

Date: Wednesday 19 February 2025
Time: 12:30pm
Meeting Room: Local Board Chambers
Venue: 35 Coles Crescent
Papakura
Auckland

Papakura Local Board Workshop

OPEN ATTACHMENTS

ATTACHMENTS UNDER SEPARATE COVER

ITEM	TABLE OF CONTENTS	PAGE
3	Local Board Workshop	
	D. Te Kowi Concept document	3
	E. Te Koiwi Park Draft Concept Plan	41

Te Koiwi Park

Concept Plan . Revision C . February 2025



Item 3

Attachment D

Revision

DATE/REVISION	DESCRIPTION
February 2023	Working Draft for Internal feedback
April 2023	Local Board Workshop
November 2023_Rev B	Updates following internal review
February 2025_Rev C	For Local Board Adoption

Table of contents

Section 1: Introduction

1.1	Introduction & Background	6
1.2	Location Map	7
1.3	Strategic Context	8
1.4	Site Photographs	10

Section 2: Understanding the park

2.1	History of the Park	14
2.2	Papakura Marae	16
2.3	Hydrology & Topology	18
2.4	Vegetation	20
2.5	Site Issues & Opportunities	21

Section 3: Design

3.1	Engagement - Pre-design	24
3.2	Engagement - Concept Design	25
3.2	Park Vision & Design Principles	26
3.3	Zoning Diagram	28
3.4	Precedent Imagery	29
3.5	Draft Concept Plan	30
3.6	Indicative Concept Renders	32
3.7	Precedent Imagery - Planting	34
3.8	Indicative Plant Schedules	35
3.9	Implementing the Plan	36

Item 3

Attachment D



SECTION 1:

Introduction

1.1 Introduction & Background

Introduction & Background

Te Koiwi Park is a 6.5 ha informal recreation reserve in Papakura. Its is located on the corner of Hunua Road and Parker Street. The park is flanked on its southern and eastern boundaries by light and heavy industry.

The reserve comprises a gently undulating landform. It is low lying and subject to flooding. Park features include mature stands of mixed exotic and native trees, two flat open spaces for informal play. These open spaces are separated by two large stormwater ponds located towards the centre of the reserve. Car parking and vehicle access is provided off Hunua Road. The park has minimal amenity and low activation.

The northeastern corner of Te koiwi Reserve is leased to the Papakura Marae for marae, community purposes and kaumatua housing. The marae is a key community service provider within Te Koiwi Park with a large number of people using their services daily.

Recent recreation improvements have been carried out at Smiths Avenue Reserve, located a short walk from Te Koiwi Park, which serve the local community for informal recreation. These improvements include basketball courts, a pump track and playspace.

Project Scope

The project scope of this concept plan is to consider the future use and development of the park, to identify long term improvements which meet community needs and guide future decision making and investment.

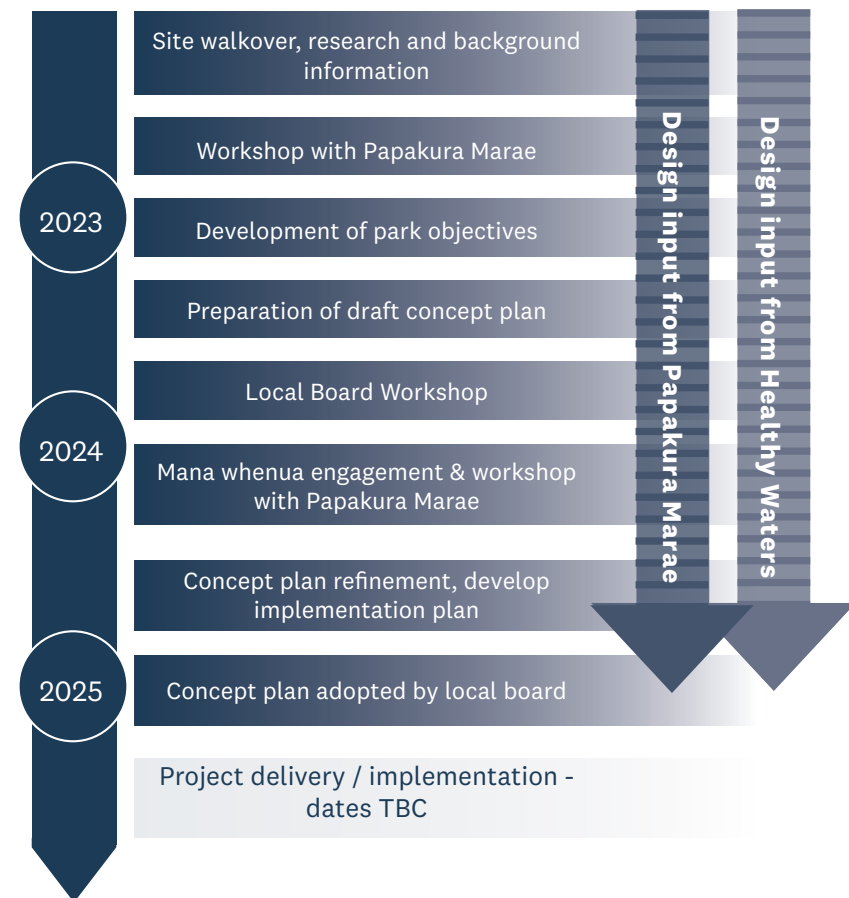
The concept plan will be developed in partnership with Papakura Marae and Healthy Waters.

The concept plan considers;

- cultural heritage, natural environment and recreation opportunities and activation
- access and connections
- the needs of current and future users
- safety / CPTED
- current leaseholders and key users
- synergies with nearby parks.

An implementation plan will be developed in conjunction with the concept plan to facilitate staged delivery.

Indicative Project Timeline



1.2 Location Map



1.3 Strategic Context

Auckland Unitary Plan

The Auckland Unitary Plan is the principal statutory planning document for Auckland. It describes how Auckland’s natural and physical resources will be managed while enabling growth and development and protecting the things people and communities value.

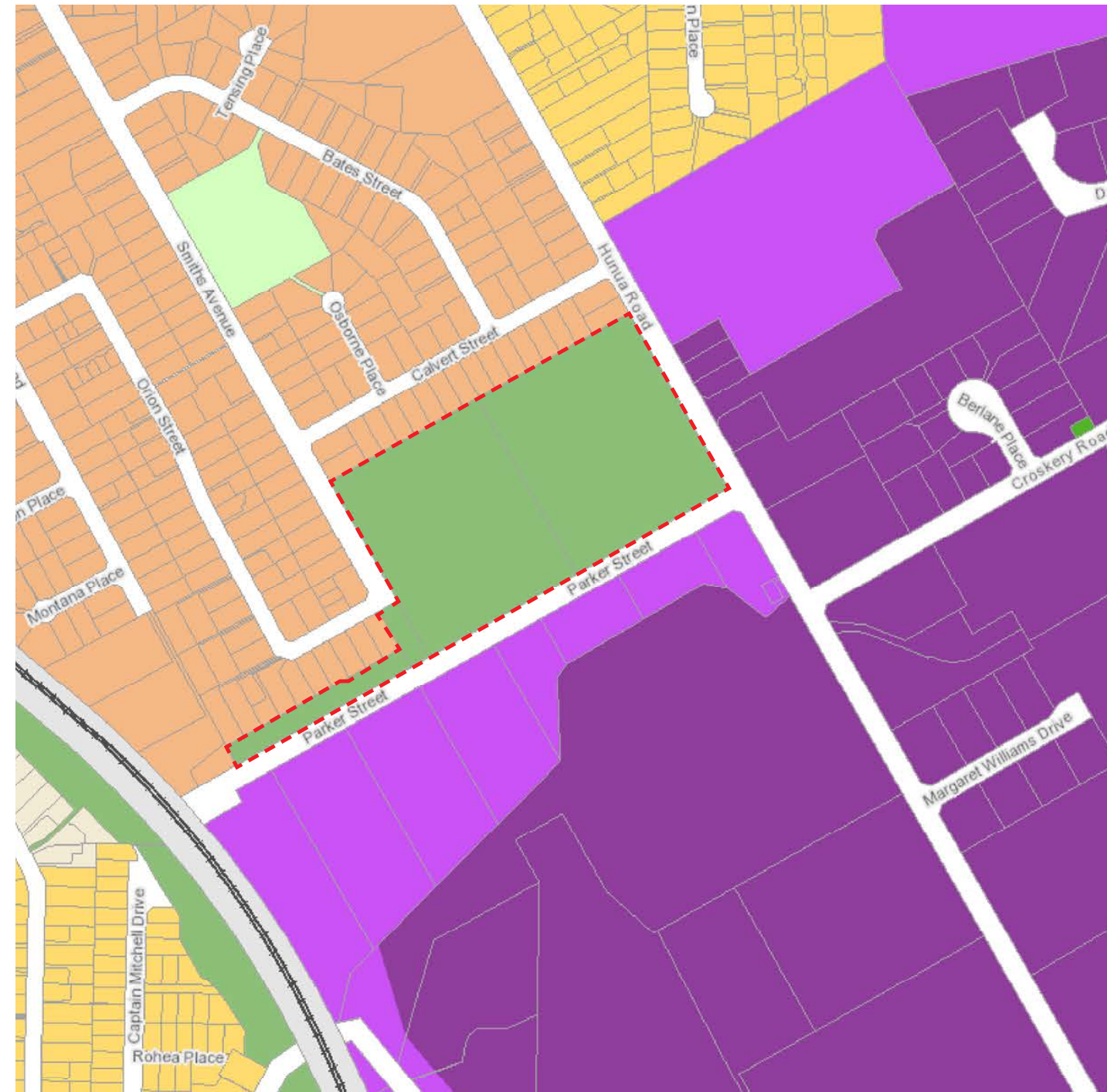
Under the unitary plan, Te Koiwi Park is zoned **Informal Recreation**. These areas are used for a variety of outdoor recreation activity and community uses, such as walking, cycling, relaxing, socialising, picnics, playing and enjoying the environment. They are generally characterised by few buildings and structures to maintain the open space character, amenity values and enable opportunities for a range informal recreational activities.

Objectives

1. The open and spacious character, amenity values and any historic, Mana Whenua, and natural values of the zone are maintained.
2. Informal recreation activities are the predominant use of the zone.
3. Buildings and exclusive-use activities are limited to maintain public use and open space for informal recreation.

Policies

1. Provide for a variety of informal recreation activities, including small-scale community uses and accessory activities.
2. Maintain or enhance the natural character values of open spaces by retaining significant vegetation (where appropriate and practical) and through weed removal, new planting and landscaping.
3. Require development, including new buildings and structures, located near scheduled Sites or Places of Significance to Mana Whenua to recognise the relationship of Mana Whenua to the area.
4. Limit buildings, structures and activities to those necessary to enhance people’s ability to use and enjoy the open space for informal recreation.
5. Locate and design buildings and structures to:
 - complement the open and spacious character, function and amenity values of the zone;
 - maintain public accessibility and minimise areas for exclusive use; and
 - protect any natural or historic heritage values.



Legend

ZONING

PUBLIC OPEN SPACE

- Informal Recreation
- Sport and Active Recreation

RESIDENTIAL

- Single House
- Mixed Housing Suburban
- Mixed Housing Urban

BUSINESS

- Light Industry
- Heavy Industry

- Site Boundary



Other Strategic Documents

The development of the Te Koiwi Park concept plan will also align to the wider strategic outcomes as set out in the following documents:

Auckland Plan 2050

The Auckland Plan includes a target to maintain and extend an integrated network of quality open spaces across the region that meet community needs and provide a diverse range of recreational opportunities by 2040 with the aim of making Auckland 'the World's most livable city'. The key outcomes of this vision include:

- A fair, safe and healthy Auckland
- A green Auckland
- A well connected and accessible Auckland
- A beautiful Auckland that is loved by its people
- A culturally rich and creative Auckland

Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan

Optimising public Spaces

- Ensure public spaces support a low carbon, climate resilient Auckland and optimise multi-functional benefits

Mana Whenua Kaitaki Forum Nga Pou outcomes

- Our culture and identity is seen, heard, felt and celebrated across Tāmaki Makaurau
- Te Taiao, te wai and te hau in Tāmaki Makaurau are thriving and cared for
- Our whānau in Tāmaki Makaurau are happy, healthy, thriving and cared for
- Mana Whenua are an economic force in Tāmaki Makaurau at the whānau, hapū and iwi levels

Auckland Sport and Recreation Strategic Action Plan

- Participation: More Aucklanders living physically active lives through participation in informal physical activity, recreation and sport
- Infrastructure: Access to open spaces, harbours, coastlines, waterways and a fit-for-purpose network of facilities that enable physical activity, recreation and sport at all levels.

Parks and Open Space Strategic Action Plan (2013)

Maintain and extend an integrated network of quality open spaces across the region that meet community needs and provide a diverse range of recreational opportunities by 2040.

This plan focuses on the four key areas:

- Treasure our parks and open spaces
- Connect our parks and open spaces
- Enjoy our parks and open spaces
- Utilise our parks and open spaces

Auckland Design Manual

Auckland's Urban Ngahere (Forest) Strategy

Local Path Design Guidelines

Papakura Local Board Plan 2020

The Local Board Plan reflects the community priorities and preferences, and guides local board activity, funding and investment decisions.

The plan outlines clear outcomes and objectives for the Papakura area. The following are the most relevant;

- Outcome 2: A community enriched by its diversity, where people feel connected and lead healthy, active lives
- Outcome 3: A well connected area where it's easy to move around
- Outcome 4: A treasured environment and heritage
- Outcome 5: A partnership with Maori that creates a Papakura identity, culture and aspirations are embraced.

Te Koiwi Reserve, Reserve Management Plan 1993

The management philosophy statement for the reserve is 'to encourage and facilitate the public use of the reserve and realise the full potential of Te Koiwi Reserve by providing, maintaining, and upgrading facilities appropriate for passive and active recreation in accordance with the needs of the people of Papakura'. Management goals and objectives are:

- To develop and maintain Te Koiwi Reserve for a variety of community uses with particular emphasis on passive recreational opportunities for all
- To develop and enhance the intrinsic and aesthetic qualities that the reserve contributes to local amenity
- To provide for multiple use of the reserve and maintain adequate access for all users

Papakura Greenways, September 2016

This document shows shared path connection running through the park, connecting up to Smiths Reserve along Smiths Ave to the north, connecting to across the railway to the west to into Short Street Reserve, and to the south to the Otuwairoa Stream / Slippery Creek.



1.4 Site Photographs



Aerial view of Papakura Marae and open space within Te Koiwi Reserve from the east



Aerial view of Papakura Marae and parking lot from the south



Papakura Marae and parking lot from Parker Street end



Papakura Marae and parking lot from Parker Street end



Te Koiwi Park open field and Kaumātua housing units



Park street boundary and neighbouring JCP Car Parts store fence



Western open space viewed from southern treatment pond



Northern treatment basin, planted embankment and Kaumātua housing units



Pooling in some areas along parker street due to poor drainage



Access way that separates the two ponds and links open spaces



Marae Parker Street carpark and eastern open space visible from western open space



Western field and neighbouring residential area



Bollards and mounded earth along boundary, tyre tracks from both maintenance and non permitted vehicles



Western open space space, boggy ground and tyre tracks from 'donuts'

Item 3

Attachment D



12

SECTION 2:

Understanding the park

2.1 History of the Park

How the site has changed over time



1959 The land that would become Te Koiwi Park is located on the rural outskirts of Papakura. The depressions in the land show the hydrological patterns on site



As Papakura grows, residential development has been spread out to northern and western boundaries of park. The marae, whose building project commenced in 1979, can be seen at the northern end of the park.

2001



1970

1980

1990

In the early days of Papakura's development the area surrounding Hunua Road was the site of Coulthards timber mill. Logs were floated down stream along the creek which has since been re-channelled.

In **1969** The land was sold to the Papakura District Council for the purposes of a recreation reserve by Mr Smith, a farmer in the area. The park was originally called **Parker Street Reserve**.

The site was later renamed upon recommendation from the Maori Committee.

To raise the low levels of the reserve dumping of inorganic refuse by local residents was encouraged by Council. Dumping was prohibited in late **1974**.

A concept plan was prepared for the site which included provision for the Ngati Papakura Marae, two hockey fields and areas for passive recreation.

The hockey fields were orientated north/south and were located on either side of the ponds to allow for passive recreation to be centrally located within the reserve. These fields were established in the late **1970's** with the Papakura District Hockey Club relocating to the reserve in **1981**.

The Marae was established on site on **1979** to provide cultural, health and social services for Papakura and surrounding areas.

In 1992, with the introduction of artificial turf pitches, internal club restructuring, declining membership and use of alternative venues the Papkura District Hockey Club no longer required and vacated the Te Koiwi grounds.

