

Mahoe Park Concept Layout 01



Commentary:

Carpark:

Facility has good connections with the changing rooms, playspace, winter sports fields and junior baseball field but limited function to the senior baseball field and batting cages.

Changing Rooms + Toilets:

Located between the carpark and playspace provides good connections for the every day user, but has limited connection to the senior baseball field. Proximity to the road frontage activated facilities provides surveillance on all side of the building.

Playspace Zone:

Bringing the playspace though to Coventry Road creating an interaction with the street front to bring people into the site. This interaction provides a better connection between the space and the neighbourhood it provides for.

However it is in close proximity to adjacent industrial uses. Direct connection to the shared path

Mahoe Park Concept Layout 02



Commentary:

Carpark:

Central location to service the whole park with access and surveillance off Mahoe Road. Mitigation planting will be required along the two residential property boundaries that enclose this location.

Changing Rooms + Toilets:

Semi isolated position of the changing rooms making them less visible from outside the park. Location proximity to the boundary could have a greater impact on the neighbouring property.

Playspace Zone:

Is enclosed within the park limiting the interaction and surveillance from the outside of the park.

Mahoe Park Concept Layout 03



Commentary:

Carpark:

Facing onto the industrial boundary away from the residential properties. Providing a more central service to all fields. Parking will require restrictions during business hours to limit parking by staff in neighbouring industrial area.

Changing Room + Toilets:

Location could be considered as a safety issue and conflict with the medium flood hazard zone. Building would require increased foundations and/or piling. A secondary location could be considered between the carpark and playspace which will provide better street surveillance for the facility, but will be less suitable at servicing the senior baseball field.

Playspace Zone:

Open to passive surveillance from the neighbouring properties and from most locations within the park. Potential to integrate maturing stand of native plating.

Mahoe Park

Concept Layout 04



Commentary:

Carpark:

Splitting the carparks into two locations with a smaller one with the primary purpose of servicing the regular playspace users, and larger having a game specific use (with options to gate it). The larger carpark off Filmer Place also has potential risks of being within the Fly Ball Zone. The transport review prefers not to locate parking off Filmer Place due to potential impact to residents.

Changing Rooms + Toilets:

Positioned centrally between the main carpark and playspace, but has a restricted surveillance from outside of the park.

Playspace Zone:

Clear visibility into the playspace from Mahoe Street providing a connection to the neighbouring community.

Baseball Built Facilities:

Position of the batting cages and storage shed along the Filmer Place boundary moves these built facilities from the medium flood hazard zone to the low flood hazard zone.

KEY

REMOVAL OF
EXISTING TREES