

17th May 2021

Nick Mattison,
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Via email.

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**Re: Concept Summary, Melia Estate Development, 20 Melia Place,
Whangaparaoa, Auckland (referencing 20053_KIPG MELIA PLACE
Site Drawings _ Fast Track)**

Dear Nick,

I can provide the following initial advice regarding the community, recreation, and leisure facility components of the proposed concept (for an integrated residential development at the above site).

I believe the concept plan will provide residents with access to a range of functional recreation and leisure facilities (which complement those already available in the local area). The concept design offers facilities that meet the needs of residents at varying life stages (from youth, young families, and older adults).

The key community, recreation, and leisure facility components of the concept are:

a. Multi Use Community Space:

A bookable indoor multi-purpose community space has been included for residents. The main level of the facility is 96m² and contains kitchenette, plating area (for functions), storage, and toilets. The space is configured to accommodate a range of active and passive activities such as table tennis, indoor bowls, martial arts, and yoga. The space is also well proportioned for social gatherings/ functions, community meetings, and hobby activities.

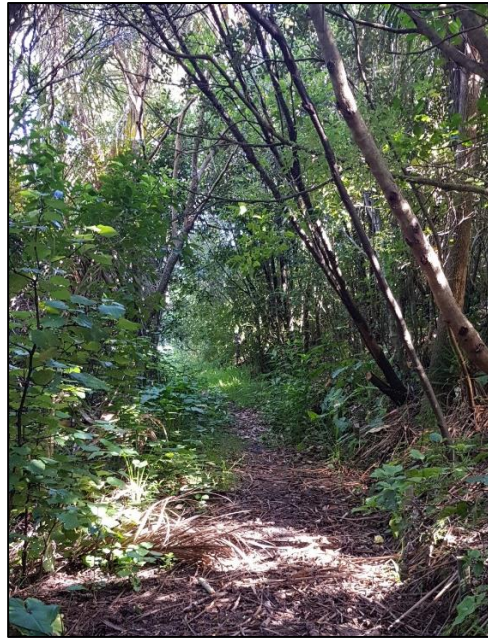
The main activity space will have a higher stud height to improve functionality and light levels. Access will be gained from both an upper-level entry (via an entry foyer) and the lower level which will also afford excellent indoor-outdoor flow and connection with adjoining community assets.

b. Reserve Area:

A green space of circa 3,800m² has been retained for active and passive recreation. This space comprises an existing mature Olive Grove and regenerating native bush (Plates 1 and 2). This area will be attractive for general active nature-based play (for younger youth in particular), and leisure activities (dog walking, walking, and sitting observing the vegetation and birdlife).



▲Plate 1: Existing Olive Grove



▲Plate 2: Existing bush and track.

▲Plate 3: Existing bush and nature play.

These activities will be facilitated with a new metal walking track (to Department of Conservation Short Stop Traveller Standard – ‘Short Walks Standard’) which will link the road above Melia Place to the Shandon Reserve, seating areas, and a nature-based playground. Existing track benching in place can be used in most locations (Plate 2).

c. Nature Based Playground:

The youth focused playground is designed to accommodate younger users and youth. It will be aligned to a ‘nature playground’ concept taking the lead from how local youth are already using the bush area (Plate 3). The playground will use the natural contours within the greenspace and existing vegetation. It will be constructed from timber and other natural materials such as rocks, tree trunks and stumps in the landscaping (Plates 4 and 5).



▲Plate 4 and 5: Indicative look and feel images for nature base play concepts.

By locating the playground on the edge of the olive grove adjacent to the bush area, with sight lines over the playground from the elevated community building, MUGA, seating and carpark area can be maximised. The walking track will also facilitate access past the playground.

d. A Multi Use Games Area (MUGA):

A 216m² MUGA will be established to serve informal active ball sports play, especially for older youth and adults. The MUGA will be configured to enable one-on-one or small teams to play modified sports such as football (futsal), basketball and cricket (Plates 6 and 7). The fenced playing arena prevents balls striking users in the adjoining leisure areas or going onto the internal road.



▲Plate 6 and 7: Indicative look and feel images for the MUGA.

e. Communal BBQ Area:

A BBQ area (with permanent BBQ and tables, Plate 8) and associated landscaping will be developed enabling residents to enjoy outdoor social functions. The BBQ will be covered (and located alongside an awning extending from the Multi Use Community Space building) to enable it to be used during periods of inclement weather.



▲Plate 8: Indicative BBQ type.



▲Plate 9: Indicative petanque terrain / seating area.

f. Petanque Terrain:

A petanque terrain will be established adjoining the BBQ and community building. This area not only facilitates petanque but is also designed to act as a raised seating area accommodating tables and seating during outside BBQ functions (Plate 9). It can also be used for general play by young children.

The current Melia Estate concept has undergone several iterations to arrive at an optimised plan. I believe this concept reflects best practice in functional community leisure and recreational planning and is appropriate for the proposed development. Additional fine tuning will be undertaken in future, more detailed design stages to further maximise

community recreation and leisure benefits. For example, as the MUGA, community space, and nature-based playground is conceptualised in greater detail.

Please make contact should you wish to discuss the above summary in greater detail.

Regards



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