

I hereby give notice that an ordinary meeting of the Papakura Local Board will be held on:

Date: Wednesday, 17 August 2016
Time: 4.30pm
Meeting Room: Local Board Chambers
Venue: Papakura Service Centre
35 Coles Crescent
Papakura

Papakura Local Board OPEN ADDENDUM AGENDA

MEMBERSHIP

Chairperson	Bill McEntee
Deputy Chairperson	Michael Turner
Members	Stuart Britnell Brent Catchpole Graham Purdy Katrina Winn

(Quorum 3 members)

Trish Wayper
Local Board Democracy Advisor

12 August 2016

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ITEM	TABLE OF CONTENTS	PAGE
27	Opaheke Park Development _ Papakura	5

Opaheke Park Development _ Papakura

File No.: CP2016/17614

Purpose

1. To seek approval for the final concept development plan for the northern part of Opaheke Park, Papakura.

Executive summary

2. Motleon Ltd is the proponent of the Bellfield Road Special Housing Area (SHA). Immediately to the south of the SHA is Slippery Creek and Opaheke Park. Full development of the SHA necessitates re-contouring the northern part of Opaheke Park, which is within the 1 in 100 year floodplain, to better control the flood events and provide compensatory flood storage.
3. In May 2016 the local board resolved to grant landowner approval in principle for the development of the northern part of Opaheke Park (including the re-contouring). The intention is to provide a multifunctional suburb park that will service the growing Papakura community. The design will deliver a range of informal activities to complement the existing sporting activities, and enhance ecological values.
4. Motleon through a contribution of \$4.25 million will substantially fund the development of the northern part of Opaheke Park. An existing agreement to uplift the encumbrance over the former golf course land, which constitutes part of the SHA, obligates Motleon to pay \$1.75million to Council upon approval of resource consents for the residential development of the land. The board has subsequently provided their agreement in principal to allocate the \$1.75million towards the development of the northern part of Opaheke Park. These two sources of funding provide overall funding of \$6million for the developed design of the northern area of Opaheke Park.
5. The Opaheke Park Concept Plan was recently consulted on with 276 pieces of feedback received. Based on this feedback three design options were workshoppepd with the local board on 10 August 2016. The three options are different notably in relation to the accommodation of equestrian facilities and extent of informal recreation;
 - Option A – Informal recreation (existing concept plan)
 - Option B – Informal recreation and some equestrian facilities
 - Option C – Equestrian facility and some informal recreation
6. Council staff now seek the board's decision on the developed design of the northern area of Opaheke Park. Staff support Option B as it will enable the Papakura Pony Club (PPC) to remain on the park as an interim solution while a more suitable arrangement is secured. It is considered that while the aspirations of the PPC are commended they are not consistent with the strategic outcomes identified for Opaheke Park.

Recommendation/s

That the Papakura Local Board:

- a) Approve the updated Opaheke Park Concept Plan prepared by Surface Design Inc dated 10 August 2016, and provide for up to three hectares for equestrian use by the Papakura Pony Club within the park for a period of up to five years, as an interim measure to allow the Club to make alternative arrangements with the support of council staff.
- b) Support the establishment of a project team involving Motleon and Papakura Pony Club representatives and council staff to amend the Opaheke Park Concept Plan to include the equestrian area of up to three hectares.
- c) Approve the updated Opaheke Park Concept Plan prepared by Surface Design Inc dated 10 August 2016, in the event that the Papakura Pony Club formally advise that they do not wish to remain on Opaheke Park.

Comments

7. Motleon Limited has recently lodged for consent to develop their property at Opaheke Road, Papakura, as a Special Housing Area (SHA). The residential development will result in approximately 500 homes. Papakura is considered an area of high demand for new homes.
8. The site adjoins Slippery Creek and Opaheke Park to the south which is approximately 41hectares in size and is held as a recreation reserve subject to the Reserves Act 1977. There is no reserve management plan for the park.
9. Opaheke Park is zoned Rural Plains in the Auckland District Plan (Papakura section) and Public Open Space, Sport and Active Recreation in the Proposed Auckland Unitary Plan. Both Plans include flood plain and flood prone areas within the northern and central portions of the park.
10. A key component of the SHA development is to better control the flood path through the Slippery Creek system and surrounding landscape. The stormwater mitigation strategy involves raising the ground level of the SHA land above the floodplain by relocating fill from Opaheke Park and modifying the area of the park already affected by flooding to better control both more frequent and larger flood events. The more frequent events are controlled by increasing the width of the banks of Slippery Creek. The larger events are better controlled through a series of ponding areas and calmed by areas of higher ground. The stormwater model has been developed, peer reviewed and endorsed by Council's Healthy Waters unit. The \$5.7million cost involved in re-contouring is the sole responsibility of Motleon.

Proposed development of Opaheke Park

11. The proposed stormwater works within the northern part of Opaheke Park provide an opportunity to develop the asset to realise its value as a suburb park. The intent is to provide a diverse range of activities and experiences to serve the current and future needs of the wider Papakura community.
12. A concept plan has been prepared which seeks to complement the existing sporting facilities provided in the southern area which consists of eight sports fields, parking and hard stand

area, with plans for a staged development of changing rooms/toilets, clubroom facility, sand carpeting and lights. The Papakura Pony Club who currently occupy a portion of the northern area has not been accommodated in the plan. Motleone was not aware the pony club use needed to be considered in the development plan.

13. The main components of the concept plan are as follows;
- A mix of passive and active recreational opportunities including;
 - bike park (informal pump and BMX tracks)
 - varied play opportunities including a flying fox and climbing wall
 - fitness equipment
 - open grassland areas for passive recreation and socializing.
 - Varied access and circulation including;
 - connections between the residential development and Opaheke Park, the main one being a centralised boardwalk
 - pathway network including a shared pathway for cyclists and pedestrians around the park perimeter
 - provision for future parking areas.
 - Enhancing the ecology of the park through extensive planting.
 - Educational opportunities around stormwater management, culture and ecology.
14. Amenities atop the re-contoured ground within Opaheke Park, such as walking tracks and play equipment, have been deliberately placed relative to the location and frequency of impact by stormwater.

Public consultation

15. In consultation with the local board at a workshop on 19 July 2016, minor changes were made to the Opaheke Park Concept Plan (refer to Attachment A) before it went out for public comment. Consultation was undertaken between 25 July and 7 August 2016. This included;
- A public open day on 30 July at the Sir Edmund Hillary library
 - Articles in Neighbourly and E-bulletin
 - Notification on the Papakura Local Board Facebook page and Auckland Council website
 - Public notice in the Papakura Courier
 - Inclusion in Shape Auckland where feedback could be provided
 - Posters at the Papakura Service Centre, Sir Edmund Hillary library and the Papakura Leisure Centre
 - Over 500 information flyers delivered to surrounding residents
 - Staff have met with the PPC and the dialogue is on-going.
16. In addition to this the PPC has provided information on their website and facebook page, and have run a campaign to raise awareness of the club's position. Public awareness was also raised through a segment on TVNZ Seven Sharp. Motleone has also uploaded the proposed plans and a full copy of their application onto their website.

Feedback summary

17. A total of 276 submissions were received, 47 of these were proformas. On those forms where it was provided, submitters were asked to indicate their overall response to the plan. The results are represented in the table below. The majority of submissions received were from the Papakura and Franklin Local Board areas.

Response	Count	%
Strongly disagree	186	74
Disagree	19	8
Neutral	6	2
Agree	9	4
Strongly Agree	33	13
TOTAL	253	

18. A high level summary of the feedback is provided in Attachment B. Copies of the submissions have been made available to local board members (note this has been done in line with the Privacy Act).

Papakura Pony Club

19. While we understand the PPC was established in 1960 they were incorporated in 2012. PPC merged with the Pukekohe Pony Club in 2014 and currently has 73 riding and non-riding members (national body figures indicate that there were 13 riders in Papakura and 12 in Pukekohe in 2014). Initially located on private land, the club has been operating on Opaheke Park since September 2013. The Papakura District Council Operations and Monitoring Committee made the following resolution at their 25 March 2008 meeting;

'That an equestrian facility be incorporated in the plans for the new Drury Sports Fields and that officers work with Papakura Pony Club and also investigate other equestrian sports to understand the facilities that may be required.'

20. The club was granted resource consent to conduct pony club activities in 2010. This provided for 10 riders and up to two events per year with up to 60 riders. This expired in September 2013.

21. Auckland Council provided landowner approval for the PCC to be on Opaheke Park in 2015 on a fixed-term basis. The PPC currently occupies Opaheke Park on a month by month basis, which can be terminated by either party.

22. The clubs season is September to April. A rider programme for riders with horses and equine skills courses are provided. Weekly rallies are held. Up to six training nights per season (one a month) require the public to be excluded from the cross country area. The club holds approx. four to five events each year (three that are required to be closed to the public). It is currently the only pony club in the Franklin District with facilities for grass roots eventing.

23. Current facilities include 6-8 rings, a cross country trail approx.1.5kms in length, and storage. The club is planning to construct the first three cross country courses ready for this season. There are no permanent facilities.

24. The PPC requirements as outlined in their deputation to the local board in July and subsequent discussions with staff, are as follows;

- Clubroom and toilets
- Storage facility approx. 250m² in size
- Cross country trail - up to 2.8kms in length, minimum nine metres in width, for health and safety reasons there is a requirement that the trail is accessible at all points by vehicle/ambulance and able to be secured from spectators
- All weather arena 100m x 100m
- Grassed rings – six at 50m x 50m each

- Parking – rally nights approx. 120 spaces required, events approx. 600 spaces required
 - Yards – 12 at approx. 18m²
 - Helicopter landing area
25. These requirements equate to 12 hectares (approx.). When not in use the PPC consider this facility to be a shared space to be used by other equestrian groups and a range of non-equestrian users such as scouts and sports clubs and the general public, for activities such as cross country, orienteering, mountain biking, running, and dog exercising. The club have also expressed an intention to seek funding through grants and sponsorship rather than relying on council to fund all the facilities.

Options

26. As a result of public feedback, three options are proposed for consideration by the board. The three options are notably different in their accommodation or not of equestrian facilities and provision of informal recreation.

Option A – informal recreation (existing concept plan)

Option B – informal recreation and some equestrian facilities

Option C – equestrian and some informal recreation facilities

Option A - informal recreation (existing concept plan)

27. This option endorses the Opaheke Park Concept Plan which formed the basis of public consultation and was supported in principle by the local board at their May meeting. It does not accommodate equestrian facilities which means the PPC will have to move from the park. As part of on-going dialogue with the PPC, staff have been investigating alternative arrangements. The options proposed to date have not been suitable from the clubs perspective.
28. Considerations;
- Realises the intent of Opaheke Park as a suburb park to provide a diverse range of activities and experiences to serve the current and future needs of the wider Papakura community, particularly in an area which is experiencing increasing residential development
 - Excludes the PPC whose members have an expectation to be located at Opaheke Park (although they have no formal tenure) and have been developing non-permanent facilities on the park over the last three years
 - Does not recognise the resolutions of the Papakura District Council to include equestrian facilities at Opaheke Park
 - Risk of challenge from the PPC.
29. Based on feedback the parking provision has been increased (refer Attachment C). Discussions on other aspects raised that do not affect the concept plan include finalising the design of the bike park (e.g. informal BMX track/pump track/possible skate track), considering multi-use aspect of any clubrooms and potential provision for RC model flying. The detailed design will include CPTED principles, traffic safety and consider the provision of fruit trees.

Option B – informal recreation and some equestrian facilities

30. This option retains the concept plan which provided for a range of informal recreation opportunities, but includes the provision of up to three hectares of land for equestrian purposes. This would allow for an arena, six grass rings and storage. Access would be made available to 200 plus parking spaces (possibility of providing overflow parking), and toilet facilities once constructed. This is an interim solution that would enable the PPC to

maintain a presence on the park while providing time to investigate alternative arrangements.

31. This is offered as an interim solution as the PPC are not supportive of this option. The main concerns raised are around the viability of the club as their financial sustainability relies on the cross country trail and being able to hold events. Alternative options have been looked at for the provision of a cross country trail. The club has indicated that splitting facilities is not viable.
32. Considerations;
- Realises the intent of Opaheke Park as a suburb park to provide a diverse range of activities and experiences to serve the current and future needs of the wider Papakura community, particularly in an area which is experiencing increasing development
 - Will provide an additional recreation opportunity within the park for pony club users
 - Provides for some equestrian facilities sought by PPC. The cross country trail (the clubs top priority) and provision for event parking (600 spaces) within the park will not be accommodated
 - There would be limited capacity for growth of the PPC within the park
 - The equestrian area must be accommodated within the current concept plan framework and stormwater model
 - It is anticipated it will have minimal impact on the informal recreation facilities proposed or the sports area, and it will be short term
 - Does not recognise the resolutions of the Papakura District Council to include equestrian facilities at Opaheke Park.
 - Risk of challenge from the PPC.
33. The PPC do not want to impact the provision of informal recreation facilities proposed for the community. There are various ways the equestrian facilities could be implemented. The board can advise where and how the budget can be allocated and what input will be required from the PPC. There are also other funding avenues.

Option C – Equestrian and some informal recreation facilities

34. This option accommodates the PPC and enables some informal recreation facilities to be developed/provided.
35. Considerations;
- Recognises that the Papakura District Council resolved to include equestrian facilities at Opaheke Park.
 - Enables the PPC to become a fully established equestrian facility within the Franklin District and address current gaps in provision
 - PPC have indicated they would seek funding towards facility development
 - Will require a complete redesign of the northern part of the park
 - Will require re-engineering and iterative works around earth working and flood modelling which may take up to nine months to complete
 - Will delay the development of the Bellfield SHA as it will require consenting under the RMA resulting in uncertainty around the project progressing
 - Would not provide the extent of broad community offering of Options A or B.

Auckland Equestrian Facility Plan (2014)

36. The Plan assesses the future facility requirements for Equestrian Sports NZ Codes, pony clubs and polocrosse. It recognises that generally across Auckland, there is a sufficient supply of pony clubs to meet local demand with no indication that demand for participation is outstripping supply.
37. The PPC falls within the Franklin – Thames Valley district and is identified as a club with potential to develop. As the club have recently amalgamated with Pukekohe Pony Club the reference to membership number is now out of date.
38. Regional strategic priorities identified include securing existing network to maximise use, investing in a few facilities to provide an advanced level of competition and access, new facilities only where there is a gap in provision and evidence of demand. Clevedon Sports grounds are identified as an opportunity to improve utilisation and development and the provision of an advanced level pony club facility in the south is identified.

Staff Assessment

39. Opaheke Park was purchased for sporting and recreation purposes. It is a large site that provides the ability to offer a diverse range of activities and experiences for the local and wider community.
40. With the increase in residential development in the surrounding area, council needs to take a strategic view and consider the long term needs of the community. While the aspirations of the PPC are commended they will require a significant area of land to implement. The club have suggested that the majority of their facilities can be used by non-equestrian users however this will be on a limited basis. Overall it is considered that the aspirations of the club are not consistent with the outcomes we are now trying to achieve with Opaheke Park.
41. The value of the PPC is recognised and what they contribute to the community. Staff therefore support the provision of three hectares (approx.). Three hectares of land being incorporated within the current concept design for equestrian facilities. This will enable a greater diversity of experiences and recreation opportunities to be provided. The current design provides an exciting opportunity to create a unique park for the wider Auckland community. The stormwater management works will better control the flooding events and the development of the northern part of the park will be substantially funded and completed by Motleon.
42. While it is recognised that the PPC have indicated they do not support this option, offering this interim solution enables the club to remain on the park in the short term while an alternative arrangement is investigated. Staff have been looking at options and will continue to work with the club to find an arrangement that is more suitable to meet their aspirations.
43. It is anticipated that there will be some further refinement of the design when it enters the detailed design phase. It is recognised that some flexibility in the plan is required to enable changes as the project and consenting progresses.

Development and consequential costs

44. Council and Motleon have signed an agreement to uplift the encumbrance over the former golf course land, which constitutes part of the SHA. That agreement obligates Motleon to pay \$1.75million to Council upon approval of resource consents for the residential development of the land.
45. The Board have subsequently provided their agreement in principal to allocate the \$1.75million towards the finished design of the northern part of Opaheke Park. Motleon has offered to contribute \$4.25million towards the finished design of the northern part of

Opaheke Park. These two sources of funding provide an overall budget of \$6million for the finished design.

46. The consequential operational costs of maintaining the proposed park will depend on the final extent and nature of the development. Consideration will be given to using low maintenance plants, infrastructure location and materials in terms of longevity and maintenance. Motleon has undertaken to fund the maintenance for the first two years.
47. If the park is developed as outlined in the concept plan, the annual maintenance is estimated to be \$160,000. Provision of operational costs are provided for in the 2015 Long Term Plan, and will be allocated to the appropriate park maintenance budgets as and when maintenance costs are met by council.

Consideration

Local Board Views and Implications

48. Decision making responsibility for the development and maintenance of Opaheke Park is allocated to the local board. Development of the northern portion of the park has been discussed with the local board on a number of occasions over the last eighteen months.
49. At the 18 May 2016 meeting of the Local Board the following resolution was made;
That the Papakura Local Board;
a) Provides landowner approval in principle for the concept development plans for Opaheke Park prepared by Surface Design Inc, dated April 2016.
50. Public consultation was undertaken on the concept plan for a two week period. A summary of the feedback received was presented to the local board at a workshop on 10 August 2016, and three options were discussed. The Chairperson requested that board members keep an open mind when considering the options and recommendations that will be proposed in the report.

Māori Impact Statement

51. When making decisions under the Reserves Act 1977 Council is required to give effect to the principles of Te Tiriti o Waitangi/the Treaty of Waitangi.
52. Motleon has engaged with the two tangata whenua groups that have expressed an interest in the locality, namely Ngati Tamaoho and Te Akitai Waiohua. The proposed plans for the SHA and Opaheke Park have been shared and several meetings held with these groups, including a site visit. Both groups have provided Cultural Values Assessment reports which are included as part of the plan variation application that has been submitted to Auckland Council. Discussions raised in the CIA reports encourage ongoing dialogue and involvement notably during the earthworks and detailed design phases of the project.
53. There are no known sites of significance to Maori identified on Opaheke Park in the Auckland District Plan (Papakura section) or the PAUP. An Archaeological Report has been included with the consent application. It concludes that there are no specific archaeological or heritage features within the SHA site or Opaheke Park.

Implementation

54. Should Option A be supported, upon approval of the consents lodged by Motleon earth works will likely commence in January 2017. This will enable the PPC to hold their December events. Council staff will continue to support the PPC to find and secure an alternative location.
55. Motleon's SHA application obligates that the finished design of the northern area of Opaheke Park will be completed contemporaneously with the first stage of the residential development. This includes a two year maintenance period.
56. Should Option B be supported, it is proposed to form a project team led by council staff involving Motleon and PPC representatives, to confirm how an equestrian area can be designed and established. Staff will work with the club to confirm whether they wish to pursue this option. If the club do not wish to proceed then staff recommend that Option A be implemented. Similarly if agreement on the design cannot be reached by 31 August 2016 then staff recommend that Option A be implemented.
57. Formal tenure will need to be secured by the club (lease or licence) in line with the Reserves Act. A period of five years is recommended as being adequate time for the club to secure an alternative arrangement. A separate report would be provided to the board on this aspect. In line with the Act, public notification of the intention to grant the lease or licence for a one month period will be required.
58. Should Option C be supported there is significant uncertainty whether the project would proceed because Motleon would need to re-design the northern section of the park. This would take many months notably because of the complexities of earthworks and stormwater and likely require consenting instead under the RMA. As with Option B, formal tenure will need to be secured by the club and a separate report would be provided to the board and this option is also likely to require further consultation.

Attachments

No.	Title	Page
A	PLB Attachment 17 August 2016_Opaheke Park Concept Plan dated July 2015, used for public consultation	15
B	PLB Attachment 17 August 2017_Opaheke Park Concept Plan - Feedback Summary	17
C	PLB Attachment 17 August 2016_Opaheke Park Development - Option A	19

Signatories

Authors	Sophie Bell
Authorisers	Mace Ward Rex Hewitt - Relationship Manager

ATTACHMENT A

Opaheke Park Concept Plan dated July 2015, used for public consultation



OPAHEKE PARK
OPAHEKE CONCEPT PLAN
2015 July 2015

- Park Accession Key**
- ① Great Lawn
 - ② Dog Run
 - ③ BMX
 - ④ Basketball Court
 - ⑤ Net Tennis Play
 - ⑥ Flying Fox
 - ⑦ Hammock/Sliding Garden
 - ⑧ Climbing Wall
 - ⑨ Children's Table
 - ⑩ Hiding Maze/Hide
 - ⑪ High Palm Playground
 - ⑫ Picnic Tables
 - ⑬ Benches
 - ⑭ Picnic Courtyard
 - ⑮ Alternative Track & Art Makers
 - ⑯ Lockable Tower
 - ⑰ Tree Facility and Climbing Structure
 - ⑱ Central Barbecue
 - ⑲ Expressions Barbecue
 - ⑳ Stacked Terrace
 - ㉑ Picnic Area
 - ㉒ Downland 6/6k
- Watercourse**
- Primary Path**
- Secondary Path**

Auckland Council
SURFACEDSIGN INC

Attachment B

Opaheke Park Concept Plan - Feedback Summary

This provides a high level synopsis of the feedback received during the consultation period, 25 July to 7 August. Late submissions were accepted.

The feedback has been separated into four themes.

Feedback supporting the Opaheke Park Concept Plan

- Will provide a high-quality park
- Will benefit and provide enjoyment to the whole community
- Provides activities for a diverse range of people
- Provides a well-structured plan for outdoor pursuits for a multitude of different interests and activities
- "The large number of residents and neighbours that will benefit from the development of the park far outweighs the inconvenience to the few Pony Club members"
- With the growing Papakura population there is a need to provide both passive and active recreation areas for the new development of housing.

Feedback supporting the PPC remaining on Opaheke Park

- There is room and opportunity to incorporate both the pony club and other recreation facilities. The pony club can easily share facilities with other users.
- A number of submitters stated the benefits of the pony club (e.g. horse riding is a great way to learn respect and understand how to care for animals; encourages healthy life styles and social activities) and how events are well organised
- Reference was made to tenure on the park
- The Club has grown substantially since moving to Opaheke Park
- The PPC and local businesses have put a lot of material, man hours and work into developing the grounds
- Will exclude events held by the PPC and the Tractor Pull event which attract lots of people for fun family days out
- Land is being taken off the PPC without a new area being found first
- Will effect horse related businesses which have customers who come from the PPC
- Affordability if not local - the people that go to pony club are families and most of them cannot afford to be traveling
- Opaheke needs to retain its equestrian/rural heritage
- Importance of developing equestrian sport at grass roots. The PPC has a wonderful history of developing equestrian sport at the grass roots, and these Pony Clubs are almost always the starting point of successful equestrians, including our Olympic athletes.
- Horse Riding must be given recognition by the Auckland Council as a valuable sport within the city boundaries
- Importance of maintaining community clubs, they are New Zealand history, culture, and a very intrinsic part of the community.

Suggested improvements to the concept plan

- Designate a RC Model flying area for use once a week
- Support dog use of park
- More parking required
- Future proof the car park by laying electric cable for charging points for electric cars
- Include a skate park
- Ensure it is safe for users - CPTED principles
- Ensure traffic management plans are put in place
- Include edible gardens, fruit and nut trees of diverse types and varieties
- Provide large universal clubrooms for local youth groups (e.g. Drury Scout Group).

General

- Demand for a public hearing before all members of the Papakura Local Board to enable open, free, frank and transparent information to inform this very important debate
- Not enough time or public discussion about options for Opaheke Park's future use/development. This shouldn't be rushed through.
- Wait until the Unitary plan is operative and develop a master plan for the whole area taking into account the needs of new residents
- Objection to the removal of 300,000 cubic metres of fill from Council owned land for relocation to the Bellfield Road SHA
- Transparency on the money received for lifting the encumbrance on the Papakura Golf Course
- Existing and future flooding/storm water issues on the proposed Bellfield SHA should be contained within that subdivision not diverted to Opaheke Park
- Development provides replication of other informal recreation activities in the wider area e.g. basketball court
- Do not support two local board members having the power to make future decisions concerning final design for the development of Opaheke Park. This decision should be made by the full Papakura Local Board as they represent the views of the wider community
- As more houses are built there will be increased pressure on the existing sport fields. It appears that this plan reduces space for complementary sports field infrastructure.

ATTACHMENT C

Opaheke Park Development – Option A



OPAHEKE PARK
OPAHEKE CONCEPT PLAN
17th August 2016

- Park Amenities Key**
- ① Great Lawn
 - ② Dog Run
 - ③ Blue Park
 - ④ Basketball Court
 - ⑤ Kids Nature Play
 - ⑥ Ping Pong
 - ⑦ Hammock/Resting Deck
 - ⑧ Drinking Well
 - ⑨ Enclosed/Stack
 - ⑩ Rocking Meadow
 - ⑪ High Point Promenade
 - ⑫ Picnic Tables
 - ⑬ Benches
 - ⑭ Fitness Stations
 - ⑮ Children's Track & Ice Walkers
 - ⑯ Lookout Tower
 - ⑰ Toilet Facility and Drinking Fountain
 - ⑱ Central Bushland
 - ⑲ Rockers Bushland
 - ⑳ Opened Terrace
 - ㉑ Wetland
 - ㉒ Boundary Park
- Watercourse
Primary Path
Secondary Path

