

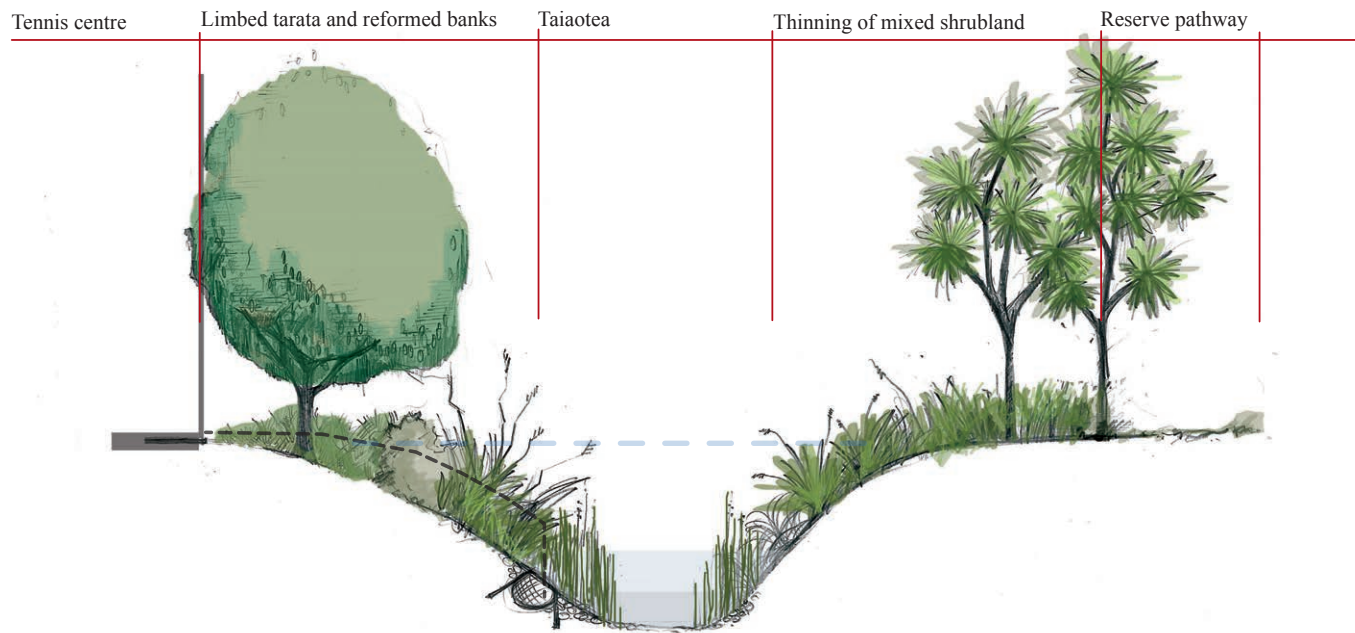
Āpitianga 1

Appendix 1





Gentle terracing of the reserve embankment to the Taiaoatea and sports facilities





BROWNS BAY TAIAROA CREEK GREENWAY CONCEPT

07349_Master Document.indd freyburg park esplanade

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LEGEND



Secondary Gateway to Browns Bay Town Centre



Existing pedestrian walkway



Landscape connection



Poorly executed pedestrian path



Retaining wall



Buildings within proposed esplanade reserve



Existing pump station



Residential property between roadway access and lower Taiaroa Reserve



Approximate 10m buffer to Taiaroa Stream



Proposed Mixed Use (Browns Bay Centre Plan 2002)



Car parking



Mixed shrubland : Refer Photo E.



Existing canopy trees



Exotic grass species



Stormwater outfalls

SITE PHOTOGRAPHS



A. Taiaroa Stream outlet to Browns Bay beach



B. Hard edge to Taiaroa Stream

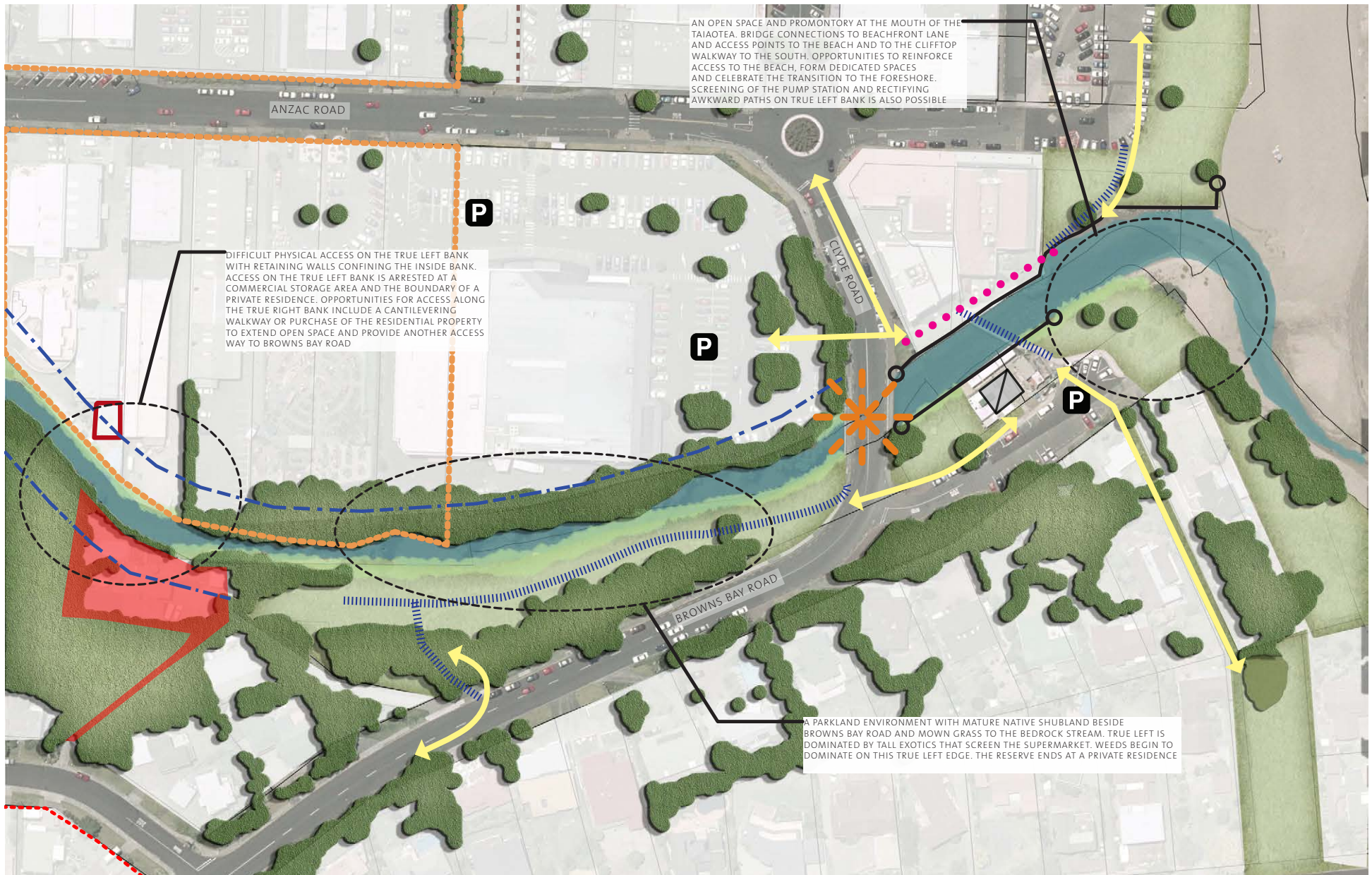


C. Beach car park. Opportunities to apply LID principles



D. Existing pedestrian bridge. Orientation does not provide best connection to Beachfront Lane





AN OPEN SPACE AND PROMONTORY AT THE MOUTH OF THE TAIAOATEA. BRIDGE CONNECTIONS TO BEACHFRONT LANE AND ACCESS POINTS TO THE BEACH AND TO THE CLIFFTOP WALKWAY TO THE SOUTH. OPPORTUNITIES TO REINFORCE ACCESS TO THE BEACH, FORM DEDICATED SPACES AND CELEBRATE THE TRANSITION TO THE FORESHORE. SCREENING OF THE PUMP STATION AND RECTIFYING AWKWARD PATHS ON TRUE LEFT BANK IS ALSO POSSIBLE

DIFFICULT PHYSICAL ACCESS ON THE TRUE LEFT BANK WITH RETAINING WALLS CONFINING THE INSIDE BANK. ACCESS ON THE TRUE LEFT BANK IS ARRESTED AT A COMMERCIAL STORAGE AREA AND THE BOUNDARY OF A PRIVATE RESIDENCE. OPPORTUNITIES FOR ACCESS ALONG THE TRUE RIGHT BANK INCLUDE A CANTILEVERING WALKWAY OR PURCHASE OF THE RESIDENTIAL PROPERTY TO EXTEND OPEN SPACE AND PROVIDE ANOTHER ACCESS WAY TO BROWNS BAY ROAD

A PARKLAND ENVIRONMENT WITH MATURE NATIVE SHUBLAND BESIDE BROWNS BAY ROAD AND MOWN GRASS TO THE BEDROCK STREAM. TRUE LEFT IS DOMINATED BY TALL EXOTICS THAT SCREEN THE SUPERMARKET. WEEDS BEGIN TO DOMINATE ON THIS TRUE LEFT EDGE. THE RESERVE ENDS AT A PRIVATE RESIDENCE

BROWNS BAY TAIAOATEA CREEK GREENWAY CONCEPT



LEGEND



Gateway to Browns Bay Town Centre



Opportunities to daylight stream with development of Mixed Use zone



Pedestrian first environment



Buildings within proposed esplanade reserve



Road reserve



Public transport connection betto Auckland City



Landscape connection



Retaining walls



Proposed Mixed Use (Browns Bay Centre Plan 2002)



Approximate 10m buffer to Taiaotea Stream



Mixed shrubland



Existing canopy trees



Exotic grass species



Stormwater outfalls



Car parking

SITE PHOTOGRAPHS



A. Veg type 1: Potential rain garden and pedestrian access



B. Veg type 3: Retaining wall and brackish wetland in stream. LID and stormwater treatment possibilities



C. Potential for pedestrian access and re-design of bank structure along stream



D. Opportunity for treatment of run-off from car park to stream

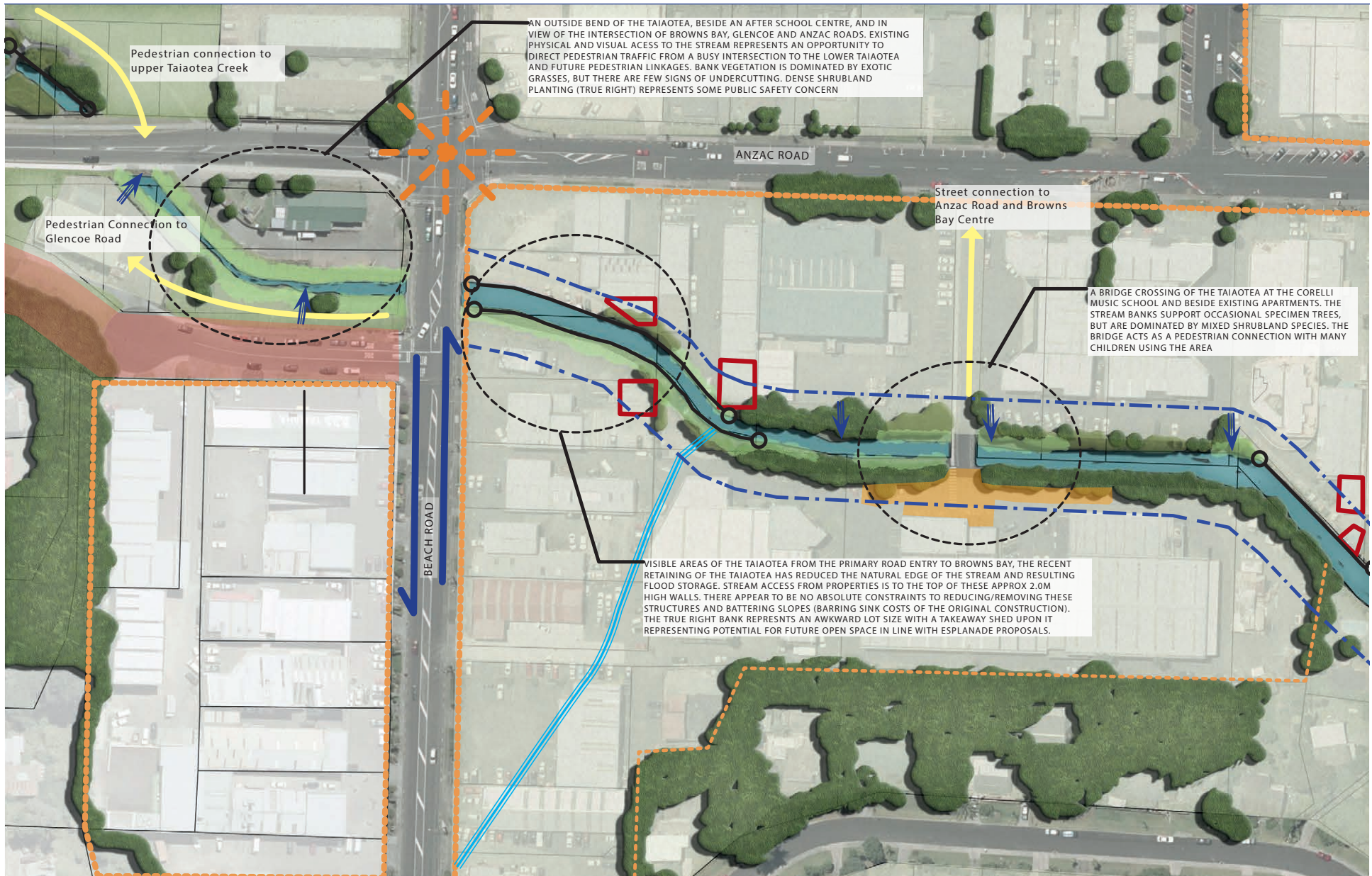


E. Consideration needed of treatment of culverts



F. Future proposals to encourage re-development along stream edge





BROWNS BAY TAIAOATEA CREEK GREENWAY CONCEPT

LEGEND



Culverted Taiaotea Stream



Existing pedestrian walkway



Poorly executed pedestrian path



Landscape connection



Retaining walls



Pedestrian footbridge



Extent of Taiaotea Creek Greenway study



Stormwater outfalls



Mixed Shrubland : Refer Photo E.



Existing canopy trees



Exotic grass species



Passive surveillance from surrounding properties



Proposed Mixed Use (Browns Bay Centre Plan 2002)



Road Reserve



Car parking

SITE PHOTOGRAPHS



A. Pathway confined between flood wall and tennis courts



B. Exit from floodbank culvert, existing native vegetation but both banks are retained



C. True left pathway between dense shrubs and tennis fence



D. Exotic grasses and occasional weed colony

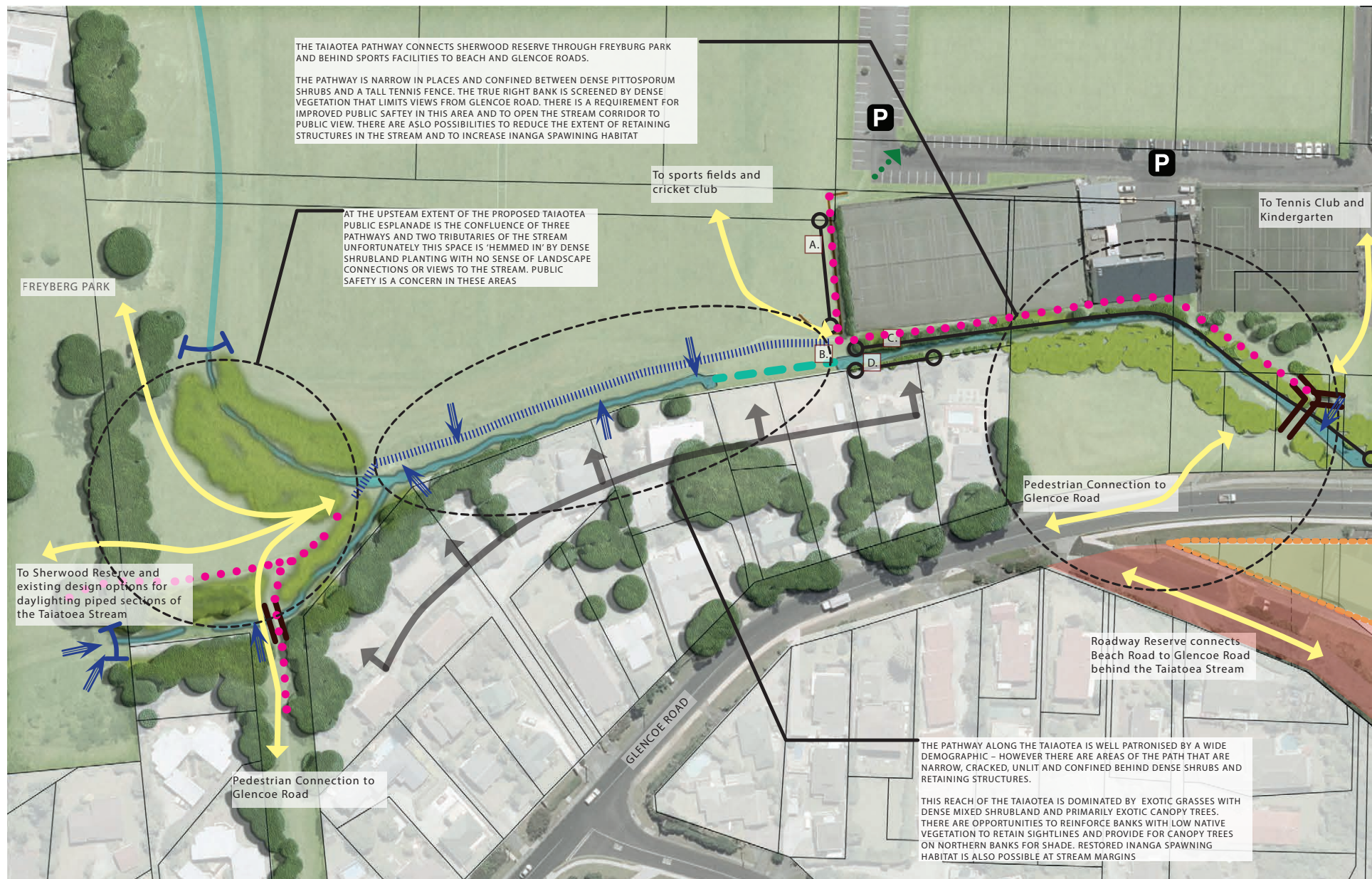


E. Retained bank to the right. Views from Glencoe Road to the left are restricted



F. Parkland open space to pedestrian footbridge





BROWNS BAY TAIATOTEA CREEK GREENWAY CONCEPT

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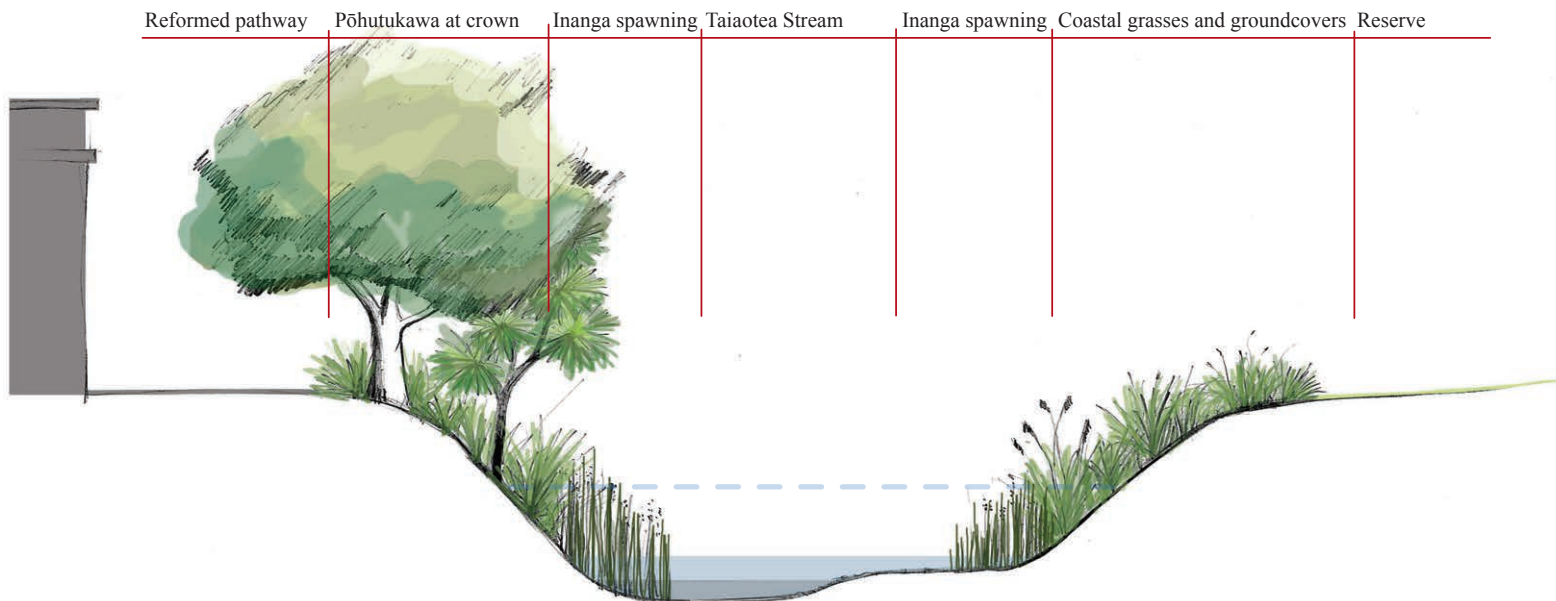
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Browns Bay foreshore park at the terminus of the Taiaotea Greenway





POTENTIAL SPACE FOR WEEKEND MORNING FARMERS MARKET

FORMATION OF SEATING AREAS BESIDE THE STREAM AND TO OPEN VIEWS TO FARMERS MARKET

PROPOSED MIXED USE ZONING

WEED MANAGEMENT AND REPLACEMENT WITH NATIVE INLAND COASTAL AND ESTUARINE SPECIES

REFORM ESPLANADE RESERVE PROMONTORY WITH PLANTED LOWER BANKS AND STRONG ACCESSWAYS TO THE BEACH AND CLIFFTOP WALKWAY

PLANTING OF FILTERBED AND AROUND THE PUMP HOUSE IN ACCORDANCE WITH CPTD

EXTEND LOW STREAMSIDE NATIVE VEGETATION IN ALIGNMENT WITH NATURAL FORMS OF THE LOWER BANK, FAVOUR SPECIES APPROPRIATE FOR INANGA SPAWNING

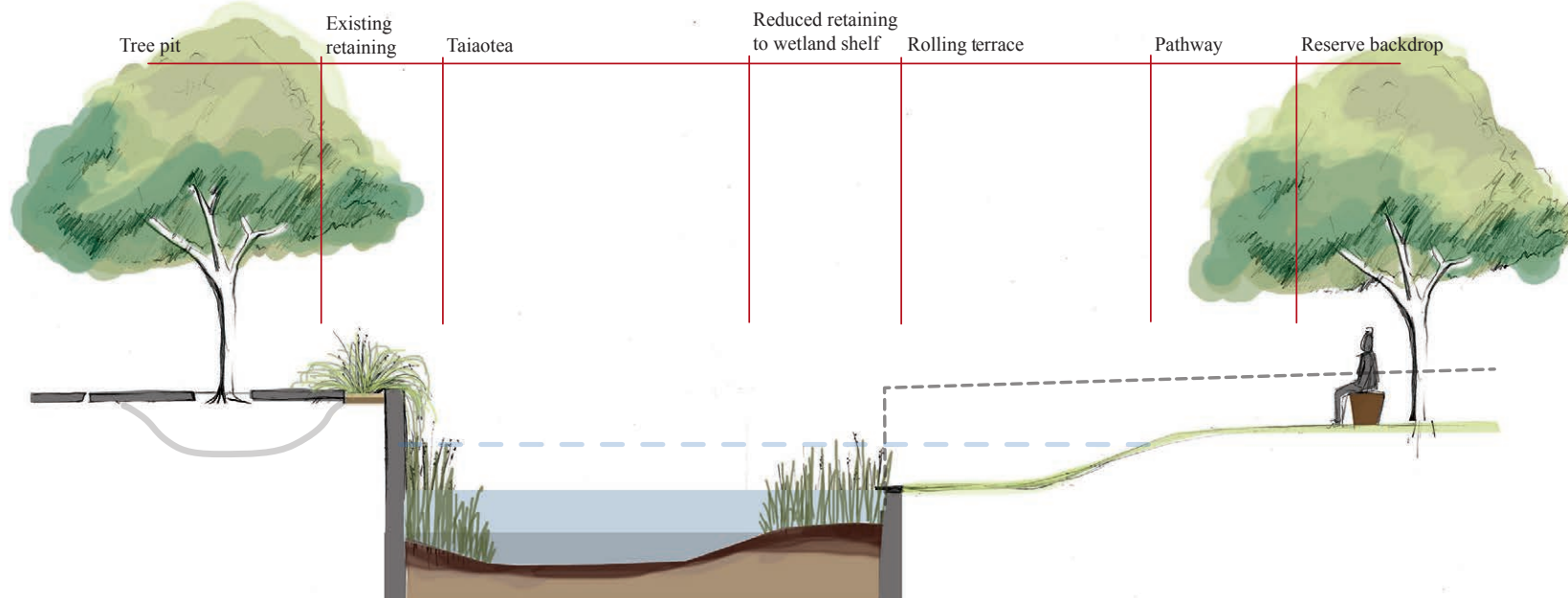
CONSIDER PURCHASE OF RESIDENTIAL PROPERTY FOR RESERVE EXTENSION, ESPLANADE CONNECTION AND ACCESS TO BROWNS BAY ROAD

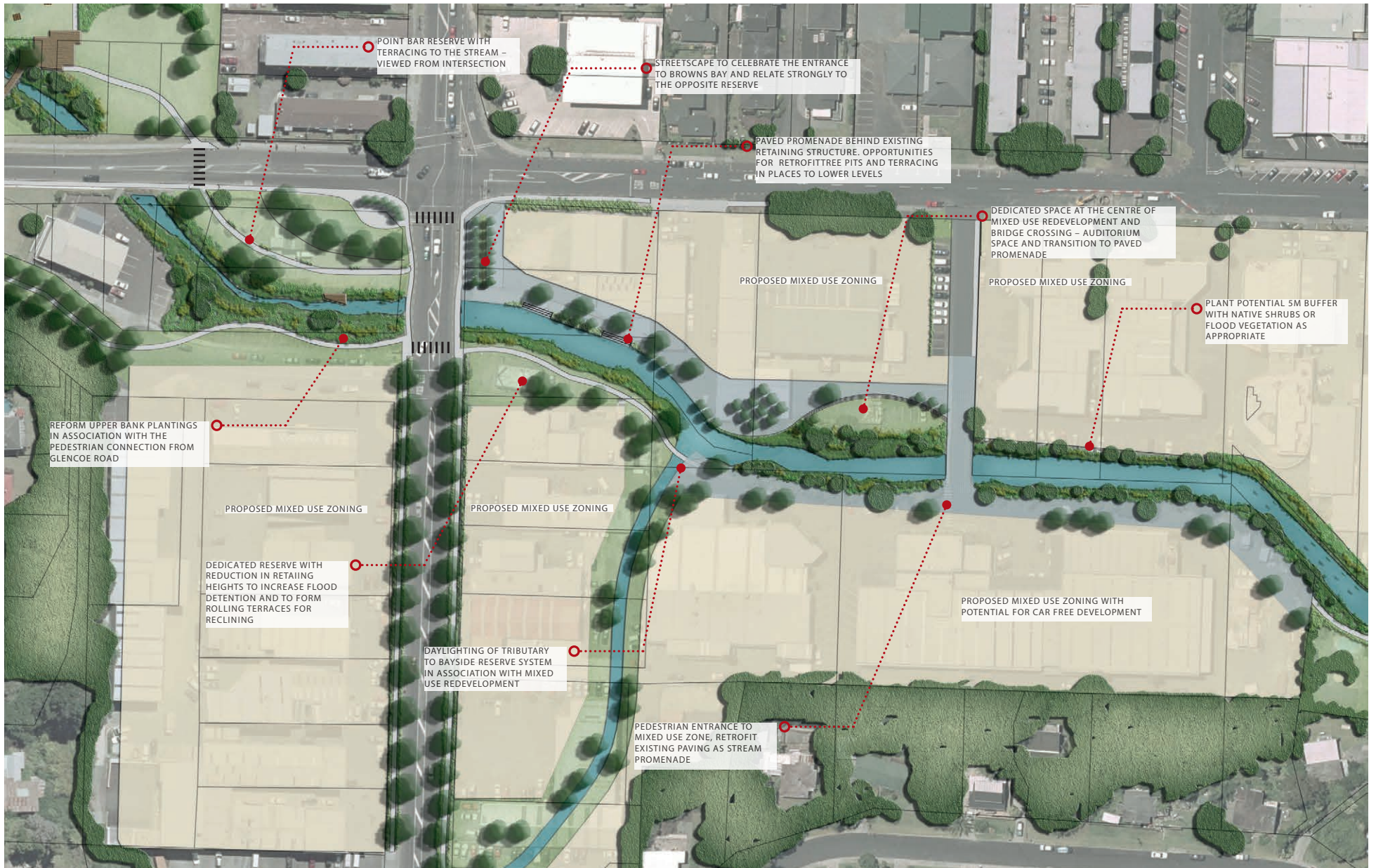
BROWNS BAY TAIATOEA CREEK GREENWAY CONCEPT





Potential entrance to Browns Bay with an esplanade walkway beside the Taiiaotea





POINT BAR RESERVE WITH TERRACING TO THE STREAM - VIEWED FROM INTERSECTION

STREETSCAPE TO CELEBRATE THE ENTRANCE TO BROWNS BAY AND RELATE STRONGLY TO THE OPPOSITE RESERVE

PAVED PROMENADE BEHIND EXISTING RETAINING STRUCTURE. OPPORTUNITIES FOR RETROFIT TREE PITS AND TERRACING IN PLACES TO LOWER LEVELS

DEDICATED SPACE AT THE CENTRE OF MIXED USE REDEVELOPMENT AND BRIDGE CROSSING - AUDITORIUM SPACE AND TRANSITION TO PAVED PROMENADE

PLANT POTENTIAL SM BUFFER WITH NATIVE SHRUBS OR FLOOD VEGETATION AS APPROPRIATE

REFORM UPPER BANK PLANTINGS IN ASSOCIATION WITH THE PEDESTRIAN CONNECTION FROM GLENCOE ROAD

PROPOSED MIXED USE ZONING

PROPOSED MIXED USE ZONING

DEDICATED RESERVE WITH REDUCTION IN RETAINING HEIGHTS TO INCREASE FLOOD DETENTION AND TO FORM ROLLING TERRACES FOR RECLINING

DAYLIGHTING OF TRIBUTARY TO BAYSIDE RESERVE SYSTEM IN ASSOCIATION WITH MIXED USE REDEVELOPMENT

PEDESTRIAN ENTRANCE TO MIXED USE ZONE, RETROFIT EXISTING PAVING AS STREAM PROMENADE

PROPOSED MIXED USE ZONING WITH POTENTIAL FOR CAR FREE DEVELOPMENT



BROWNS BAY TAIATOEA CREEK GREENWAY CONCEPT

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Āpitihangā 2

Appendix 2

Browns Bay Town Centre street tree illustration

Street trees add a lot of character to town centres, maintain a human scale and complement the new and usually taller buildings as the town moves forward with intensification. Presently tree planting in the town is sporadic. A coordinated plan of street upgrades including tree planting will help create attractive streets for residents and visitors.



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