

PONSONBY RESERVE

Proposal for 254 Ponsonby Road submitted by **Allan Matson**

Submission

The Brief shows the Site (approximately 26m wide and 82m long) extending westwards from the corner of Ponsonby Road along O'Neill Street.



I propose that Council should:

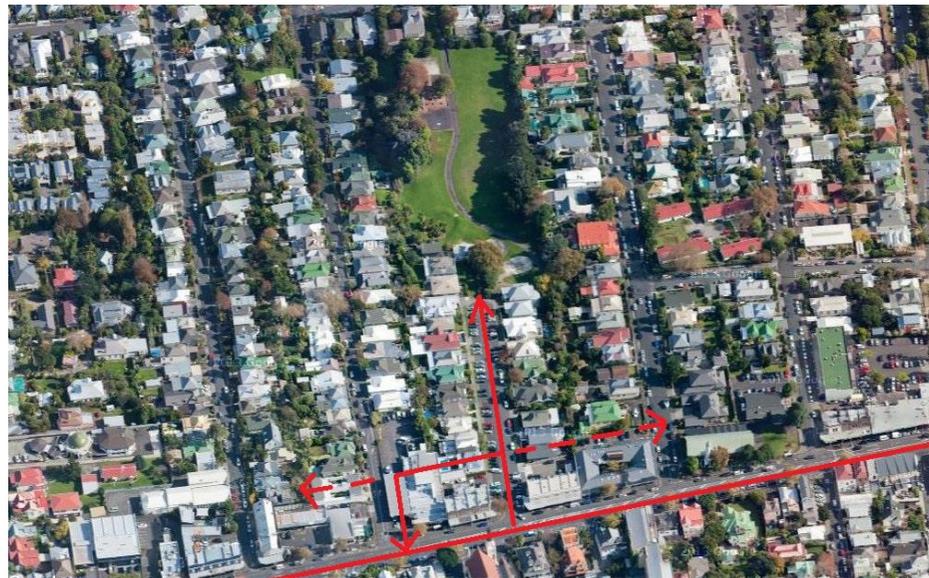
- Demolish the building currently on the Ponsonby Reserve
- Relocate the house currently on the site at 2 Tole Street (NA52B/1221 : 356 sq.m) onto the site at 254 Ponsonby Road, rotate it 180 degrees and position it adjoining 9 O'Neill Street to become 7 O'Neill Street.

Note: The owner of 2 Tole Street is interested and willing to relocate this house to achieve this outcome.

- Create paved and planted areas with seating at the western and eastern ends and around the perimeter of the new park to surround a central grassed area with central water feature.

The effect of this proposal would be to

- Create a new laneway to Tole Street and through to Tole Street Reserve and support wider development of laneways to the west of Ponsonby Road development
- Provide better integration of the Park into the surrounding local context
- Activate the southern side of 256 Ponsonby Road (currently Dizengoff) by allowing that café to open out onto a paved area leased from the park
- Reinforce the local heritage character of the street by extending the line of villas up O'Neill Street to the new park
- Provide an opportunity to lease or sell to the owner of 256-262 Ponsonby Road, part of the vacated 2 Tole Street site enabling a contribution to the development costs of the new Park. Council should also apply for Reserve status for the new Park under the Reserves Act [1977] to allow *reserve contributions* from new developments in the Ponsonby Road area to be applied (under the Local Government Act [2004]) to the creation of this community park.



This submission as proposed as a modification to whichever concept may be progressed for the site and I acknowledge the Urban Open Space Design Brief as outlined below:

254 Ponsonby Road
URBAN OPEN SPACE DESIGN BRIEF



The Submitter must include in their written description acknowledgements that:

- The ownership of the preferred proposals will pass to the WLB on behalf of Auckland Council, with the understanding that the Submitter will be given credit as the originator of the Concept.
- The design proposal material will be made available to the public for comment by whatever means CLD Facilitation group decides.
- The CLD Facilitation group is, sadly unable to provide any warranties or guarantees that the preferred scheme will be finally built.