

Criteria	16. Summyvale Station site	17. Henderson High School	18. Hulme PI	19. Bruce McLaren Intermediate School
Passive Surveillance	3 Could be designed to be very safe and visible in area with good road frontage.	1 Depends on potential location on school - much of school building area does not have good passive surveillance	1 Currently poor, planned development would provide some surveillance.	3 bows 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	-1 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.	-1 Little interest from school regarding possible facility being located on their site	1 Could be developed to avoid conflicts, though no clear synergistic uses	2 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	2 Large flood plain area and site would have to be located out of this. No significant ecological values on upper terrace	3 No significant ecological values on site	3 No significant ecological values on site	3 No significant ecological values on site
Historic and Cultural Values	2 No significant cultural or historic values on site	3 No significant cultural or historic values on site	3 No significant cultural or historic values on site	3 No significant historic or cultural values on site
Landscape and Natural Character	1 Oratia Stream nearby is a significant feature which is being planted and restored.	3 No significant landscape or natural character issues	1 Oratia Stream nearby is a significant feature which is being planted and restored.	3 No significant landscape or natural character issues
Financial Costs	-1 Would require cost of land acquisition - not included in current Community Facility or Parks Financial Contributions.	2 Relatively easy to develop. May be school requirements which could add to cost.	-1 Would require cost of land acquisition - not included in current Community Facility or Parks Financial Contributions.	1 Need for split level building would increase costs. May be able to get financial contribution from the school
Green space around building	-1 Only if additional land purchase	1 Would depend on location in school.	2 Large area of green space by stream, could be integrated with site	-1 Part of built up section of the school. Insufficient space to accommodate community garden/outdoor events.
Access to schools	1 Bruce McLaren Intermediate approx 500m away	3 School site	1 Close to Twin Streams Cycleway - linking to schools	3 School site
Impromptu meeting place	3 On major thoroughfare Seymour Road and close to Railway Station	1 Could be depending on location on school	1 Somewhat out of the way - close to Twin Streams cycleway so may be some impromptu meeting.	3 On major thoroughfare, next to bus stop, major school drop off and pick up point, across road from main retail and community uses in MPHIS 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

A71

Criteria	16. Sunnyvale Station site	17. Henderson High School	18. Hulme PI	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. Consent may be non-notified if applied for prior to housing development.	-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	2	2	2
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

A72

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 kilikiti. 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.

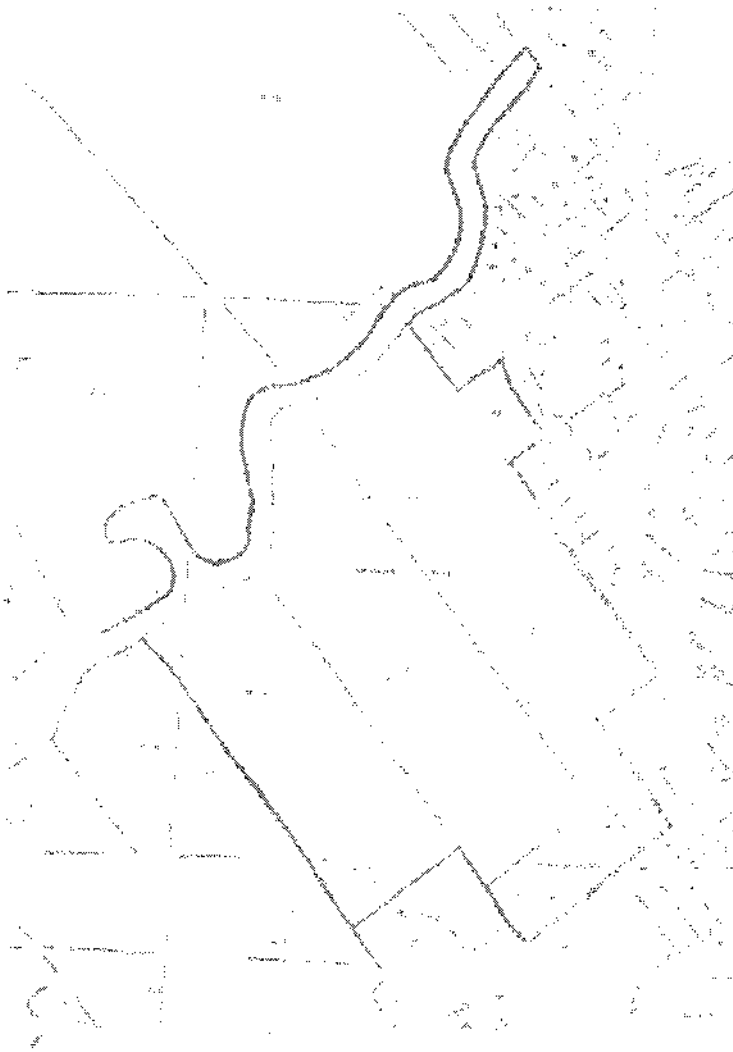


Figure Twenty Nine: Henderson Valley Pony Club Leased Area

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
Environmental A79	Increased impervious area on park Some tree removal required Moderate earthworks due to topography 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	Building on existing impervious area Minimal vegetation disturbance required Low level earthworks as flat site Likely to result in stormwater treatment for whole impermeable area as part of consenting process Proximity to public transport means likely use by many to access the facility	Building on current grassed area Minimal vegetation disturbance required Moderate earthworks due to topography Will require swale to be piped 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 route means moderate traffic generation and assoc. air & water quality impacts, though some public transport access possible Carparking capacity on Corban Ave may reduce	Building on current grassed area Minimal vegetation disturbance required Low level earthworks as flat site Will need to be careful management of stormwater treatment and disposal as part of consenting process Distance from public transport means moderate traffic generation and assoc. air & water quality impacts. Some access from Henderson Valley Road bus routes.	Building on current grassed area Some tree removal required Moderate earthworks due to topography 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. Some access from Henderson Valley Road bus routes.

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 fringe 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	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 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	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.	Franchise of reserve is ex clean fill – may need consolidation and foundation design May be some opportunity to rationalise

A80

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 Trainers Club No known impacts on significant cultural sites Corban Reserve has particular significance to the Pasifika community as a location for kīkīiti. Presence of a community facility may complement that value.	Slight positive	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.

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.

181

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

Waitakere City Council (November 1999) Corban Reserve and Hindmarsh Green Reserve Management Plan

Waitakere City Council (2000) Draft Community Facilities Plan

Waitakere City Council (March 2005) Waitakere's draft Growth Management Strategy

Waitakere City Council (July 2005) draft Parks and Open Space Strategy

Waitakere City Council (October 2005) Lower Oratia Stream Reserve Management Plan

Waitakere City Council (January 2006) draft Leisure Strategy 2005-2015

Waitakere City Council (2006) Long Term Council Community Plan

Waitakere City Council (2006) Draft Growth Management Strategy

Waitakere City Council (2007) Community Facility Feasibility Study for the McLaren Park Henderson South Area.