

# PAPARATA RESERVE

SCHEMATIC CONCEPT PLAN | August 2025

Revision Control

| REVISION/DATE   | DESCRIPTION                 |
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| A . June 2025   | AK Have your say            |
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|                 |                             |
|                 |                             |
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# 1 Introduction & Context

This document outlines the proposed development concepts for Paparata Reserve, as part of Auckland Council’s Open Space Strategic Assessment in Bombay.

Paparata Reserve is a neighbourhood park located at 31 Paparata Road, Bombay. The park is 8428qm in size and located next to Bombay School. The park was historically owned by the school and utilized as a horse grazing area when students rode to school on horseback. The land has been utilized to graze sheep for many years by a neighbour. In September 2024, the reserve was cleared of stock and fencing and in November 2024 the park was entered into the Full Facility contract for maintenance.

## Project Scope

In accordance with the Park Provision Guideline, a neighbourhood park is designed to offer essential informal recreation and social opportunities, conveniently located within a short walk from surrounding residential areas. After assessing the reserve, it has been determined to provide the following amenities:

- Playspace
- Flat unobstructed kick around space for informal games (30m x 30m)
- Areas for socialising and respite
- Landscaping
- Specimen trees
- Furniture

The reserve aims to provide a range of different recreation opportunities to other nearby neighbourhood and suburb parks. It will serve a 800m walking catchment of residential zones.

## Bombay Open Space Network Anaylsis

**Proudes Coner Reserve** 550m away from the subject site, this park provides very limited play activities for ages Early Childhood - Junior with a swing set, a seesaw and informal sport area / flat lawn. The playground is suggested to be underutilized and removal is in plan.

**Bombay Rugby Football Club** is located on the other side of Paparata Reserve. It contains 2 full sized rugby fields, tennis courts and a club building. This site is owned by the Rugby Club and the community hall has a shared ownership between the Rugby Club and Auckland Council.



Aerial photograph from NearMaps - dated February 12th 2025

# 2 Site Analysis

The reserve is a gently sloping (east to west) grassed open space with native trees lining the western boundary. Two community leases occupy the site; one with Scouts NZ and another with Playcentre Aotearoa (partial).

The reserve currently consists of sloping, passive grassland, covering approximately 8,000 sqm. It is situated on a northeast-facing hill (Bombay Hill), offering views of the sea and surrounding land.

The reserve is centrally located, surrounded by key community facilities, including two early childhood centres (serving children ages 0-6), Bombay School (serving years 1-8), a local tennis court, and a rugby/football club. The Bombay Rugby Club is a well-utilized community hub, serving both local residents and those from neighbouring areas.

## Facility Improvement Analysis

Currently, Paparata Reserve has not been included in the play networking gap study. However, the project was initiated by the Bombay Community Group, with the Franklin Local Board commissioning its transformation into a 'reflection' area that is both fit for purpose and affordable to meet the needs of a growing community. Auckland Council SMEs have provided advice that the reserve should be improved to offer a play experience for all ages, with greater emphasis placed on providing play facilities for preschoolers and teenagers, as the nearby school already caters to 5-12 year-olds. The study indicated that the proposed optimisations at the reserve should include improvements to ensure an inclusive experience for children of all, including:

- Sliding
- Swinging
- Balancing
- Jumping
- Rocking
- Climbing / crawling
- Imaginative play
- Wheel play (eg. Learn-to-ride)



### 3.1

Auckland Council Park Specialists  
15th November 2024  
At Bombay School with 10 school children

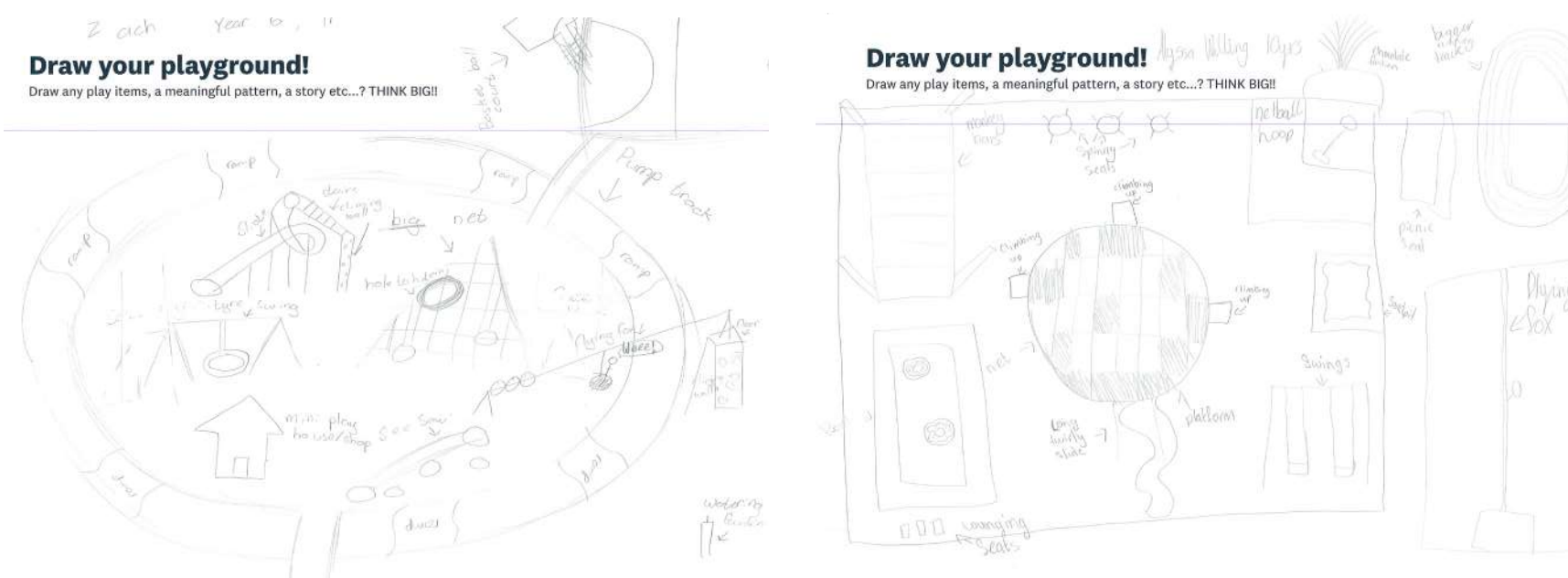
Top 3 play activities are preferred:

- Only one 12-year-old voted for natural play. Others, such as biking and the flying fox, are also showing demand.

Top 3 leisure activities are preferred:

- Others, such as sports goals and pump tracks, are also mentioned.

- Ten kids (aged 8 to 12 years) participated in the survey.
- A new playspace in the Reserve is supportive across much of the feedback



*School children playground drawings from the consultation, 15th November 2024*



Pump track /  
Learn-to-ride

## 3.2 Community Engagement Summary (Pre-design)

**by** Franklin Local Board & Auckland Council Park Specialists  
**when** 22nd March 2025  
**where** On local event- Bombay Farm Run & Walk- 554 Paparata Road, Bombay

### Community Feedback - Key Activities

#### • Community Open Days

The community were asked at the open days to indicate their top three priorities. The results from the open days are:

| Rank             | Open Day Survey Priorities                     |
|------------------|------------------------------------------------|
| Play Activities  |                                                |
| 1                | Sliding (35)                                   |
| 2                | Bike Track (30)                                |
| 3                | Jumping / Climbing / Flying fox (29)           |
| 4                | Spinning / Rotating (28)                       |
| 5                | Swing (20)                                     |
| Other Activities |                                                |
| 1                | Shade (19)                                     |
| 2                | Pinic and seating areas / Amenity Planting (6) |
| 3                | Flexible lawn / kick a ball (5)                |
| 4                | Signage / Wayfinding (3)                       |
| 5                | BBQ / Community gathering facility (1)         |

#### • AK Have Your Say Survey Results

The community were asked to rank their development priorities. The following results are taken from the survey:

| Rank             | AK Have Your Say Survey Priorities  |
|------------------|-------------------------------------|
| Play Activities  |                                     |
| 1                | Swing (95)                          |
| 2                | Climbing (85)                       |
| 3                | Sliding (83)                        |
| 4                | Nature Play (78)                    |
| 5                | Jumping (69)                        |
| Other Activities |                                     |
| 1                | Eating / Pinic (87)                 |
| 2                | Children's play (79)                |
| 3                | Relaxing / socialising (72)         |
| 4                | Enjoying nature (70)                |
| 5                | Walking, jogging or exercising (68) |

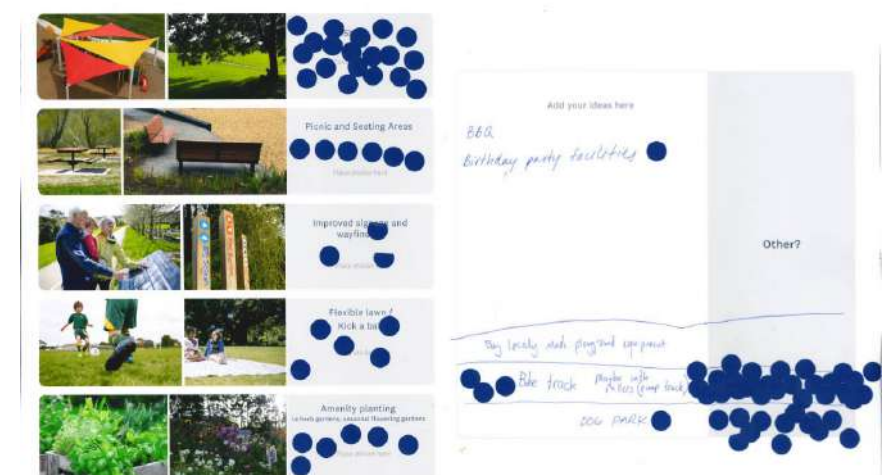
### Summary

The top 5 activities across all consultation forums are:

- **Sliding (118)**
- **Swing (115)**
- **Climbing (114)**
- **Jumping (98)**
- **Picnic area / seating (97)**



### What other activities would you like to see in the park?



Development priorities sticker chart from the park open day, 22nd March 2025

3.3

# Community Engagement Summary (Draft Concept Design)

by

when

where

Franklin Local Board & Auckland Council

16 June- 10 July 2025 & 26 June 2025

Online 'Have your say' & Drop in session, Bombay

Summary

Thirty-three formal submissions were received, along with numerous verbal comments during the open day drop-in session held on 26 June.

| Community Feedback - Key Themes                                           | Auckland Council Design Response                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Providing path connection between Paparata Road and Lawrence Carter Drive | Acknowledged and already included                                                                                                                                                                                                                                         |
| Include bike facilities – pump track / learn-to-ride                      | Acknowledged and already included shared path network for general cycling, a learn-to-ride track in association with the play zone                                                                                                                                        |
| Picnic spaces / seating with shade and shelter (can be trees)             | Acknowledged and already included pinic sets and seating scattered around the park                                                                                                                                                                                        |
| Shelters to allow park to be used in all weather conditions               | Acknowledged and already included in the community hub area in association with the play and community zones, subject to funding.                                                                                                                                         |
| Basketball courts                                                         | investigated but not included due to lack of space and should be considered as part of a larger, destination-scaled playground                                                                                                                                            |
| Water park                                                                | More appropriately sited as part of a larger / destination scaled playground                                                                                                                                                                                              |
| Stormwater / grass swale upgrade                                          | Acknowledged and already included for further site investigation to confirm the proposed solutions                                                                                                                                                                        |
| "Kissing Gate"                                                            | Subject to review at the next stage of the project                                                                                                                                                                                                                        |
| Toilets by the playground                                                 | An indicative location provided, but further feasibility investigation is required to confirm both the need and the suitability of the location                                                                                                                           |
| Flying fox                                                                | Investigated, subject to funding. May use sloping ground beside the playground.                                                                                                                                                                                           |
| Dog park                                                                  | Investigated; but not included due to its close proximity to the schools and play centres. A fenced dog area can be incorporated into Proudles Corner Reserve.                                                                                                            |
| Playground theme - include natural play and colourful elements            | Acknowledged and already included                                                                                                                                                                                                                                         |
| Community involvement in design                                           | Acknowledged and already consulted with school kids in the pre-design stage                                                                                                                                                                                               |
| Library bus parking                                                       | Acknowledged and already included                                                                                                                                                                                                                                         |
| Main pathway to be 1.5m wide                                              | Current 2.4m wide shared path design is remained to better accommodate general jogging and cycling use                                                                                                                                                                    |
| Pedestrian crossing                                                       | Requires further investigation and advise from AT, out of PCF scope                                                                                                                                                                                                       |
| Safety - numerous mentions                                                | This is an important concern within the park. Proposed safety improvements include a street-connecting path, activation through play and community activities, enhanced sightlines from the street, and the addition of lighting, signage, and other supportive measures. |
| Shade for the playground                                                  | Indicative locations of shade sails in the play areas provided, subject to funding.                                                                                                                                                                                       |
| Buffer tree planting at the northern side of the park                     | Included, but not over-planted to maintain sightlines from the school and street for safety reasons.                                                                                                                                                                      |
| Accessibility in play and path                                            | Acknowledged and already included. The shared path is designed to be accessible, and the play equipment along the shared path is intended to support inclusive play.                                                                                                      |
| Fruit trees                                                               | Some existing fruits trees already in the park                                                                                                                                                                                                                            |
| Additional parking for school drop off/in                                 | Investigated; but no additional parking is planned due to space constraints                                                                                                                                                                                               |
| Tent camping potential - Te Araroa Trail                                  | Not suitable at a neighbourhood park to accommodate camping activities.                                                                                                                                                                                                   |

## 4.1 Potential Playground Design Theme

### " The Farm Play " Theme

Inspired by the rich agricultural heritage of the Bombay Hills, this dynamic play space invites tamariki to engage with farm-themed features, such as shed/barn-shaped structures, tractor-inspired modules, and playful farm animal sculptures. The design reflects the area's farming history while encouraging social interaction and active play. A "track" path, perfect for scooters and bikes, mimics rural farm paths, allowing children to race and explore in a fun, imaginative way.

The thoughtful planting of native and deciduous trees enhances the picturesque setting, with natural tones and materials blending seamlessly into the landscape. These elements connect children with the surrounding environment, offering both a sensory and educational experience. The space fosters a sense of adventure, encouraging tamariki to learn about the local farming culture while playing. By integrating nature, farming, and play, the design creates a harmonious environment that celebrates the Bombay Hills' unique history and landscape.

### Key Design Principles

- Encourage the act of discovery and imagery
- Use of natural materials
- Inclusive and accessible play
- An attractive community space for the locals to visit

### Colour Palette (Indicative)



### Precedent Images



Bombay farming (Master & Sons Ltd, NZ)



Olive Grove (Bracu Estate, April 2025)



Prime south Auckland cropping farm (NZ Herald, 05/05/2018)

### Design Philosophy

- Connection to nature and history
- Medium level of physical activity



Paparata Reserve is set on a hill overlooking the Manukau Harbour.

Designed as a neighbourhood playground for local residents, this space invites users to rest, reflect, and enjoy leisurely activities.

The design theme honors the area's agricultural history as market gardens and farms. A sheltered hub with a large flexible lawn area serves as a communal space with views across the playground and the surrounding landscape. Play elements are inspired by daily farming life, allowing children to engage in imaginative activities. The majority of play area finishes with woodchips to enhance play value, and the main play tower is strategically placed to benefit from spectacular views for the users.



## 4.2 Conceptual Circulation and Activity Zones



## 4.3 Schematic Concept Plan



This plan shows the proposed park arrangement. Currently, there is a provision gap for a neighbourhood-sized playground in Bombay. A play provision assessment conducted for the Franklin Local Board has identified Paparata Reserve as the preferred location to address this need.

The proposed neighbourhood playspace will be the primary feature of the reserve, serving as a central connection point within the surrounding pathway network. Inclusive play equipment for users of all abilities will be placed along the main access route to ensure high visibility and ease of access. The senior play area is proposed on the upper slope, offering elevated views and a degree of separation from the junior play zone. The junior play area will be located near the community hub, benefiting from natural surveillance and shelter.

Seating and picnic areas will be distributed along the path to support relaxation and community use.

The main access route will provide a road-to-road connection, ensuring convenient public access and encouraging increased foot traffic—enhancing safety in the open space from a CPTED (Crime Prevention Through Environmental Design) perspective.

The proposed playspace will cover approximately 650–700 m<sup>2</sup>, comparable in size to the playground in Anderson Park, Manurewa. The final concept, size, and layout of the playspace will be developed in a later design phase.

### DESIGN NOTES

- ① Playspace (neighbourhood scale playground with accessible play, nature play elements, catering for all ages with optional shade sails)
- ② Community green / Informal central lawn (approx 900sqm flat flexible grassed space for ball games, passive recreation and community event)
- ③ Community hub (including long picnic table set, shade sail / shelter, elevated viewing deck platform -optional)
- ④ Shared path access (2.4m-wide accessible with connections to street networks, formed entry points, clear signage incorporated, suitable for running, concrete surface for shared use by pedestrians and cyclist )
- ⑤ Connection path (1.5m-wide, connecting the playspace and the school)
- ⑥ Pump track / Learn-to-ride (indicative location for staging development)
- ⑦ Planting (clumps of specimen trees as buffer, amenity planting of low growing natives, ornamental accents scattered around the park)
- ⑧ Seating / picnic area (utilising the existing topography to provide seating / picnic areas with views)
- ⑨ Sloping lawn (grassed area to remain with views across reserve)
- ⑩ Bus access from Paparata Road (including a bus parking bay, 4m-wide informal activity area with concrete surface for mobile library bus-to be approved by AT)
- ⑪ Northern entry (connect to Lawrence Carter Drive existing path network)
- ⑫ Southern entry (connect to Paparata Road existing path network)
- ⑬ Existing grass swale to remain, with future improvements including drainage
- ⑭ Existing planting beds to remain
- ⑮ Connection to school (TBC)
- ⑯ Bicycle racks location within clear sightlines from the play areas
- ⑰ Potential future toilet location subject to feasibility assessment
- ⑱ Potential workout station zone for future development

## 4.4 Precedent Images - Park Improvements



mixing  
playground  
surfacing  
materials  
to offer a  
variety of play  
experience



use of organic mulch

+ wetpour (beige/orange/  
earthred)



sheltered area for all weather use



utilising resting  
platform beneath  
natural shade(option)

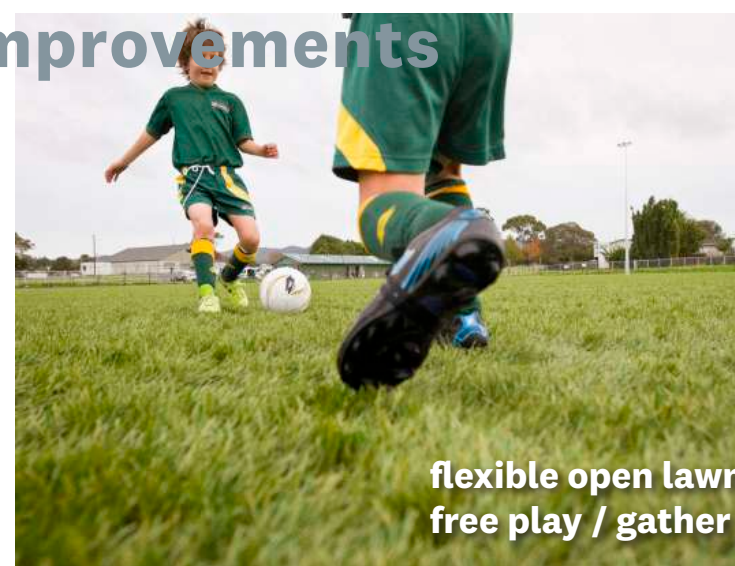


shared pathways/tracks for  
informal recreation

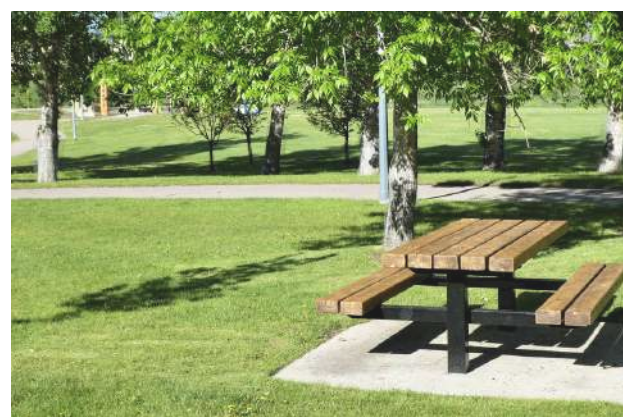


path connections

& Learn-to-ride



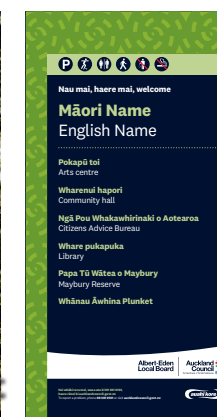
flexible open lawn space for the community kick-a-ball /  
free play / gather / host events / markets



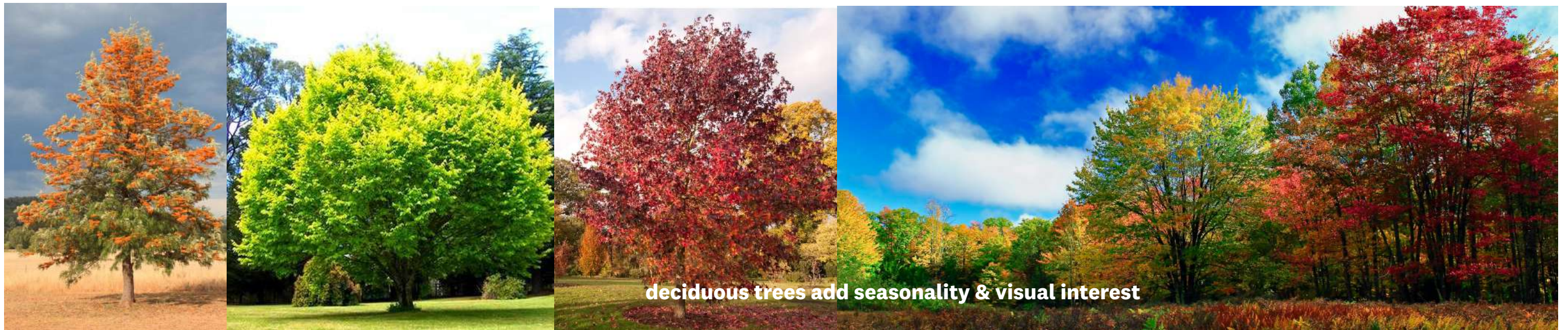
picnic areas  
utilising  
natural shade



way finding / park signage improvement



## 4.5 Precedent Images - Planting



# 5 Implementation Plan

- This cost estimation has been prepared based on the Concept Plan dated August 2025. Rates are based on similar work carried out recently for council. Costings are only valid as per August 2025.
- This is a concept level estimate prepared from limited information, prior to any site assessment, topo survey, geotech testing and should be treated as indicative for planning and budgeting purposes only.
- Each project will require project planning, including detailed design, consultation, local board approvals, resource consents and tendering.
- The estimate has an accuracy range of no better than -/+ 25% of the expected estimate The costs below include the following margins, **P&G @15%, Professional services @ 17.5% (unless otherwise noted), & contingency @ 15%.**

| Item                       | Description                                                                                                                                                                                                                                                                                                                                                                                                                      | Option             | Anticipated Cost | Notes                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Paths                      | <ul style="list-style-type: none"> <li>• Supply and install new concrete paths from connecting Paparata Road entry to Lawrance Caters Drive and around playground and to the School (542m2)</li> <li>• Allowance furniture along the paths: seats x 2 , picnic tables x 1, Bin x 1, cycle stands</li> <li>• Allowance some soft landscaping: specimen tree x 23 planting around the park</li> </ul>                              | Stage 1            | \$290k           | <ul style="list-style-type: none"> <li>• Path 1.5-2.4m wide</li> <li>• Includes removal of some sections of street path</li> <li>• Trees are 160L grade</li> </ul>                                                                                                                                                                                      |
| Playground                 | <ul style="list-style-type: none"> <li>• <b>Lump Sum/Provisional Sum</b>, includes edging, equipment, surfacing</li> <li>• Allowance furniture along the paths: seats x 2, picnic tables x 1</li> <li>• Allowance some soft landscaping: buffer planting around the playare (280m2)</li> <li>• Budget of playground to be determined by money in the work programme Playground to be designed to fit available budget</li> </ul> | Stage 1            | \$652k           | <ul style="list-style-type: none"> <li>• Playground to be designed to fit available budget</li> </ul>                                                                                                                                                                                                                                                   |
|                            | <ul style="list-style-type: none"> <li>• Allowance for 8 x posts and 2 x shade sails in the playarea</li> </ul>                                                                                                                                                                                                                                                                                                                  | Stage 2            | \$74K            | <ul style="list-style-type: none"> <li>• Additonal nice to have elements to be financed at a later date</li> </ul>                                                                                                                                                                                                                                      |
| Community Hub              | <ul style="list-style-type: none"> <li>• Provisional sum for supply and install timber deck platform, stairs &amp; handrail</li> <li>• Allowance for 3.6m long picnic set x1 , seats x 2 &amp; 1.8m pinic set x 1</li> <li>• Allowance for coummunity green and assoicated soft landscaping (120m2)</li> </ul>                                                                                                                   | Stage 1            | \$168k           |                                                                                                                                                                                                                                                                                                                                                         |
|                            | <ul style="list-style-type: none"> <li>• Allowance for shade structure (6x4m)</li> </ul>                                                                                                                                                                                                                                                                                                                                         | Stage 2            | \$52K            |                                                                                                                                                                                                                                                                                                                                                         |
| Pump track / learn-to-ride | <ul style="list-style-type: none"> <li>• <b>Lump Sum/Provisional Sum</b>, includes edging, asphalt surfacing</li> <li>• Allowance for professional pump track design fee</li> </ul>                                                                                                                                                                                                                                              | Stage 1?           | \$75k            |                                                                                                                                                                                                                                                                                                                                                         |
| Drainage improvements      | <ul style="list-style-type: none"> <li>• Costing for supply and install nova coil, drainage mental around the playground and informal play area</li> </ul>                                                                                                                                                                                                                                                                       | Stage 1            | \$50K            | <ul style="list-style-type: none"> <li>• Different drainage techniques will have different costs</li> </ul>                                                                                                                                                                                                                                             |
| Signage                    | <ul style="list-style-type: none"> <li>• Provisional sum for suite of park wide signage:               <ul style="list-style-type: none"> <li>• Entry plinths x 1 at main entrances - off Paparata Road</li> <li>• Pole signs x 1 for secondary entrances - off Lawrance Cater Drive</li> <li>• Bus parking sign x1</li> </ul> </li> </ul>                                                                                       | Stage 1            | \$16k            | <ul style="list-style-type: none"> <li>• Services on site and their locations unknown</li> <li>• May be unknown costs and permits associated with this</li> </ul>                                                                                                                                                                                       |
|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |                  |                                                                                                                                                                                                                                                                                                                                                         |
| New bus parking bay        | <ul style="list-style-type: none"> <li>• Supply and install, includes kerb/edging, chipseal driveway, drainage allowance, bollards, tacktile, new vehicle crossings off Paparata Road, line marking allowance, AT &amp; other traffic assoicated fees (subject to feasibilty and approval by AT)</li> </ul>                                                                                                                      | Additional funding | \$155k           | <ul style="list-style-type: none"> <li>• Services on site and their locations unknown</li> <li>• May be unknown costs and permits associated with this</li> </ul>                                                                                                                                                                                       |
| New public toilet          | <ul style="list-style-type: none"> <li>• <b>Lump Sum/Provisional Sum</b> for supply and install, , assumes single pan &amp; accessible model with tank and dry vault.</li> </ul>                                                                                                                                                                                                                                                 | Additional funding | \$238k           | <ul style="list-style-type: none"> <li>• Services on site and their locations uncertain and toilet location and connection method subject to further feasibility study</li> <li>• May be unknown costs and other consenting costs associated with this</li> <li>• OPEX cost is approx \$24K annually regular water supply and waste disposal</li> </ul> |

