

Luckens Reserve

Location:	Marina View Drive, West Harbour
C o n t e x t :	Urban / Residential / Coastal
Description:	Local Multi Use / Recreation Reserve
Area:	57,678.58 m ²
Legal Description:	LOT 1 DP 52529 LOT 235 DP 99460 LOT 3 DP 57411 LOT 33 DP 177024
Entry:	
Visibility	Good
Legibility	Clear
Accessibility	Good
Connectivity	Good - Pedestrian
Number	-
Signage	-
Carparks:	30 – 40
Boundary:	Enclosed - Fences
Paths:	
Type	Concrete - exposed metal
Condition	Good
Width	1.5 - 2.0m
Connection	Good – Indirect
Buildings:	Toilet block, visible to playground and road
Seats:	2 recliner slab seats at playground, 2 picnic tables.
Bins:	3 metal
Lights:	No
Playground:	2 swings, tunnel slide, slide, climbing, overhead tunnel
Condition	Good
Security:	
Outside	Good from west, Ok from east
Inside	Ok - compartmented
Entrapment Potential	Possible in planting areas
Contour:	Moderate / Gentle



Historical Background:

The land, which is now Luckens Reserve, was originally part of a property owned by the Burrows family who developed the land into an orchard, which remained on the site until around 1930. In 1912, the land was purchased by J.H Colwill, who removed the house from the site. The beach adjacent to Luckens reserve was a popular swimming beach in the 1950's, however due to the construction of a stormwater outlet the use of the beach has declined. The large trees seen on the site (predominantly large pines) are a prominent feature within the reserve and the area.

Comments:

- The legibility and accessibility are good.
- Good playground, good visibility from within the park, not so clearly visible from the exterior, some views from the road.
- Park furniture is in varying degrees of decline. Wooden park benches are deteriorating, connections are loose, some evidence of temporary repair.
- Poor legibility to the coastal esplanade area, few coastal signifiers. Reasonable gradient to 'beach', potential for development, particularly views over the harbour. Many weeds species present on cliffs. No feature at destination. Isolated.
- Central planted area offers many areas of entrapment and potential hiding places.
- Evidence of trees having died and been removed and not replaced, particularly from the west boundary to Marina View Drive.
- "Trees for Babies" area needs attention, establishment of weeds and poor plant performance. Ceramics historical area needs a tidy up, damaged seat.
- North boundary to houses in area which is fenced requires tidying, scruffy weeds establishing.

Waitakere City Council Site Visit

- Potential to develop the 'beach' area. Never intended as beach access, put in as access for Ecowater.
- Issues with fire lighting, drinking, etc in beach area. Rubbish gets left. Pros and cons of improving the beach access.
- Weed maintenance to cliffs and establishment of native coastal planting.
- The existing pine trees have a finite life; a replacement programme needs to be developed, as the trees are a prominent feature. The trees will all need to be removed at the same time to reduce danger of exposing trees and possible failure.
- Specimen trees which have failed are unlikely to be replaced.
- Clean up 'Trees for Babies' area.

Conclusion:

Look into maintenance of park furniture, life expectancy, and possible replacement, renewal programme.

Develop plan for removal of existing feature pine trees and provision of new trees to retain the existing character.

This will need to be addressed relatively quickly given the anticipated life expectancy of the trees.

More closely monitor installations such as 'Trees for Babies', and commemorative plaques etc.

Evaluate the merits of improving access to the coast and improving the beach interface.

Generally tidy areas of planting and development of planting programme for the coastal edge planting.

Develop areas of the park which are damp with appropriate planting. Look into replacement tree planting where the trees have been removed, with more suitable species.

Concept Plan: Refer to Drawing No. **17093CP2H**