

## Attachment B: Silverdale War Memorial Park – open space assessment

### Background

The Visitor Solutions site-specific needs assessment for Silverdale War Memorial park (Attachment A) recommended that a detailed open space assessment for the Silverdale area be completed.

This assessment examines local open space provision, open space needs and the role that Silverdale War Memorial Park and the former bowling club site serve in the open space network.

This assessment concludes:

- space for informal outdoor recreation will be required by future residents
- Silverdale War Memorial Park serves a sports and suburb park function in the local open space network
- The park requires further investment to provide for open space needs of the growing community and the site will play a pivotal role in providing space for a wider range of informal outdoor recreation and social experiences

### Description

Park name:	Silverdale War Memorial Park
Street address:	12 Hibiscus Coast Highway, Silverdale
Size	11.7 hectares
Reserves Act 1977 Classification:	Recreation Reserve
Unitary Plan Zoning:	Sport and Active Recreation
Open space provision typology:	Sports and suburb park

Silverdale War Memorial Park is a 11.7 hectare park containing three sports fields, four tennis courts, tennis club room building, two derelict bowling greens and club room building, war memorial, two car parks, a toilet block and a basic playground.

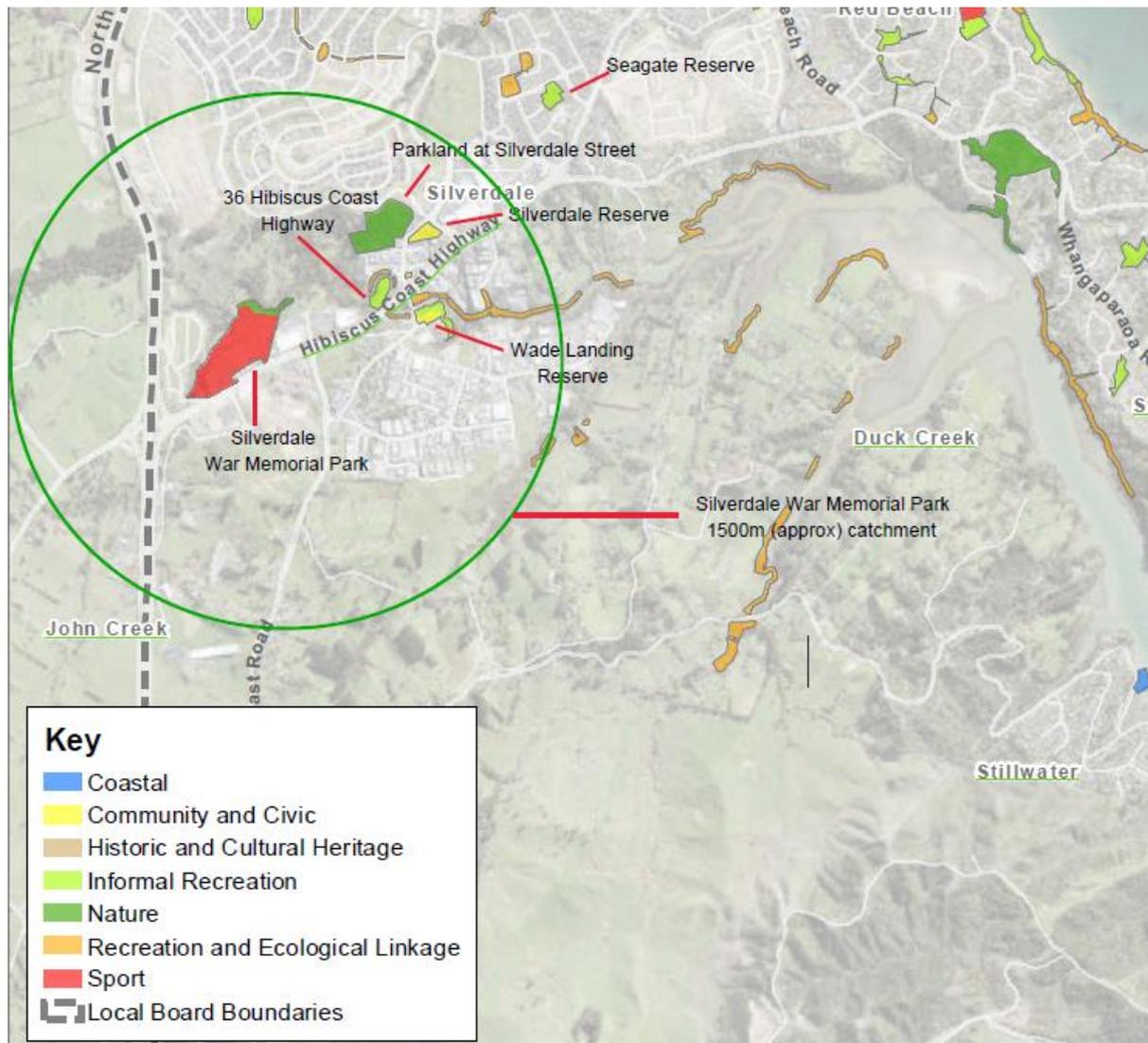
The Hibiscus and Bays Local Board have agreed to lease 450 m<sup>2</sup> on the north east boundary to the Hibiscus Men's Shed Trust to construct a building to be used for a meeting and craft project space.

The sports fields and tennis courts are in the central section of the park which is generally flat, as is the nearby lower area formerly occupied by the bowling club. An undeveloped section of rough sloping ground exists between the playing fields and Johns Creek along the western boundary and Weiti River to the north.

### Local open space provision

The Open Space Provision Policy 2016 informs investment decisions to create a high-quality open space network. It provides direction on the provision of open space at a network scale. The provision policy outlines six open space typologies, indicative amenities and provision targets.

Silverdale War Memorial Park serves a suburb and sports park function for the Silverdale area. The Open Space Provision Policy recognises that suburb parks provide a neighbourhood park function for immediately neighbouring residential areas.



The urban residential area Silverdale Central to the north of Silverdale War Memorial Park and the high-density areas to the east of the park have gaps in neighbourhood open space provision this will mean that residents of these areas will rely on existing parks like Silverdale War Memorial Park.

Neighbourhood parks are being acquired in the Silverdale Central area which will provide for the neighbourhood open space needs of the new residents in this area.

### **Suburb Parks**

Suburb parks provide a variety of informal recreation and social experiences from across a suburb. They are found in prominent locations and help form the identity of a suburb.

The provision target for suburb parks in the Open Space Provision Policy is a 1000 metre walk in high and medium density residential areas and 1500 metre walk in all other residential areas.

New suburb parks are typically three to five hectares if providing for informal recreation uses only and up to 10 hectares or larger if also accommodating organised sport uses.

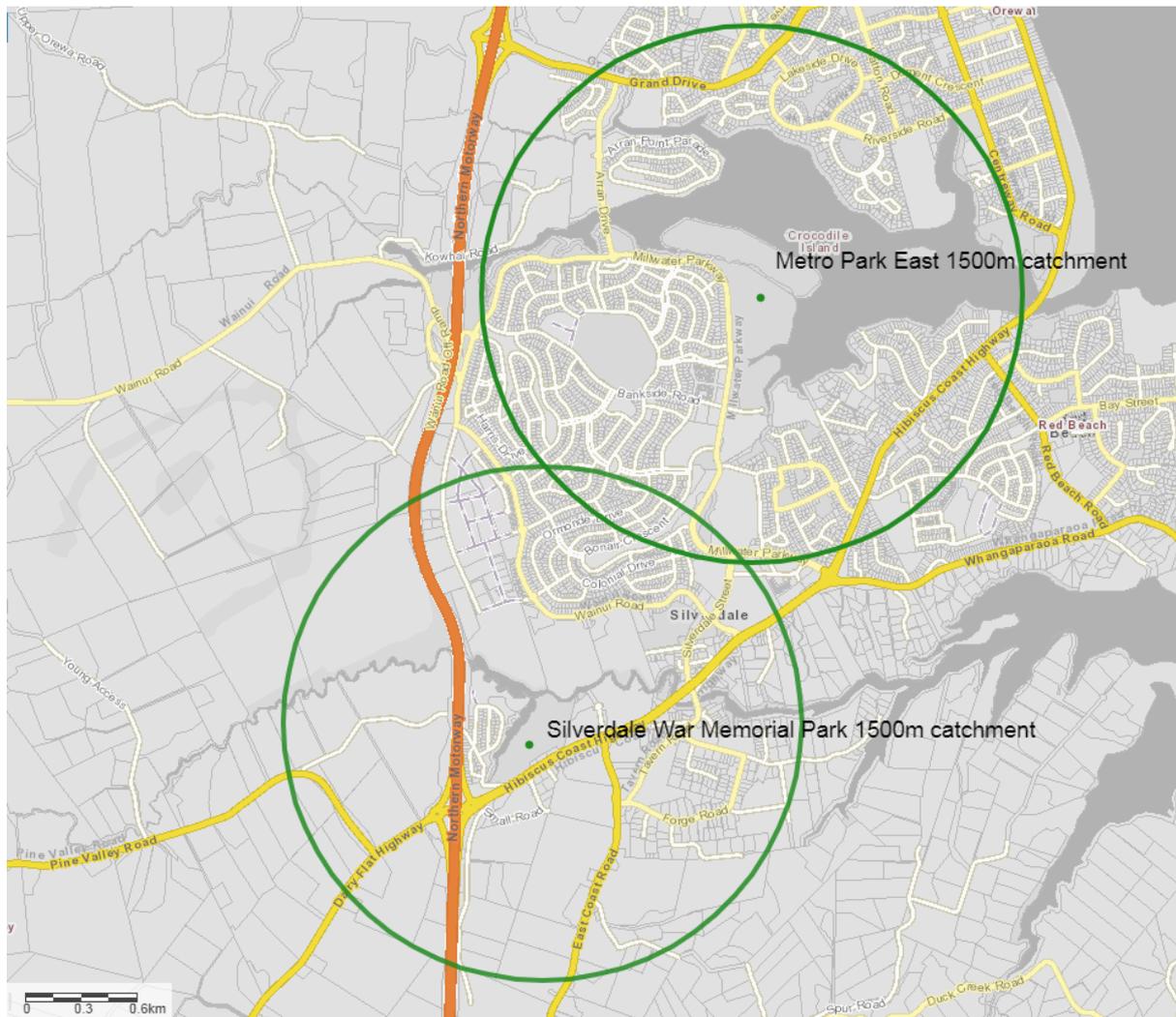
Suburb parks will often accommodate organised sport facilities, such as sports fields.

The closest suburb park to Silverdale War Memorial Park is Metro Park, which is five and a half kilometres away by road. Orewa Beach and Victor Eaves Park are suburb parks in the Orewa area.

It is expected that Metro Park when completed will provide for formal sports including sports fields, a basketball court, playground, club pavilion, outdoor courts and indoor/covered courts.

The diagram below shows the 1500 metre catchments of Silverdale War Memorial and Metro Parks.

The new residential areas immediately to the north of Silverdale War Memorial Park are outside the primary catchment for Metro Park.



### Suburb park attributes

Silverdale War Memorial Park has primarily provided for sports and its use for informal recreation has been limited. As the residential areas surrounding the park develop residents will require a greater level of open space amenity.

The area of the derelict bowling club building and greens is approximately 1 hectare in size. It is an ideal location to provide informal recreation infrastructure. It is flat, well overlooked by the neighbouring retail premises and the car park and has access to car parking.

The site is well drained and mature trees to provide shade and the site provides access to the Weiti River.

Silverdale War Memorial Park has the potential be a suburb park but lacks a strategic view about how it should be developed to ensure it meets the needs of the local suburb.

Based on attributes in the Open Space Provision Policy, the following outlines the kind of amenities which could be provided in Silverdale War Memorial Park:

*Walking circuits or trails within the park*

- Key Move 3 in the Silverdale Centre Plan is to: develop links between public open spaces in Silverdale and enhance the ecological values of the Weiti River
- The Hibiscus and Bays Greenway Plan has a priority route connecting Silverdale War Memorial Park to the Hibiscus Coast Bus station and the Silverdale town centre.
- The Hibiscus and Bays Play Provision Assessment (2018) recommended connecting the play space area to the carpark with a new walking path. Future work could include a perimeter walking path and community fitness stations.

#### *Multiple kick-around spaces*

- The flat bowling green area is ideal for this, the Open Space Provision Policy recommends a minimum flat area of 30 metres by 30 metres.

#### *Socialising spaces, including picnic and barbeque facilities*

- Hibiscus Coast community research in May 2015 identified that residents in the Silverdale-Millwater area wanted spaces where families can come together with bike tracks for children and activity-based play spaces.

#### *Larger and more specialised informal recreation attractions, such as large playgrounds, skate parks, hard courts*

The Hibiscus and Bays Play Provision Assessment (2018) recommended:

- upgrading the play space from a neighbourhood to a community play space and to diversify current play offering to include balancing, spinning and nature play, with graduated play areas for different age groups.
- investigate possibility of adding 3x3 basketball court and skate elements
- connect play space area to the carpark with new walking path.
- future work could include a perimeter walking path and community fitness stations.
- investigate possibility of connection to the new residential area through the stream reserve, featuring the natural ecology of the site.

#### *Beaches and watercraft launching facilities*

- The site is bounded by John's Creek to the west and Weiti Stream to the north. The park offers opportunities to connect along and to the Weiti River.
- The Silverdale Centre Plan identifies improving access to and along the Weiti River to better integrate the river with central Silverdale.

#### *Organised sport facilities*

- There is no requirement for new sports fields at the park as future sport field demand can be accommodated at the nearby Metro Park and by improving the quality of the existing sports fields.

### *Community event space*

- The central location of the park with provision of car parking on site and at the neighbouring Hibiscus Coast Bus Station makes the park ideal for community events. The flat bowling green area could be used for markets, music and movies in parks and other community events.

### *Car parking and toilets*

- The park has a large amount of car parking on site and benefits from being adjacent to the Hibiscus Coast Bus Station which has a significant amount of commuter car parking available to the public at off peak times.
- A two-pan public toilet provides for park users. This could be upgraded as the park is developed.

### **Recommendation**

Silverdale War Memorial Park is a suburb park, which serves a neighbourhood park function for surrounding residential areas which don't have access to neighbourhood parks. Future investment in the park is recommended to meet the needs of the existing and future community. This investment could include:

- kick about spaces
- upgrading the playground to a neighbourhood playground
- installing a 3x3 basketball court
- installing skate or BMX provision
- installing picnic and BBQ areas
- developing a walking and cycling circuit in the park connected to the greenways
- provision of access to the Weiti River
- a pedestrian connection to the new residential area to the north of the park should be investigated.

The former bowling club area is the ideal location to provide for these elements. The site is flat, connected to the Wade River and is visible from the car park and the neighbouring business area. The topography separates the site from the neighbouring sports fields.