

WINDMILL PARK

EPSOM, AUCKLAND

DRAFT CONCEPT PLAN

April 2023

TABLE OF CONTENTS

Introduction 01

Park Objectives..... 02

Spatial Analysis Plan 03

Draft Concept Plan..... 04

Planting Strategy 05

Amenities Strategy 06

Cultural/Historical Strategy 07

APPENDICES - SITE ANALYSIS & INVESTIGATION

Site Photos 09

Needs Assessment Summary & Actions..... 10

Wider Context..... 11

Existing Structures, Facilities & Access..... 12

Existing Services 13

Existing Vegetation & Ecological Areas 14

Maunga View-Shaft Locations 15

Maunga View-Shaft Images..... 16

Covered Court Options 17

Covered Court Perspectives 18

Shelter Provision..... 31

Upper Bank Options 32

Play Options 33

INTRODUCTION

OVERVIEW

Auckland Council engaged Bespoke Landscape Architects and Visitor Solutions to undertake a needs assessment and develop a spatial plan for Windmill Park, in Mt Eden. The purpose of the needs assessment and spatial plan are:

Engage partners, stakeholders, and the community to understand the current and future needs for Windmill Park and develop a concept plan responding to the identified needs and outline the future layout, priorities, and development of Windmill Park.

Windmill Park currently includes outdoor netball/tennis/futsal courts, open space with cricket pitches, nature/off leash dog area, half court basketball court, petanque terrain and a public building with public toilets.

PARTNERSHIP APPROACH

Vital to the development of the spatial plan is a partnership approach to the delivery of the project with Albert Eden Local Board and Iwi Mana Whenua, represented by Te Ākitai Waiohū and Patukirikiri. This is intended to be an ongoing process that continues throughout the Spatial Plan process and onwards in the realisation of physical changes within the park.

DRIVERS

The drivers for the undertaking a needs assessment and concept plan are:

- In 2016 a fire destroyed the grandstand adjoining the courts and in 2021 one of the clubroom buildings was demolished as it was no longer safe to occupy. This opens the opportunity to consider if/how these spaces could be utilised.
- In 2021, the Albert Eden Indoor / Covered Court Study identified a potential opportunity for covered courts at the Park which needs further investigation.
- There is a desire for more play and recreation opportunities in the park.

RESULTS OF THE NEEDS ASSESSMENT

The needs assessment report provides an essential snapshot for Windmill Park that analyses the existing context of the park and highlights the current trends, needs and wants of its stakeholders and users. A variety of engagement methods were employed by Visitor Solutions, including surveys, open days, workshops and focused meetings with key stakeholder groups.

Through the collation and analysis of the data received, Visitor Solutions have been able to provide a detailed level of feedback that may directly inform the development of the Spatial Plan. This has been summarised to offer 3 Park Objectives and in relation to these 3 objectives, 10 categories of Key Findings. For the development of the Spatial Plan these objectives and key findings will be directly referenced and physical solutions sought to respond to these.

The Park Objectives are intended to guide the development of the concept plan but also provide the opportunity to explore the identified needs and acknowledge, protect and enhance Iwi Mana Whenua cultural heritage in an ongoing collaborative process.

The Park Objectives and Key Findings are summarised within the initial sections of this report, along with suggestions as to how the Spatial Plan will address each of the points outlined.



PARK OBJECTIVES

The draft objectives are intended to guide the development of the concept plan but also provide the opportunity to explore the identified needs and acknowledge, protect and enhance Iwi Mana Whenua cultural heritage in an ongoing collaborative process.

PROTECT & ENHANCE VIEWS
OF THE MAUNGA

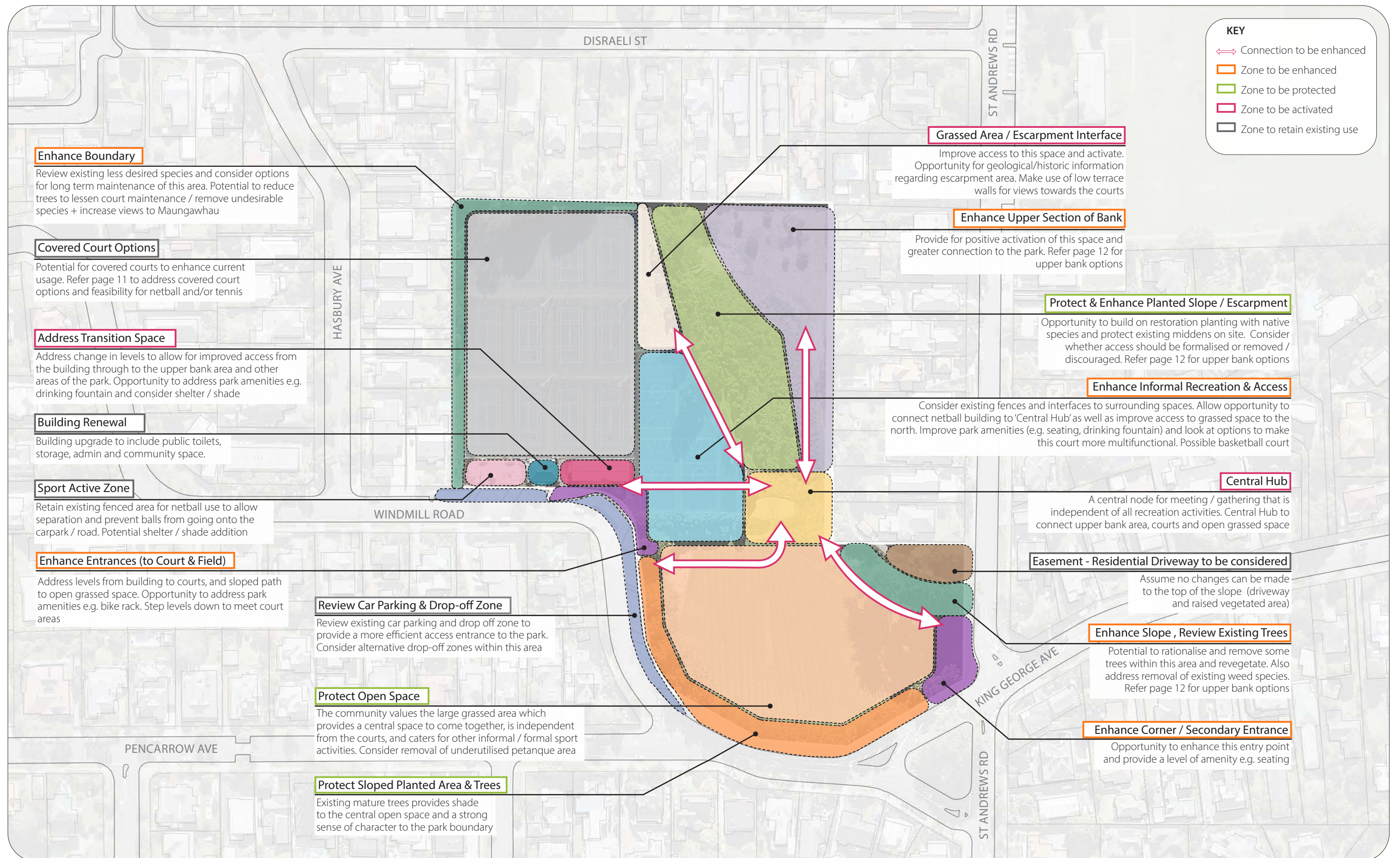
Protect the viewshafts of Maungawhau and Maungakiekie from multiple vantage points in Windmill Park as the highest priority. Where possible, opportunities to enhance and expose new viewshafts should be explored.

BALANCE BETWEEN
STRUCTURED SPORT AND
INFORMAL RECREATION

Balance the development of Windmill Park to provide equitably for structured sport and informal recreation. Provide for increased and diverse active participation at Windmill Park, but carefully consider the impact of any additional use on the wider community.

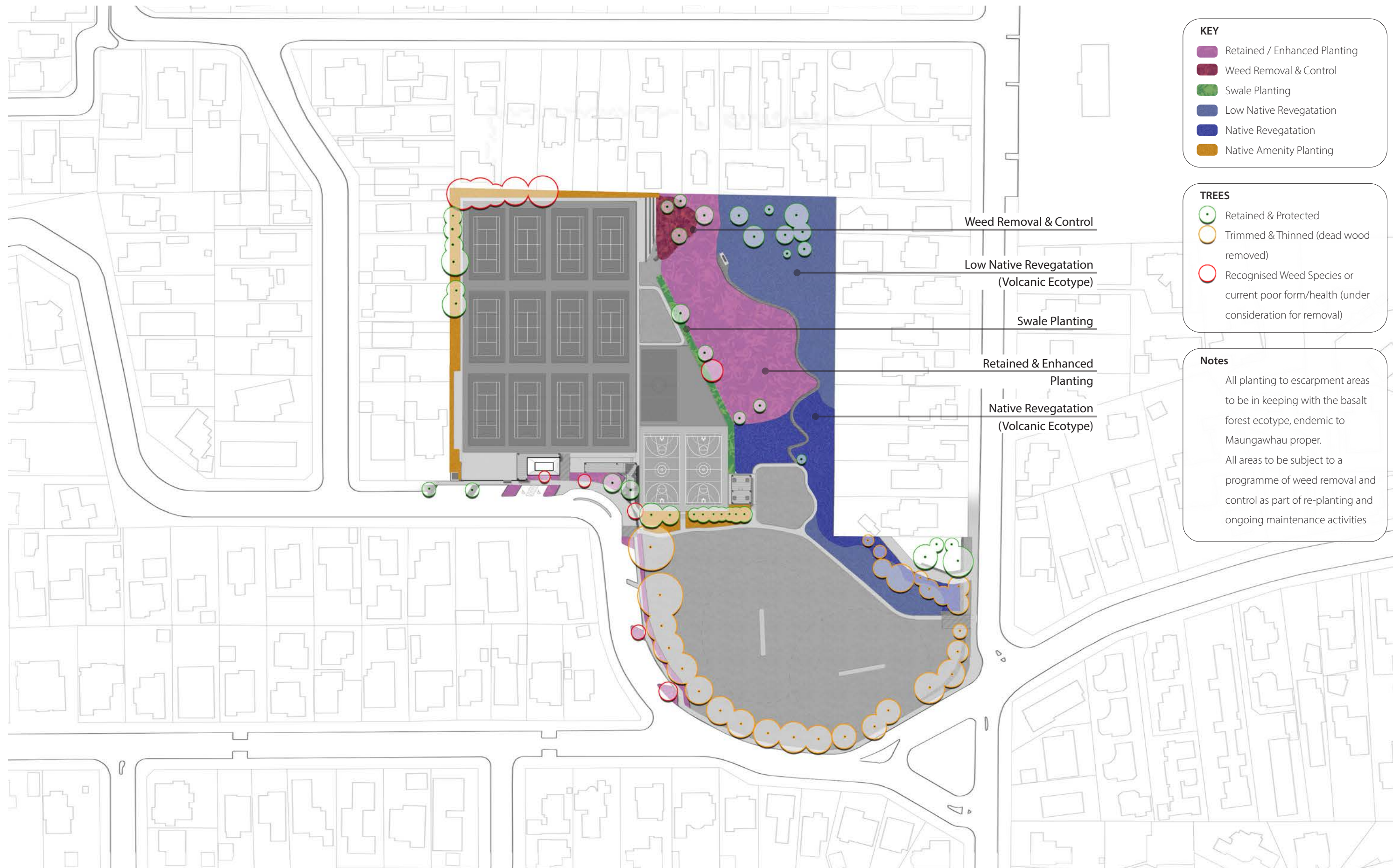
PROTECT GREEN OPEN
SPACE CULTURAL AND HISTORICAL
VALUES

Protect the green open space, natural areas, geological and archaeological features within Windmill Park and enhance where appropriate both the cultural and historical interpretation, and environmental outcomes that Windmill Park can deliver.









KEY

- Retained / Enhanced Planting
- Weed Removal & Control
- Swale Planting
- Low Native Revegetation
- Native Revegetation
- Native Amenity Planting

TREES

- Retained & Protected
- Trimmed & Thinned (dead wood removed)
- Recognised Weed Species or current poor form/health (under consideration for removal)

Notes

All planting to escarpment areas to be in keeping with the basalt forest ecotype, endemic to Maungawhau proper.

All areas to be subject to a programme of weed removal and control as part of re-planting and ongoing maintenance activities



SITE PHOTOS

- 1. Netball court frontage looking west to netball building
- 2. Maintenance area looking east over netball/tennis courts and the upper bank area
- 3. Terraced stone walls with adjacent lava flow from the Maungawhau eruption, looking south
- 4. Basketball and picnic/barbecue area view from the beginning of the upper bank looking south-west
- 5. Top of the bank looking south towards the green open space
- 6. Top of the bank further north looking south-west onto the courts
- 7. Upper bank access staircase looking north
- 8. Upper bank access path looking south
- 9. Service access entrance looking west showing the sloped edge and the grassed open space in the background



Needs Assessment Summary & Actions

IMPROVED SPORT PROVISION	CONCEPT PLAN ACTIONS
1. Covered Court / Shelter	
Majority of respondents identified ‘Shelter’ and ‘Covered Courts’ as high importance, most of which are netball players.	Assess options for cover to be added over existing court areas.
Covered courts will support increased participation and reach wider range of participants through new initiatives, particularly for netball and basketball. For tennis it would be beneficial but needs to be height compliant.	Ensure consideration of current and future sports and the specific requirements and constraints for each.
Basketball players support covered courts (for basketball activity) provided access for casual use is secured.	As above. But ensure consideration of casual and regular users.
Will need to consider the impact on viewshafts of Maungawhau, neighbours and impact on parking.	Review possible options for the covered courts with Mana Whenua. And carry out planning assessment to understand consent triggers.
2. Parking	
More than half of the respondents identified ‘improve parking and accessibility’ as high importance, most of which are netball players.	Consider the existing parking and drop off arrangement to see if any improvements can be made.
Neighbours identified parking is a significant concern and needs greater management and control. Solutions need to be carefully considered as there is no support for using green space or court space for parking provision.	Implement actions to be undertaken in more detailed studies following completion of the spatial concept plan.
Treatment of stormwater from parking areas needs to be considered.	No addition of further parking to be added to the park.
Vocalised support for more bike-racks to reduce travel by car and reduce contribution to climate change.	Implement design principles to ensure this is addressed.
	Identify areas for implementation of bike racks and any other measures to reduce car dependency.
3. Retain and Enhance Facility Quality	
Current provision is sufficient, additional provision is not identified, although there was some vocalised support for improving the quality of cricket pitches.	No specific actions required within the spatial concept plan. Pass on feedback to Auckland Council maintenance and operations teams regarding the cricket pitches.
4. Other Sport Provision	
A small portion of respondents are seeking additional sport provision including improved basketball courts, toilet facilities and consideration around basic changing rooms and an indoor learning space for netball players to support learning and administration. A small number of respondents were seeking the inclusion of beach volleyball with a sand court.	Consider options for improvement for these aspects, in particular basketball and volleyball provision. Noting however that Volleyball only represents a small number of respondents.
	Toilet, changing and indoor learning spaces are considered to be part of the building improvement project.
Enhanced Informal Recreation	
5. Play Provision	
Mixed views on need for dedicated play facilities highlighted in both survey and engagement feedback.	Consider and discuss the different options for play within the park, including the type and scale of this.
Some respondents saw the benefit of providing play opportunities for younger children when older siblings are playing sport, whilst others saw a playground as unnecessary and an encroachment on valuable green open space.	Carefully consider the locations for integration of play within the park and be mindful to activate currently underutilised spaces and make spaces multifunctional, as opposed to encroaching on existing open space areas.
Many suggested a nature based approach by enhancing areas for tree/rock climbing, hut building, swinging etc.	Identify potential areas within the park that could accommodate nature play opportunities.
The Play Network Gap Analysis study has no recommendation for play at Windmill Park, with adjacent parks providing provision to serve this area already.	Discuss the outcomes and wider implications of addition of play in Windmill Park with the Local Board.
6. Pathways & Connections	
Many respondents want pathways that support existing activities, such as dog-walking and walking for pleasure within the park.	Consider opportunities to improve the pathway network throughout the park and increase connectivity.

6. Pathways & Connections (cont.)	CONCEPT PLAN ACTIONS
Some interest in a circumference route, provided it did not impact on the cricket area. Some identified pathways as a way to support skating, scootering and bike play. Potential to build in some learn to ride identified in Outdoor Fitness Provision Assessment.	Look at opportunities to create loop trails within the park.
Limited support for improving connections to other parks, with majority identifying this as ‘low importance’.	Consider how wheeled play may be enabled within areas of the park.
	This aspect will not be given particular weight as part of the development of the spatial concept plan.
7. Outdoor Recreation Amenities	
Strong support across all types of users for a water fountain and bike racks.	Identify areas for implementation of bike racks and water fountains.
Majority of respondents identified ‘fitness equipment’ and ‘retaining petanque’ as low importance.	These aspects will not be given particular weight as part of the development of the spatial concept plan.
Low support for bike hub, with many concerned about space to accommodate.	This aspect will not be given particular weight as part of the development of the spatial concept plan.
The above findings are supported by the Outdoor Fitness Provision Assessment. This also recommends improved provision of seats and benches.	Identify areas for implementation of improved provision of seating.
Balanced Park Development	
8. Balanced Approach	
Feedback identified both sport and informal recreation as important and collectively balanced approach to future development is needed. While providing for sport is important, it should not come at the cost of compromised recreation access.	Ensure that a balanced approach of both sport and informal recreation is enabled within the development of the spatial plan.
There was mixed feedback on the need to increase the range of experiences at Windmill Park. Some respondents specifically wanted less development and more space for informal play, picnics etc.	Ensure that any increased provision for sports or experiences within the park does not come at the detriment to or decreased of general open space for informal play, picnics etc.
Recognising the cultural narratives and particularly the Park’s connections to the Maunga, volcanic activity, water and natural features, it is important to balance development of Windmill Park going forward.	Ensure that the cultural narratives and particularly the Park’s connections to the Maunga, volcanic activity, water and natural features form the foundation of and an integral part of the spatial concept plan.
9. All of Park Improvements	
Survey respondents rated toilets, seats, benches and tables as poor quality, ad there was strong support across all users for water fountain and bike racks.	Identify areas for implementation of bike racks and water fountains and the improvement of provision for seating and tables. Better toilets are considered to be part of the building improvement project.
More than 50% of survey respondents identified improved court and park lighting is high importance with 10% saying improved lighting is the highest priority.	Review court lighting in tandem with the covered courts study. Discuss with Auckland Council the level of lighting within the park generally and consider CPTED outcomes as part of this.
There were mixed views on the perimeter trees: while most valued the trees, some neighbours raised concerns about the leaves in autumn and would like better management and potentially trimming of trees. Some felt the planting along the Park boundary to the houses and along the upper area could be improved.	Identify the location and species of existing trees within the park and make recommendations for the arboricultural review of trees that may be of lower value, poor health or pest species. Following this review, make recommendations of any tree removals.
There were concerns about noise and parties happening in the Park, and neighbours would like better management of these activities.	Identify areas of particular concern and look to address these through positive activation and lessening of spaces for anti-social gatherings.
The Accessibility Report identifies a range of improvements to make the Park more accessible and inclusive for everyone.	Review the findings of the report and design for solutions within the development of the spatial concept plan.
10. Valuing History	
While many survey respondents did not identify improving the cultural and historical representation as high importance, there was positive feedback on providing some interpretation on the history of the Park. This extends to the presence of Māori middens on the upper area and the long existence of sport in the park.	Identify and provide interpretation of cultural and historical aspects that form an integral part of the park’s heritage. Ensure this is carried out in a sensitive and meaningful manner.
There was also particular interest in explaining the name and the geological features in the park.	Include for this as part of the above study.



KEY

Maunga

- 01 Maungawhau / Mount Eden
- 02 Te Kōpuke / Titikōpuke / Mount St John
- 03 Maungakiekie / One Tree Hill Path
- 04 Te Tātua-a-Riukiuta / Big King Reserve
- 05 Ōhinerau / Mount Hobson

Existing Facilities

- Playgrounds
- Tennis Courts
- Basketball Courts
- Rugby Field
- Cricket Field
- Football Field

Existing Parks

01. Mt Eden Tennis Club
02. Windmill Green
03. Nicholson Park
04. Melville Park
05. Marivare Reserve
06. Eden Epsom Tennis + Squash Club
07. Campbell Fountain and Statue (Cornwall Park)
08. Campbell Park
09. Cornwall Park
10. Morvern Reserve
11. Watling Reserve
12. Robinson Reserve
13. Arther S Richards Memorial Park
14. Harold Long Reserve
15. Fearon Park
16. Pollard Park
17. Centennial Park
18. Balmoral Heights Reserve
19. Udys Reserve
20. Potters Park
21. Taylors Park Playground
22. Ballantynes Square
23. Auckland University Cricket Field
24. Auckland University Tennis Courts



KEY

Facilities

- A. Building (toilets, admin, storage facility)
- B. 12no. Public Netball and Tennis Courts
- C. 3no. Netball / Futsal Courts
- D. Open Space with 2 cricket pitches
- E. Basketball Court and BBQ Area
- F. Nature / Off-leash dog area
- G. Petanque
- H. Drop Off Bay

--- Site Boundary

--- Easement

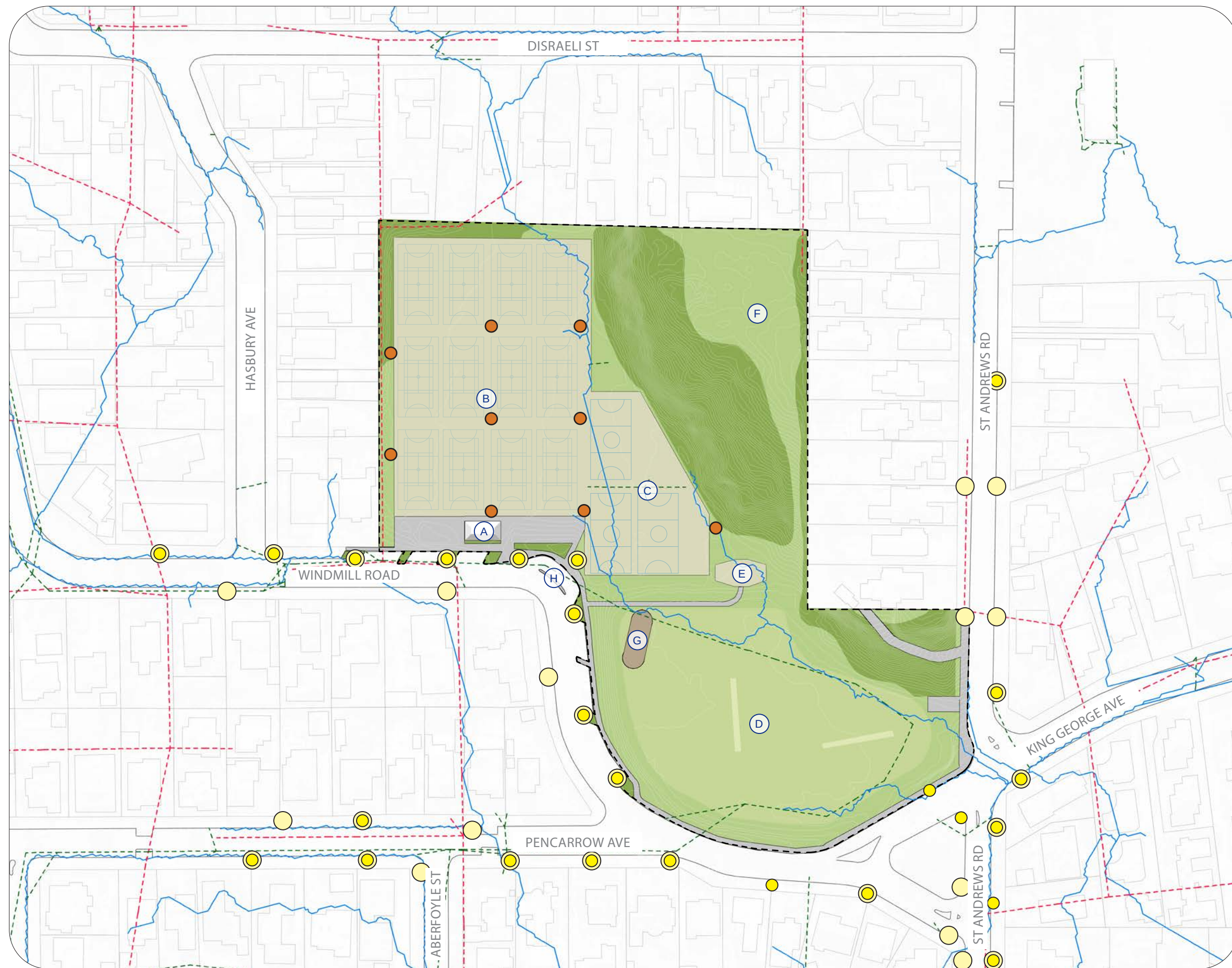
Access

- Street Way Network
- Greenway Route
- Park pathway (accessible)
- Park pathway (steep slope)
- //// Stairs
- Informal Access Route
- ▲ Pedestrian Access
- ▲ Vehicular Access
- Pedestrian Crossing Point
- Carparking (Windmill Park)
Total parks = 26 (24 regular, 2 accessibility)
- Carparking (Off-street parking)
Total parks = Approximately 203
- Bus stop (Routes 295, 510)

Park Facilities

- 2m chain-link fence
- 1.8m residential fence
- Retaining Wall
- Court Area
- Hardscape Area
- Transformer
- Seating
- BBQ facility
- Rubbish bin
- Toilets





KEY

Facilities

- A. Building (toilets, admin, storage facility)
- B. 12no. Public Netball and Tennis Courts
- C. 3no. Netball / Futsal Courts
- D. Open Space with 2 cricket pitches
- E. Basketball Court and BBQ Area
- F. Nature / Off-leash dog area
- G. Petanque
- H. Drop Off Bay

--- Site Boundary

Site Features

- Stormwater Utility
- Wastewater Utility
- Overland Flow Paths
- Power Line Pole
- Street Light
- Court Lighting





KEY

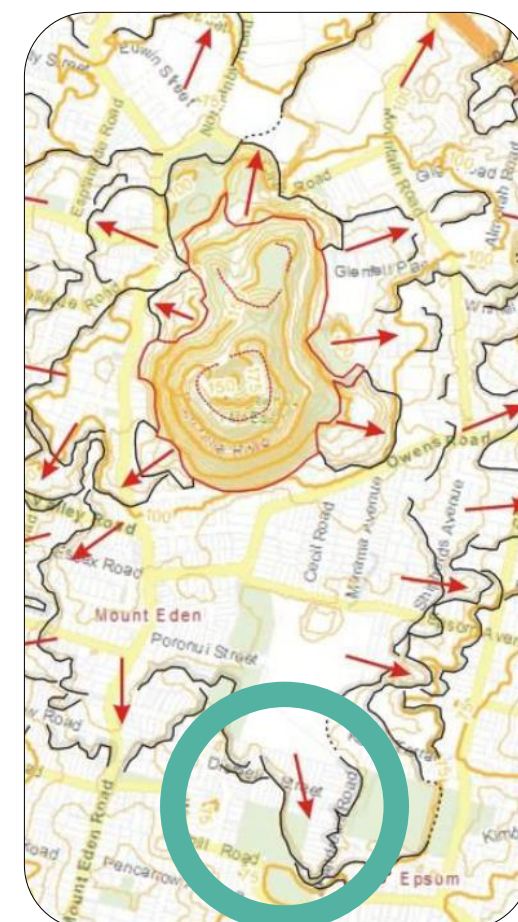
Facilities

- A. Building (toilets, admin, storage facility)
- B. 12no. Public Netball and Tennis Courts
- C. 3no. Netball / Futsal Courts
- D. Open Space with 2 cricket pitches
- E. Basketball Court and BBQ Area
- F. Nature / Off-leash dog area
- G. Petanque
- H. Drop Off Bay

--- Site Boundary

Site Features

- Trees
- Trees for Arboricultural Review
- Fruit Trees
- Grassed Open Space
- Planted Area
- Steep Slope Areas
- Neighborhood planted zone
- ||||| Lava Lobe Fronts





KEY

Facilities

- A. Building (toilets, admin, storage facility)
- B. 12no. Public Netball and Tennis Courts
- C. 3no. Netball / Futsal Courts
- D. Open Space with 2 cricket pitches
- E. Basketball Court and BBQ Area
- F. Nature / Off-leash dog area
- G. Petanque
- H. Drop Off Bay

--- Site Boundary

View-shafts

- Maungawhau View-shaft
- Maungakiekie View-shaft
- Park / Neighborhood View-shaft

* Note: Viewshaft is less prominent in summer months due to deciduous trees



MAUNGAWHAU VIEWSHAFT



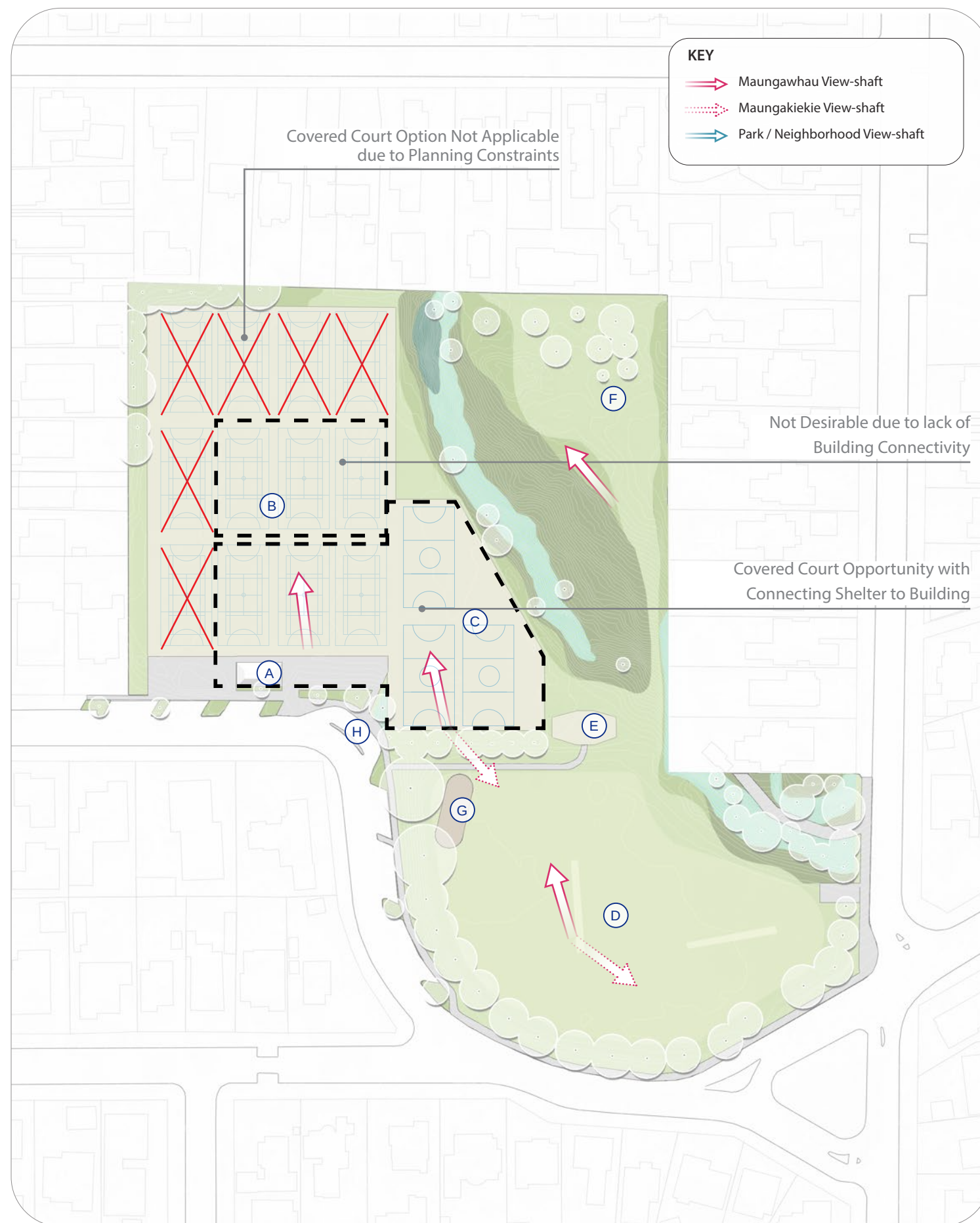
MAUNGAKIEKIE VIEWSHAFT



MAUNGAWHAU VIEWSHAFT



PARK / NEIGHBOURHOOD VIEWSHAFT



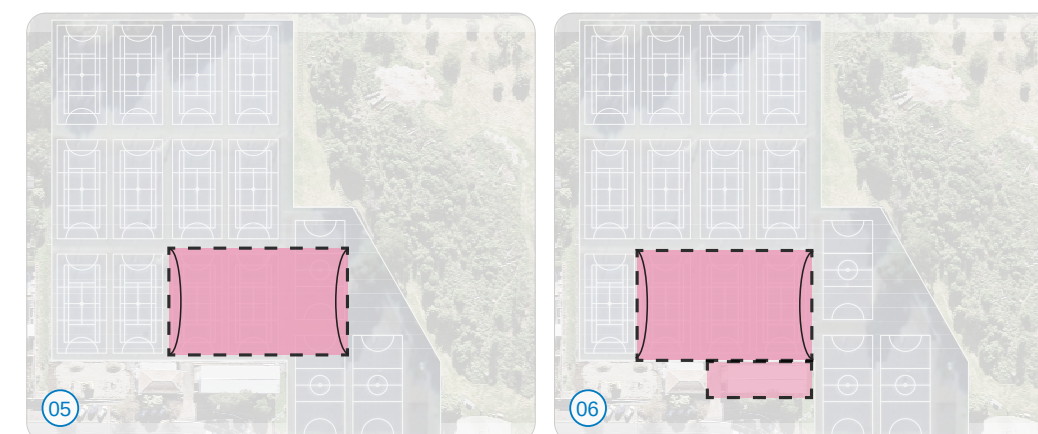
COURT COVER OPTIONS

Early decisions on court cover options are seen as critical due to the scale of the structure and its subsequent effect on the design of other areas of the park, as well as impact on views. These options were tabled at the hui with local board and mana whenua on 30.11.22. It was evident that in any option, the visual amenity would be impacted by the required height for covering courts, thus compromising viewshafts to Maungawhau. This conflicts with one of the core objectives for the park. On this basis it was agreed that Windmill Park is not the ideal site to accommodate such a facility, but focus should remain on providing improved shelter and shade options that benefit court and wider park users.

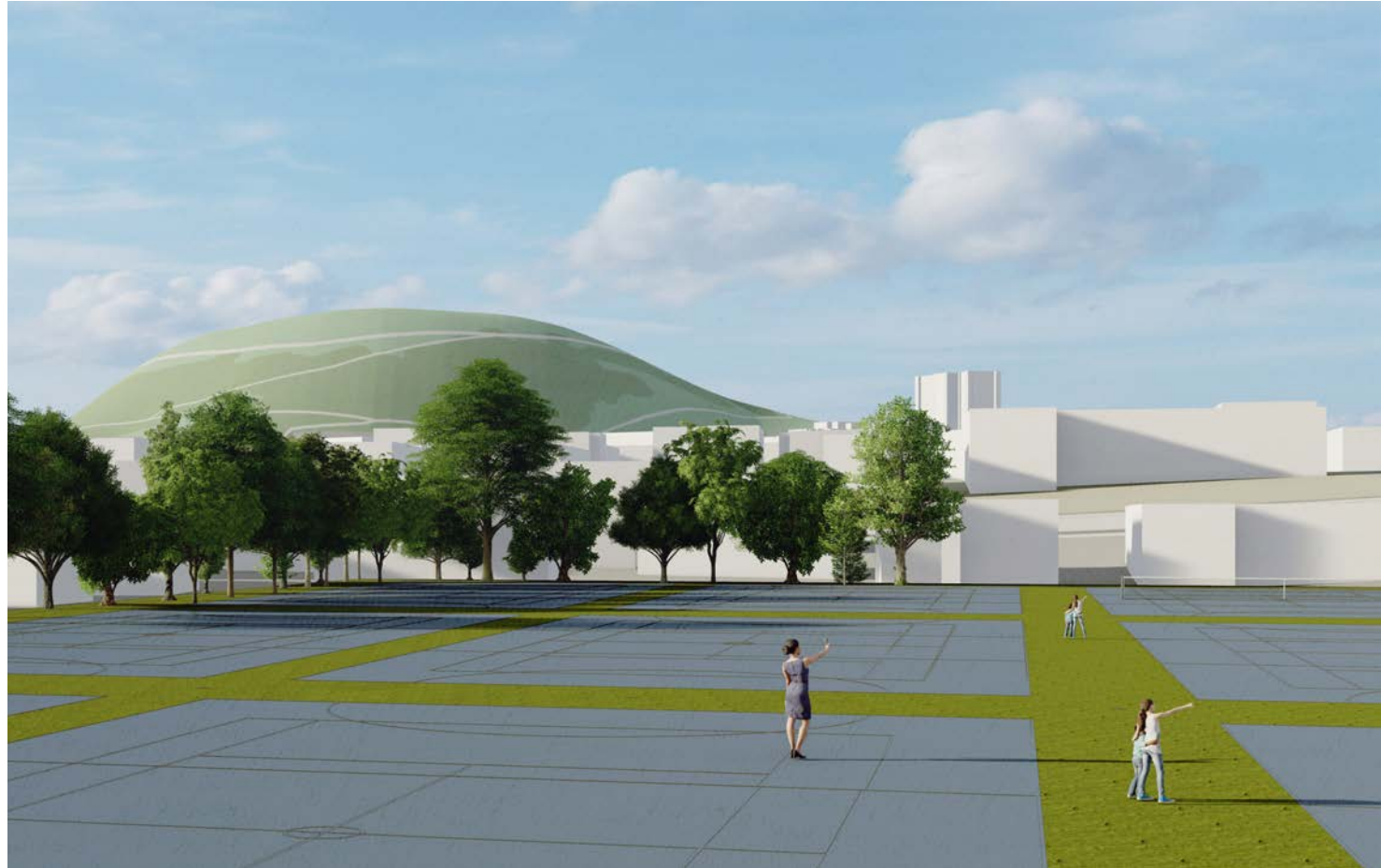
2 COURT OPTIONS



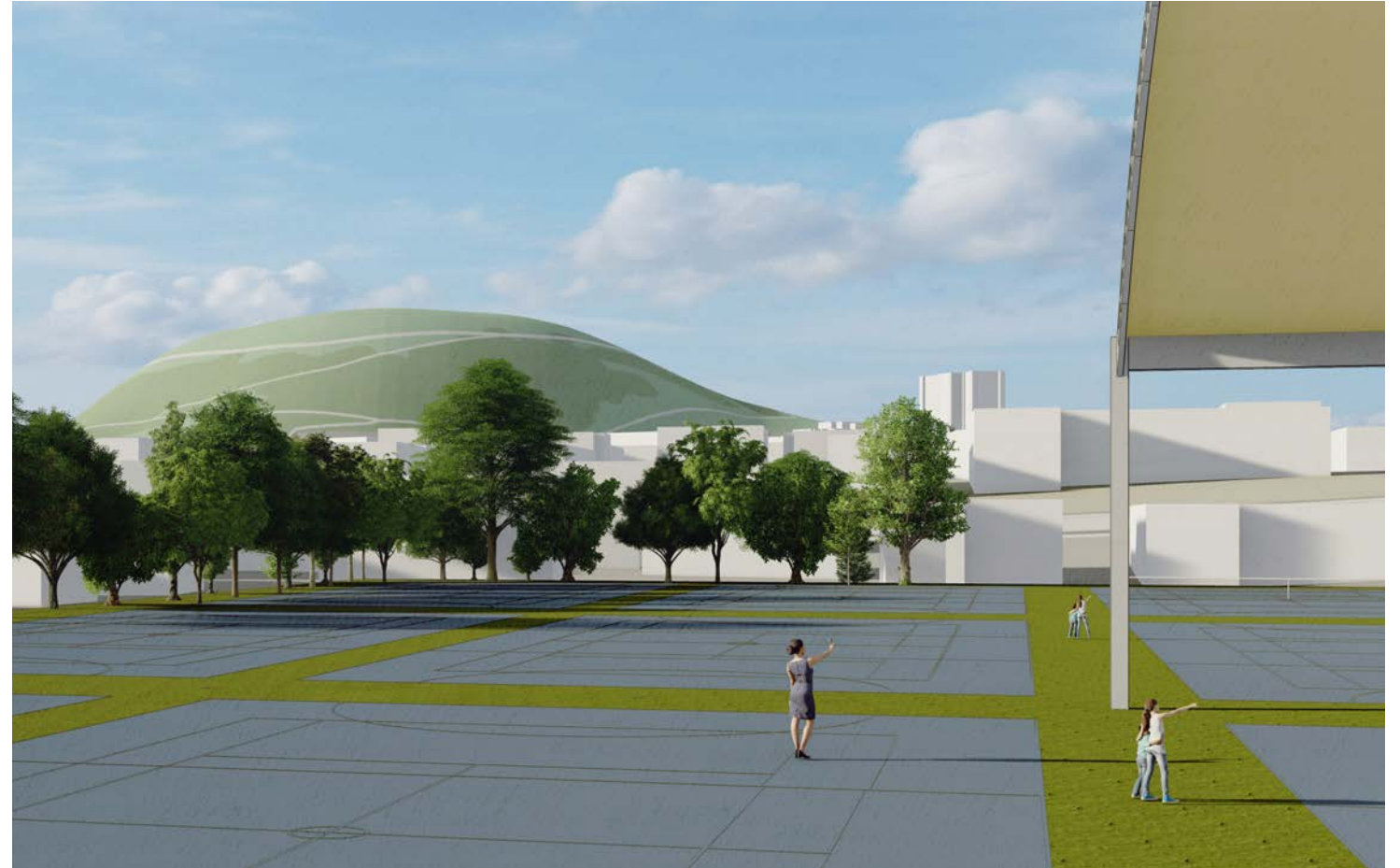
3 COURT OPTIONS







Perspective 01 | Without Covering



Perspective 01 | With Covering

Viewing Location





Perspective 02 | Without Covering



Perspective 02 | With Covering

Viewing Location





Perspective 03 | Without Covering



Perspective 03 | With Covering

Viewing Location





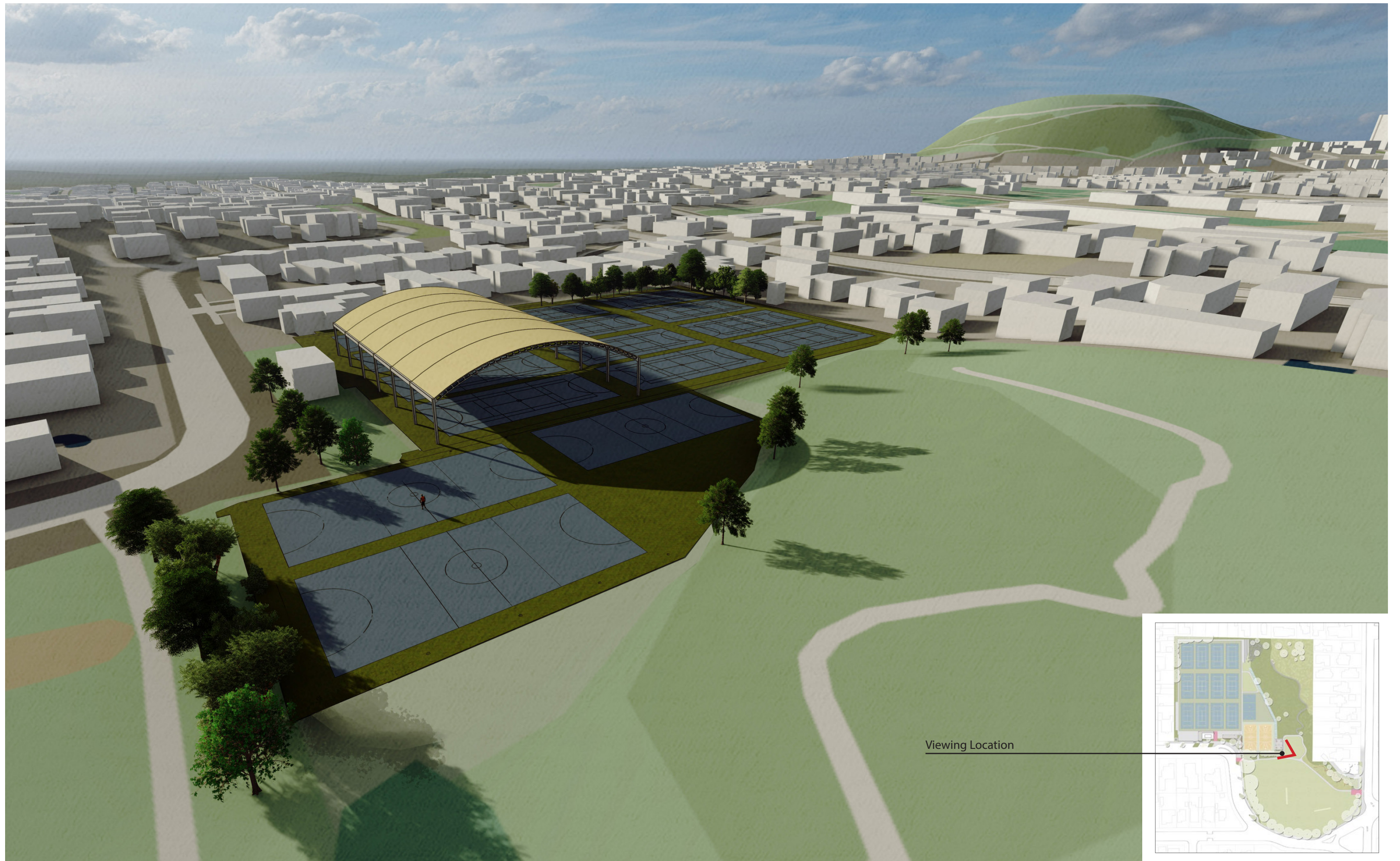
Perspective 04 | Without Covering

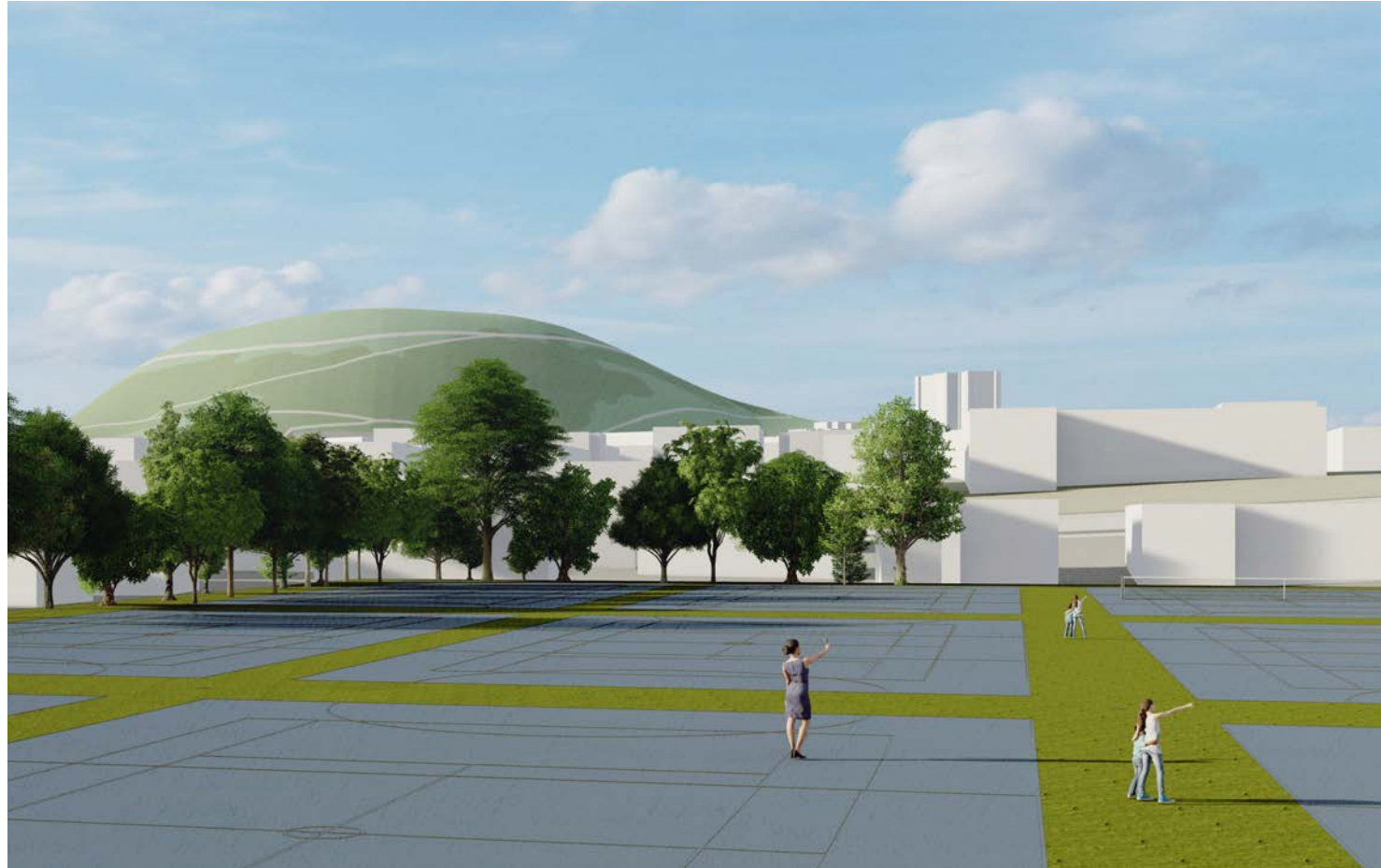


Perspective 04 | With Covering

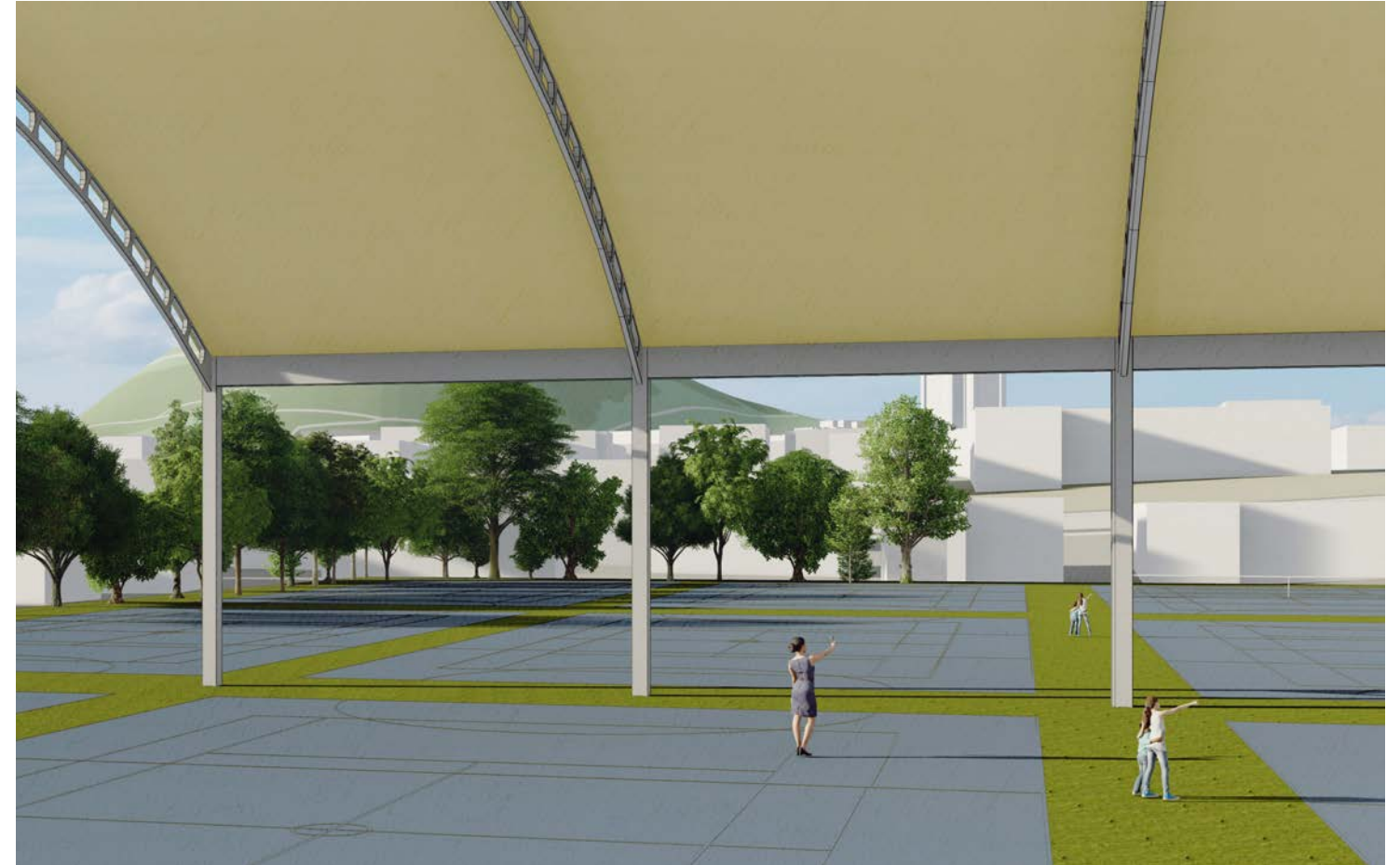
Viewing Location







Perspective 05 | Without Covering



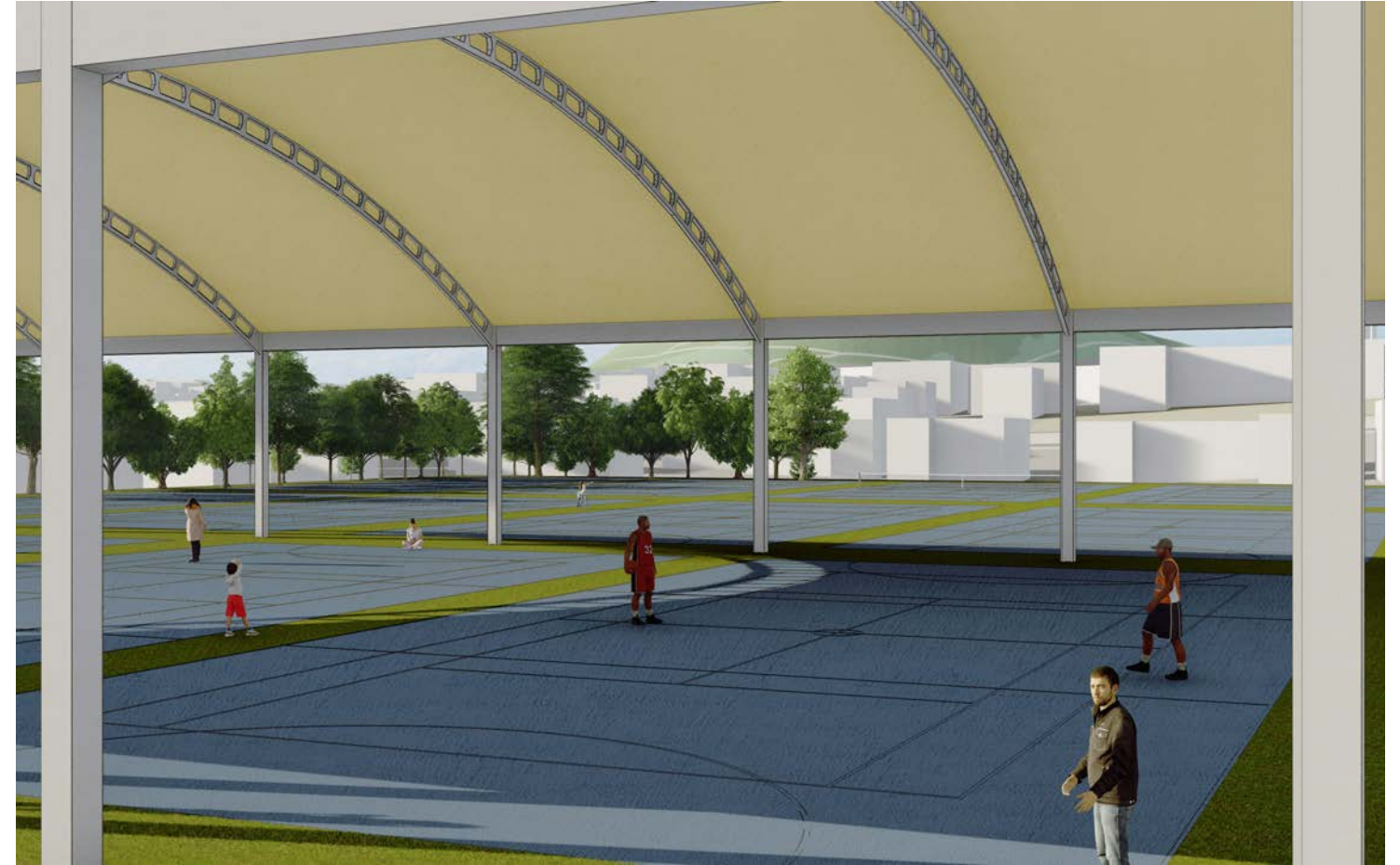
Perspective 05 | With Covering

Viewing Location





Perspective 06 | Without Covering



Perspective 06 | With Covering

Viewing Location





Perspective 07 | Without Covering



Perspective 07 | With Covering

Viewing Location





Perspective 08 | Without Covering



Perspective 08 | With Covering

Viewing Location







Perspective 09 | Without Covering



Perspective 09 | With Covering

Viewing Location





Perspective 10 | Without Covering



Perspective 10 | With Covering

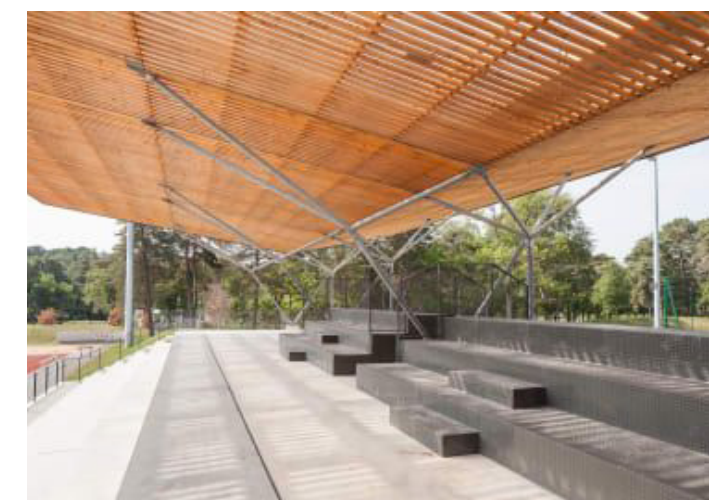
Viewing Location





SHELTER PROVISION

The proposed shelters to seating within the park improve shade and shelter facilities to spectators overlooking the courts adjacent to the building, and for picnic/BBQ gatherings adjacent to the multi-use courts. Shelters will reinforce viewshafts to the Maunga, as well as have specific design of the canopy to reference surrounding Maunga.





UPPER ZONE OPTIONS

The development of the upper bank area needs to take into account multiple factors, including existing uses, honouring the existing lava flow, environmental improvements and lessening anti social behaviour. The below options were tabled at the hui with local board and mana whenua on 30.11.22 and it was generally agreed that a combination of options 01, 03 and 04 should be explored further. This providing environmental regeneration, retaining some productive species and allowing for nature play opportunities in tandem with path networks.



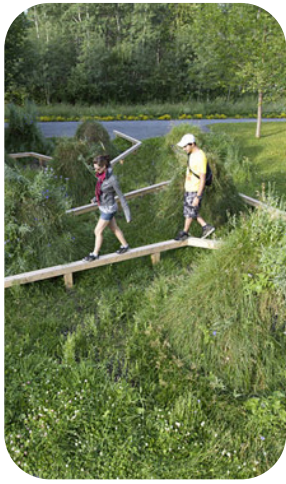
KEY

- Revegetation (protect areas with cultural/geological significance)
- Grassed Open Space
- Productive + Community Planting
- Connected Nature Play Opportunities
- Play Opportunity Locations

NOTE: The current off leash dog-walking in the upper zone needs to be taken into account

PLAY OPPORTUNITIES

Play opportunities will need to be considered in context of adjacent parks and the wider network of play provision. Windmill Park could offer a unique play experience that is integrated with the landscape. This approach was agreed when tabled at the hui with local board and mana whenua on 30.11.22. A focus on nature play features and general access to nature was seen as a preferable outcome. This along with some elements of off the shelf play equipment (eg swings) and sculptural play pieces in particular locations.



Distributed Play

Distributed play equipment can allow activation and uplift of areas that are currently under utilised. Equipment with artistic/sculptural features can also provide a unique and site specific experience.

Nature Play

Nature play provides opportunities can range in scale and type and be more formal in design or simply provide access to natural areas. Elements can also be allocated along pathways to provide ‘play-along-the-way’ moments.

Wheeled Play

Opportunities for minor additions to park pathways and edge treatments to accommodate young children with bikes/scooters to challenge themselves. This as opposed to dedicated larger facilities. Note: no areas with cultural/geological significance (upper bank area) would be modified to accommodate this.