectors of the community	3 Neutral associations	3 Large space, new part of reserve, neutral associations	3 Neutral associations	-1 Young children/family oriented facility -may not be inviting to some sectors of the community
Summary	25 points	6 points	24 points	-4 Points	23 points

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Criteria	16. Sunnyvale Station site	17. Henderson High School	18. Hulme Pt	19. Bruce McLaren Intermediate School
Site Size	1 Site is able to accommodate a community building, but because of limited development area, would be constrained in amount of extra land associated with the development	3 Site is easily able to accommodate a community building	3 Site is easily able to accommodate a community building	-1 Site size would necessitate a split level building, and any expansion would likely need to be on a second level. Insufficient space to support desired outdoor events/community garden activity.
Site Accessibility	1 Close to railway station and Seymour Road/Oraita Stream area for bulk of MPHS community	1 Accessible from Henderson Valley Road by bus or via Waitakere Central from Bruce McLaren buses and Rail. Unlikely to be many people walking to the site from the wider community however	1 On Twin Streams walkway/cycleway, main thoroughfare to Henderson and Sunnyvale Train Station, though not very accessible for Border Road area community and parts of Henderson South community	3 Very central in community. Bus services to school door.
Synchronicity of Uses	-1 No complementary uses	2 May be complementary uses with school, night school classes	2 Could be complementary uses developed such as neighbourhood/passive activities	2 Some complementary uses with school particularly around active/leisure activities
Community Hub	1 Adjacent to railway station, retail possibly proposed for area	1 Some community use (night school) already of high school	1 Shops at head of road, could be used as access way to train station and Twin Streams walkway/cycleway	3 A hub of community activity in the MPHS area. Across the road from medical centre, current MPHS facility and site of a range of existing community uses (e.g.

Criteria	16. Sunnyvale Station site	17. Henderson High School	18. Hulme Pt	19. Bruce McLaren Intermediate School
Passive Surveillance	Could be designed to be very safe and visible in area with good road frontage.	Depends on potential location on school - much of school building area does not have good passive surveillance	Currently poor, planned development would provide some surveillance.	bowls in the hall) as well as school uses. Could be designed to be very safe and visible in area with good road frontage.
Compatibility of Use	Developer wishes to develop residential medium density. Large area of site subject to flood plain so only small developable area - means that 2000m ² would be a substantial proportion of the site.	Little interest from school regarding possible facility being located on their site	Could be developed to avoid conflicts, though no clear synergistic uses	School keen to be involved - though would prefer facility developed in conjunction with gymnasium
Impact on Status in WCC Parks Hierarchy	na	na	na	na
Ecological Values	Large flood plain area and site would have to be located out of this. No significant ecological values on upper terrace	No significant ecological values on site	No significant ecological values on site	No significant ecological values on site
Historic and Cultural Values	No significant cultural or historic values on site	No significant cultural or historic values on site	No significant cultural or historic values on site	No significant historic or cultural values on site
Landscape and Natural Character	Oratia Stream nearby is a significant feature which is being planted and restored.	No significant landscape or natural character issues	Oratia Stream nearby is a significant feature which is being planted and restored.	No significant landscape or natural character issues
Financial Costs	Would require cost of land acquisition - not included in current Community Facility or Parks Financial Contributions.	Relatively easy to develop. May be school requirements which could add to cost.	Would require cost of land acquisition - not included in current Community Facility or Parks Financial Contributions.	Need for split level building would increase costs. May be able to get financial contribution from the school
Green space around building	Only if additional land purchase	Would depend on location in school.	Large area of green space by stream, could be integrated with site	Part of built up section of the school. Insufficient space to accommodate community garden/outdoor events.
Access to schools	Bruce McLaren Intermediate approx 500m away	School site	Close to Twin Streams Cycleway - linking to schools	School site
Impromptu meeting place	On major thoroughfare Seymour Road and close to Railway Station	Could be depending on location on school	Somewhat out of the way - close to Twin Streams cycleway so may be some impromptu meeting.	On major thoroughfare, next to bus stop, major school drop off and pick up point, across road from main retail and community uses in MPHS area. Current layout (wall) would need to be removed, but would be easy to design an inviting entry point.
Reserve Act Classification	na	na	na	na
Reserve Management	na	na	na	na

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Criteria	16. Sunnyvale Station site	17. Henderson High School	18. Huime Pl	19. Bruce McLaren Intermediate School
Plan Status				
Timing of Site Acquisition	1 Would need to be quickly raised with developer who may not be amenable, but if he is, development proposed to go ahead over the next 12 months so site would be available for 2010 build timeframe. Slowdown in Housing Sector and difficulties with site and compensation negotiations could delay acquisition and building however.	-1 Would need agreement of school. Currently not engaged	-1 Would require land purchase by the Council — for which no funding is currently allocated. Price being sought is large, so likely to require significant negotiation over cost, and potentially the use of the Public Works Act	1 Will need approvals of school board and detailed access and maintenance agreements. Also would need approval of Ministry of Education.
District Plan provisions	2 Consent may be non-notified if applied for prior to housing development.	2 Designated Site. As long as also used for school, relatively easy consent processes.	2 Land currently zoned Working Environment. Relatively easy consent process	2 Designated Site. As long as also used for school, relatively easy consent processes.
Appeal to wide sector of community	-1 Young children/family oriented facility -may not be inviting to some sectors of the community	-1 School facility- may not be inviting to some sectors of the community	3 Neutral associations	-1 School facility- may not be inviting to some sectors of the community
Summary	13 points	23 points	23 points	29 points
				Shortlist

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7.0 Shortlisted Sites

Based on the analysis in 6.0 above, the following five sites scored highest and are included in a shortlist for further analysis:

- Bruce McLaren Memorial Park (31 points)
- Corban Reserve (33 points)
- Corban Green (42 points)
- Henderson Valley Park (32 points)
- Bruce McLaren Intermediate School (29 points)

This section discusses these options further and includes more detailed analysis of the feasibility of their use for the MPHS Community Facility.

7.1 *Bruce McLaren Memorial Park*

This park, while a Neighbourhood Reserve, has sufficient space and is well located in the heart of the MPHS study area for a community facility, in particular in conjunction with the existing Playcentre facility. Because of the existing building, the potential exists to develop a facility which incorporates the Playcentre use as well as wider community activities. There is an existing carpark with ample road frontage. Sufficient space exists to locate the community facility by/with the Playcentre and not detract from the neighbourhood reserve function of what is an important green space in the local area. Location of the building on the green space Farwood Road/Hindmarsh Street intersection is considered inappropriate as this would substantially degrade the quality of the reserve, and reduce safety and passive surveillance.

The main disadvantage of the site lies in the lack of public transport access – it is on Farwood Drive, a major connector between Henderson Valley Road and Bruce McLaren Road. Bus routes service these arterials, some 300-500m from the site, however it is likely that many people using the facility would come by car. A second disadvantage is the location in a residential neighbourhood and potential noise concerns which could arise. The MPHS community facility will likely operate into the evening – perhaps 9pm. Noise associated with people in the carpark afterwards, sound of locking up etc can be an issue with community buildings, and this would be noticeable in a quiet neighbourhood. The potential disruption to community could be mitigated by locating parking away from neighbours and abutting the corner of Farwood Drive and Taremaro Place. Figure Twenty Five shows the existing Playcentre building and Figure Twenty Six identifies a potential location for the community facility.



Figure Twenty Five: Playcentre on Bruce McLaren Memorial Park

INSERT FIGURE

Figure Twenty Six: Possible Site for Community Facility incorporating Playcentre on Bruce McLaren Memorial Park

7.2 Corban Reserve

This park is well located for a community facility and was identified by the community consultation as being a desirable location. In addition the Reserve Management Plan specifically provides for community buildings to be located here. The site is well served by public transport down Henderson Valley Road, and is close to Bruce McLaren Intermediate School. It is large enough for a community building to complement rather than dominate the reserve, and the building could link to existing community facilities such as the Kiwi Trikers Club and the playground and picnic areas on adjacent Hindmarsh Green. Carparking could be developed which served all the facilities on the reserve – community buildings and sports use, as the area is a major centre for kīkīfī. Noise issues could arise with evening use of the building, as there are several houses which abut the reserve close to the potential community facility location.

The main disadvantage of the site is its status as a former landfill. This constrains development of community buildings in an area away from the road frontage, raising concerns around visibility to the community, passive surveillance, graffiti and vandalism. The Kiwi Trikers Club building on the site was destroyed as a result of arson. It would be possible to design and layout a facility so that it was oversaw to some extent from Hindmarsh Street, however this is a small residential street and

would not offer good surveillance. While a vehicle entrance and road could be provided from Henderson Valley Road, this would always be hilly as there is little ability to re contour any part of the site without compromising the landfill cap and potentially exposing rubbish. This limitation means any building developed would not be visible from Henderson Valley Road. Figure Twenty Seven identifies the potential location for the community facility.

INSERT FIGURE

Figure Twenty Seven: Potential Location for Community Facility on Corban Reserve

7.3 Corban Green

This park is well located for a community facility and was identified by the community consultation as being a desirable location. It is centrally located within the study area, and being located on a major road, is well known to the community.

Currently it has limited function as a park, rather being used as a drop off point for Bruce McLaren Intermediate School, and as a wide road berm/buffer between the school and Corban Ave.

Corban Ave itself runs through an industrial area, but the proximate land uses include a preschool and a church which would complement a community facility. Bruce McLaren Intermediate School abuts the site, and the sportsfields are directly adjacent, providing a green backdrop to the location.

The wide carriageway of Corban Ave means that significant use of on street carparking could be made, and agreements may be able to be negotiated around use of the church parking also. This means the need for additional on site carparking would be reduced, with capital cost and ongoing maintenance benefits accruing.

The location also has advantages from a noise perspective – there are no residential neighbours who would be affected by evening use of the facility.

The long street frontage also has some advantages from a passive surveillance perspective – the facility would be able to be designed to both maximize surveillance of the building, and the school field behind. Some earthworks would be needed to facilitate this.

The main disadvantage of the site is that it is only served by a limited bus service, requiring public transport users to walk from stops on either Henderson Valley or Bruce McLaren Roads. The central location in the catchment however means that these are only 5 min walks from either bus route.

Figure Twenty Eight shows Corban Green and Figure Twenty Nine identifies a potential location and layout for the community facility on Corban Green.



Figure Twenty Eight: Looking Across Corban Green with Bruce McLaren Intermediate SportsField on the left and Corban Ave on the right.

INSERT FIGURE

Figure Twenty Nine: Potential Location and Layout for the Community Facility on Corban Green

7.4 Henderson Valley Park

This park is another which has been identified as a potential site for the community facility within the community consultation. It has good street frontage to Henderson Valley Road, and sufficient space that a facility could be designed to retain good views and passive surveillance into the park.

The site is accessible by public transport from a lot of the MPHS community, though it is located somewhat on the periphery towards the southern part of the study area, and it is likely that many people would come by car.

Much of the reserve is leased to the Henderson Valley Pony Club, with a long term lease until 2020. It may be possible however to negotiate an agreement with the club over some shared facilities (e.g. carparking) which could reduce the costs of these parts of the development.

Figure Twenty Nine depicts the area leased to the Henderson Valley Pony Club and Figure Thirty indicates a potential location for the community facility.

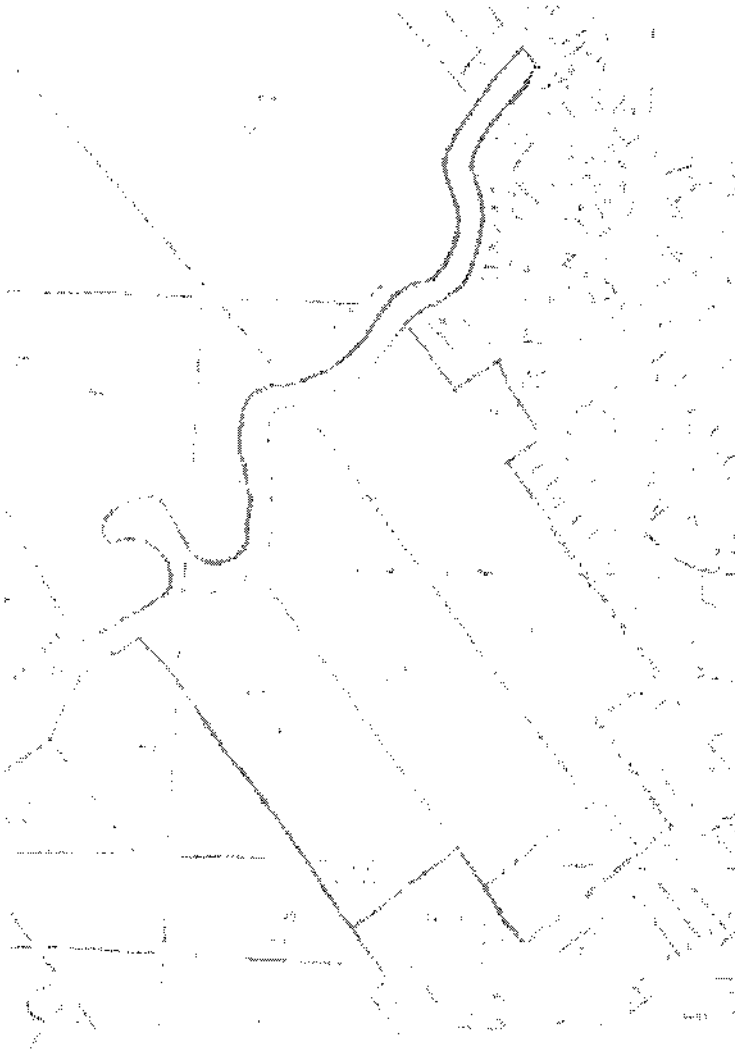


Figure Twenty Nine: Henderson Valley Pony Club Leased Area

INSERT FIGURE

Figure Thirty: Potential Location for Community Facility on Henderson Valley Park

7.5 Bruce McLaren Intermediate School

This site has been proposed by the school as the potential location of a joint facility – including a school gymnasium. Community feedback on this proposal, with some supporting the idea and others being concerned about “capture” of a community facility by the school.

The site proposed is the school road frontage to Bruce McLaren Road, on the location of the current staff carpark. This area is well served by public transport, with a bus stop directly outside. A drop-off point for the school is also adjacent. The site would see the facility located between the road and the existing school buildings.

The site is well located for the McLaren Park part of the community, though residents from the Border Road and parts of the Henderson Valley Road area may travel by car.

Pedestrian access to the area is good – as it has been the focus of improvements as part of the Safe Routes to Schools programme.

The major constraint of this site is its small size – less than the 1000m² required for the building footprint, and no-where near the 2000m² which would allow for the green space, community outdoor event space, and potential community garden desired as part of the facility. In addition issues around carparking would need to be resolved, and there are concerns about the “cultural comfort” and potential capture of any community facility by perceptions associated with it being located on a school.

In order for any community facility to be located on the site agreements between both the school, and the Ministry of Education would need to be developed, addressing ground lease issues, maintenance and renewal of the facility.

The other major issue for resolution over the proposal would be joint use of the facility. It is unclear at this stage what access to the facility the school would want as part of an agreement over locating it on the school site. It is likely that if some active leisure component was included, the school would wish to have access to this. Agreements would need to be put in place around maintenance of both the building and carparking and funding of this.

Figures Thirty One and Thirty Two indicate the potential location of the community facility on Bruce McLaren School.

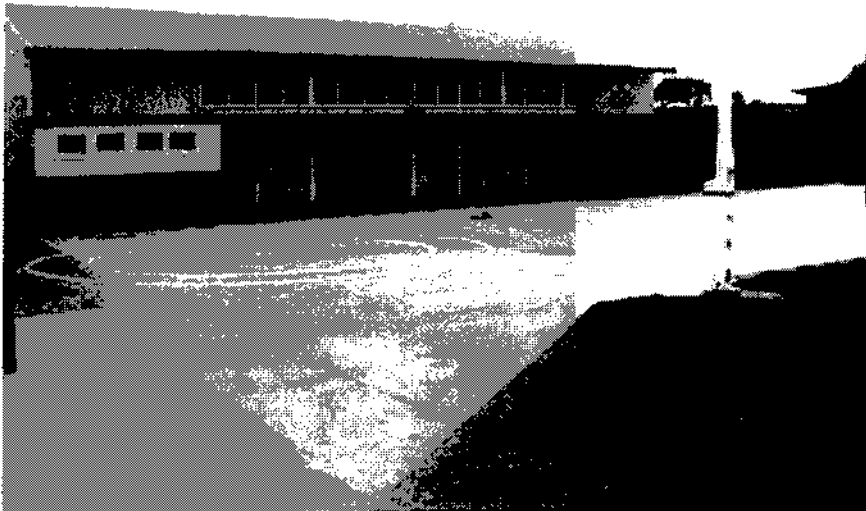


Figure Thirty One: Bruce McLaren Intermediate School Proposed Community Facility Site with School Hall Behind

INSERT FIGURE

Figure Thirty Two: Potential Location of Community Facility on Bruce McLaren Intermediate School

8.0 Shortlisted Sites –Quadruple Bottom Line Assessment

A quadruple bottom line assessment of the five short listed options has been undertaken, as outlined below. As well as a qualitative assessment, a ranking of 1 (strong negative impact) to 10 (strong positive impact) has been provided for each of the QBL criterion. An overall score out of the possible 40 is given.

QBL Criterion	Bruce McLaren Memorial Park	Bruce McLaren Intermediate School	Corban Green	Corban Reserve	Henderson Valley Park
99A Environmental	Increased impervious area on park	Building on existing impervious area	Building on current grassed area	Building on current grassed area	Building on current grassed area
	Some tree removal required	Minimal vegetation disturbance required	Minimal vegetation disturbance required	Minimal vegetation disturbance required	Some tree removal required
	Moderate earthworks due to topography	Low level earthworks as flat site	Moderate earthworks due to topography	Low level earthworks as flat site	Moderate earthworks due to topography
	Likely to result in stormwater treatment for whole impermeable area as part of consenting process	Likely to result in stormwater treatment for whole impermeable area as part of consenting process	Will require swale to be piped	Will need to be careful management of stormwater treatment and disposal as part of consenting process	Likely to result in stormwater treatment for whole impermeable area as part of consenting process
	Distance from public transport means moderate traffic generation and assoc. air & water quality impacts	Proximity to public transport means likely use by many to access the facility	Likely to result in stormwater treatment for whole impermeable area as part of consenting process Ability to locate some carparking on existing impermeable surfaces will mitigate against some water quality impacts Distance from major public transport routes means moderate traffic generation and assoc. air & water quality impacts, though some public transport access possible Carparking capacity on Corban Ave may reduce	Distance from public transport means moderate traffic generation and assoc. air & water quality impacts. Some access from Henderson Valley Road bus routes.	Distance from public transport means moderate traffic generation and assoc. air & water quality impacts. Some access from Henderson Valley Road bus routes.
	Slight negative	Moderate positive	neutral	Slight negative	Slight negative

QBL Criterion	Bruce McLaren Memorial Park	Bruce McLaren Intermediate School	Corban Green	Corban Reserve	Henderson Valley Park
Social	Distance from public transport means moderate traffic generation and assoc. noise and traffic impacts Would result in loss of some green space on well used reserve	Minimal traffic impacts due to proximity to public transport, central location & trip combining potential No impact on public green space Association with school may reduce appeal for use by some sectors of the community. Perceptions of capture and ownership. Lack of green space for community events / community garden may compromise function Location more strongly associated with McLaren Park rather than Henderson South Community - may not be seen as a facility to serve whole community	amount of impermeable surfaces on site Minimal traffic impacts due to location in industrial area with wide street network Minor impact on green space -- as limited functional value in the network	Some traffic impacts on Hindmarsh Street, though main access would be via Corban Ave Some impact on green space - but location already identified as suitable for community facility and is within large reserve	Minimal traffic impacts due to location in major arterial road with wide street network Would result in loss of some green space/passive area on frontage of reserve -- main passive park for Henderson South Community
	Location more strongly associated with McLaren Park rather than Henderson South Community - may not be seen as a facility to serve whole community Opportunity to integrate with Playcentre and enhance overall use of the site Proximity to residential neighbours means may be noise disturbance	Opportunity to integrate with McLaren Park rather than Henderson South Community - may not be seen as a facility to serve whole community Opportunity to integrate with school use School may enhance overall use of the facility No nearby residential neighbours to be disturbed by noise	Relatively central location in relation to both McLaren Park and Henderson South Communities. Some potential to integrate with school use due to close location No nearby residential neighbours to be disturbed by noise	Location more strongly associated with Henderson South rather than McLaren Park Community - may not be seen as a facility to serve whole community Potential for community facility to widen and enhance use of Corban Reserve Proximity to residential neighbours means may be noise disturbance Presence of landfill gas may limit some activities Need to build carefully due to landfill may add costs to the project. Ongoing landfill gas monitoring in building may be required	Location more strongly associated with Henderson South rather than McLaren Park Community - may not be seen as a facility to serve whole community Potential for community facility to widen and enhance use of Henderson Valley Park No nearby residential neighbours to be disturbed by noise
Economic	Integration with existing Playgroup may allow for rationalised facilities (eg carparking, toilets, kitchen)	Requirement for building to be two level - with associated construction cost increases May be maintenance and running cost synergies with	Proximity to major arterial road and church carpark may enable reduced carparking requirement	Frontage of reserve is ex clean fill - may need consolidation and foundation design May be some opportunity to rationalise	Slight negative

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QBL Criterion	Bruce McLaren Memorial Park	Bruce McLaren Intermediate School	Corban Green	Corban Reserve	Henderson Valley Park
Cultural	No known impacts on significant cultural sites neutral	school facilities No known impacts on significant cultural sites neutral	No known impacts on significant cultural sites neutral	Kiwi Trikers Club No known impacts on significant cultural sites Corban Reserve has particular significance to the Pasifika community as a location for kaitiaki. Presence of a community facility may complement that value. neutral	facilities with Henderson Valley Pony Club No known impacts on significant cultural sites The Opanuku Stream has significant value to iwi. May be an opportunity to link to and interpret those values with this site location. Slight positive

As can be seen from the QBL assessment, the Corban Green site is the best location, with positive social and economic assessments and a neutral environmental and cultural impact. This confirms the analysis undertaken in Part 6.0 of the report which looked at the specific criteria in relation to the project. Of the other shortlisted sites Henderson Valley Reserve is seen as the next best location from a QBL perspective with a slight negative environmental and economic impact, a neutral social impact and a slight positive cultural impact.

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9.0 Conclusion

When the range of requirements for siting of the new community facility in the MPHS area are considered, it is clear that many of the options looked at are unsuitable for the purpose. Unfortunately, the first stage analysis found there is no perfect site in the area for locating the facility. However the five shortlisted sites all had a good proportion of attributes sought for the site. Of these five shortlisted sites, it is clear that Corban Green is the most appropriate location, considering both the initial criteria developed and QBL analysis.

Corban Green does not have any major negative attributes, and it has a range of features which mean that a successful facility should be able to be developed on it.

Consultation with the MPHS Community Group as part of the development of this report confirms that Corban Green is a location which that Community Group perceives as being suitable for the facility and that the range of indoor and outdoor facilities envisaged would be able to be developed there.

In addition the co-location close to other community facilities (the school and church and close to Corban Reserve) mean that a community facility cluster could be developed, acting as a catalyst for wider projects linking the areas together.

10.0 Bibliography

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