

MASTER PLAN (DRAFT)

Former Bowling Greens & Airforce Association Precinct

Vision

"An important place for community connection, where people are welcomed to spend time in a green open space with a natural character.

The Precinct celebrates its history and complements the Soldiers Memorial Gardens and local area."

Legend

- Primary walking route
- Secondary route
- Existing feature tree
- Proposed tree
- BBQ shelter structure
- Natural landscaping
- Planting buffer

1. Plantings

A planting buffer of native species along the northern edge to provide privacy to the residential properties and habitat for native species.

Garden beds in the precinct will prioritise the use of native species to continue the established character of the area and create areas of habitat. Some deciduous trees could be used in key locations to provide summer shade and winter sun.



2. Raised garden beds

Raised garden beds to provide interest and attract visitors deeper into the site. Constructed using suitable materials to provide good planting conditions, new irrigation, and accessible pathways between the beds.



Locality Map



Note: Images are indicative only

Guiding Principles

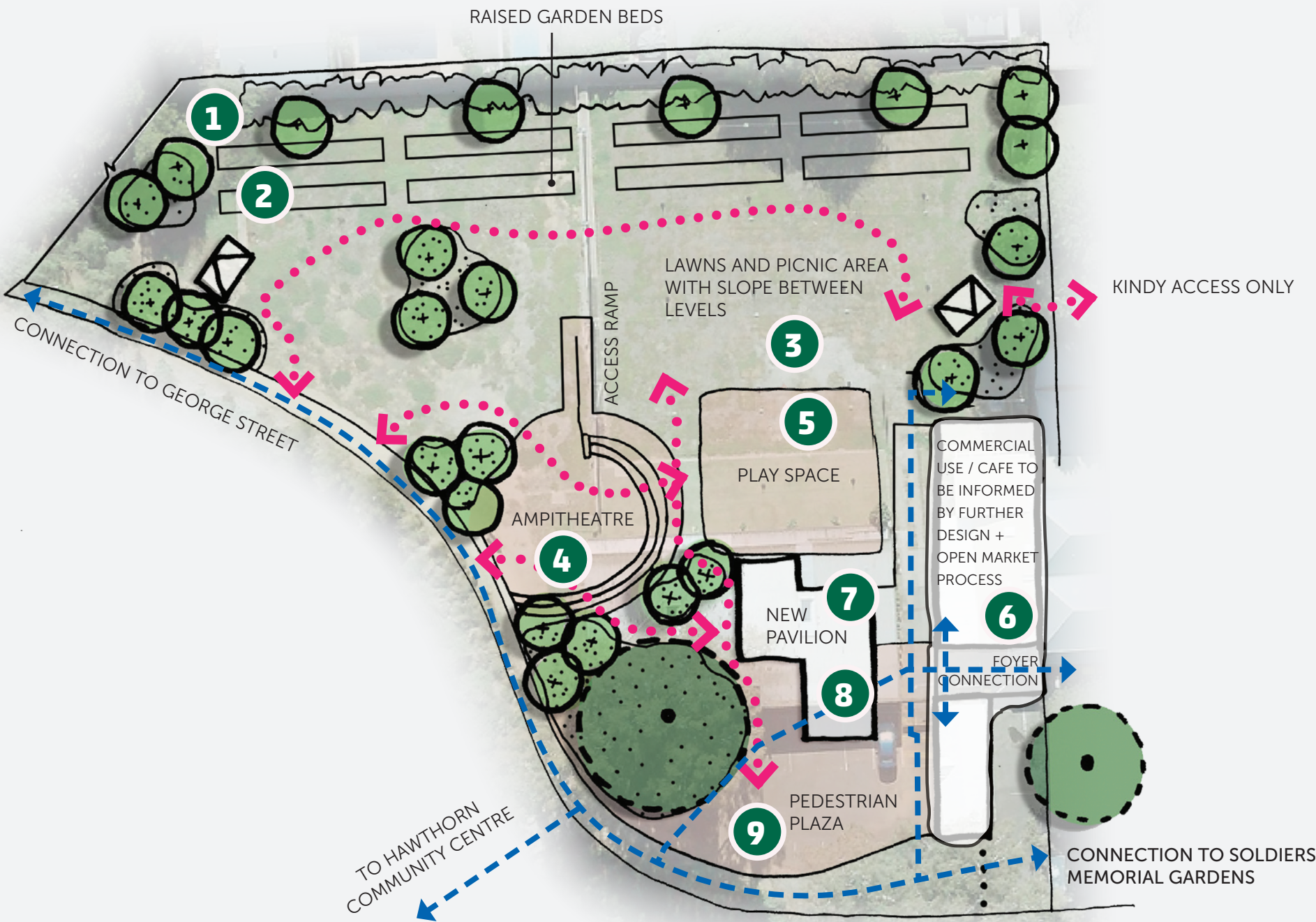
- Celebrate community.
- Attractive, inclusive and welcoming design.
- Diverse experiences which complement the area.
- Harmonious natural materials, forms and plantings.
- Achievable projects which include community.
- Open space for community use.

Short Term Goals

- 'Open up' the space to welcome the community in
- Make the space usable
- Commence plantings and greening the site
- Activate the space through pop-up/ temporary activities (e.g. coffee van)

Long Term Goals

- Strengthen connections to surrounding areas
- Incorporate Kaurua and Air Force association history
- Implement new structures and facilities
- Explore limited commercial opportunities



3. Lawns and picnic areas

Lawns and picnic area with a slope between lawn levels. Additional trees are proposed to provide shade and amenity. Two BBQs with shelter structures are included to facilitate small group gatherings.



4. Amphitheatre

An amphitheatre provides a circular shaped gathering space with tiered seating. Located next to the walking path, it will provide an opportunity for seating and a small performance space.

Opportunities for art, reflection of Kaurua history and AFA history will be considered in detailed design.



6. Commercial use / cafe

A new building, foyer connection and activation of the existing stable to provide commercial use. This area will be informed by further designs and on open market process, and may include a cafe, kitchen, toilets, multi-use room, foyer connection, and art gallery/museum. Council will negotiate suitable alternative storage for items currently housed in the stables and lean-to when this area of the Master Plan is progressed. Sustainability measures such as rainwater tanks and solar panels will be considered in detailed designs.

Opportunities for art, reflection of Kaurua history and AFA history will be considered in detailed design.

A pop-up cafe/van opportunity may be explored as a first stage.

7. Demolition of AFA building

The Air Force Association building is currently a significant visual barrier to the site and utilisation of the building is decreasing by the AFA. It is proposed that the building be demolished in years to come, and that Council partner with the AFA to find a suitable alternative meeting space.

The Council will consider community consultation outcomes when deciding whether to demolish or reuse this important community facility.



8. New Pavilion

A modern yet simple covered pavilion with no fixed furniture to accommodate approximately 40 people.

It will provide a sheltered area in close proximity to the cafe, which could be hired for small functions or use by a fitness group.



9. Pedestrian plaza

The pedestrian plaza will lead people into the site and connect to the cafe.

Opportunities for art, reflection of Kaurua history and AFA history will be considered in detailed design.



Site Plan (existing)



Demolition Plan

