

Alan Wood (Hendon Ave) Reserve Management Plan

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1.0 Introduction

1.1 Purpose of plan

The purpose of this management plan is to set out Council's policies regarding the maintenance and development of Hendon Avenue Reserve for recreational use. Because the land is not defined as a "reserve" under the Reserves Act, 1977, the provisions of that Act do not apply and there is no statutory obligation on Council's part to prepare a management plan. However, Council considers that because of the reserve's importance a management plan should nevertheless be prepared to enable interested bodies and residents to participate in the formulation of objectives and policies for the area

Council does not intend this plan to be rigid design document for the reserve but rather a flexible policy statement providing guidelines against which any development proposals will be assessed. Cognisance must always be made, however, of the overall objectives defined for the land.

1.2 Management

Hendon Avenue Reserve is owned and administered by the Mount Albert City Council.

1.3 Location (see Appendix I)

The reserve is situated in the south-western part of the City and is bounded in the south-west by New Zealand Railways land adjoining Oakley Creek, by the Mount Albert Rugby League Club grounds in the east and by Hendon Avenue residential properties in the north.

1.4 Access (see Appendix II)

The land has 5 unformed access points from Hendon Avenue all except one of which could accommodate vehicles.

1.5 Zoning under operative district scheme

The land is currently zoned Residential 3

1.6 Area and legal description

2.757 hectares
Lot D.P. 92460
Titirangi Parish
Block IV
Titirangi Survey District

1.7 Physical description

The land forms a belt between the rear of residential properties in Hendon Avenue and land designated for railway purposes adjoining Oakley Creek. The topography is relatively flat, broken by several volcanic rock outcrops. Much of the area is covered in thick gorse growth.

1.8 History

The land comprises a residual area left over from a state housing construction programme in the 1940's. Council purchased the property from the Housing Corporation in early 1981. The land has never been developed for urban use.

2.0 Objectives and policies statement

2.1 Objectives

- To develop and maintain the reserve as a predominantly casual, unstructured recreation area for general public usage with some provision for limited structured recreation
- To preserve the open space character of the area
- To link the reserve with other adjoining or neighbouring open space areas
- To protect the natural flow, overflow, and ponding within the reserve of Oakley Creek
- To minimise any possible conflict between activities on the reserve and adjoining land uses

2.2 Policies

2.2.1 Rezoning

To define the area to be made available for public recreation and to amend the Operative District Scheme accordingly.

2.2.2 Lease of adjoining land

To lease an area of adjoining undeveloped land owned by New Zealand Railways and to incorporate this area into the land available for public recreation.

2.2.3 Flood protection area

To define and maintain an adequate ponding area adjacent to Oakley Creek.

2.2.4 Land clearance and beautification

- a To clear the area of existing gorse growth and other unwanted vegetation and debris.
- b To implement a comprehensive landscaping and planting programme in order to enhance the reserve's primary role as an area for casual, unstructured recreation.

2.2.5 Use of reserve for organised recreation

- a To continually monitor demand for organised recreation activities in the City and where possible to accommodate any new demands within the reserve subject to the proposed activities compatibility with the objectives of this management plan.
- b To permit no regular long-term organised uses of the reserve which would significantly infringe upon the public's right to use the reserve on a casual basis.
- c To assess any proposed organised recreational use of the reserve in terms of the following criteria:
 - i The anticipated demand for the proposed use and its accessibility to the public in general and to neighbouring residents in particular.
 - ii The effect, if any, on the right of members of the public to use the reserve on a casual basis as individuals and the loss of land available for such use.
 - iii The period of time the reserve or any part of it will be committed to organised usage.

- iv The possible generative effects of the proposed new use, in particular those relating to noise transmission and traffic generation.
 - v Any possible conflict between the proposed use or activity and –
 - 1 other activities on the reserve
 - 2 adjoining land uses
 - vi Compliance of the proposal with the provisions of the Operative District Scheme and relevant Council Bylaws.
- d Council intends investigating the establishment of B.M.X facilities on the reserve.

2.2.6 Vehicular access and parking

To provide convenient vehicle access and parking on to the reserve without detriment to neighbouring properties and to balance the provisions of adequate parking facilities against the preservation of land available for recreation purposes.

2.2.7 Pedestrian access and walkways

- a To ensure that a convenient and high level of pedestrian access to the reserve is provided and maintained.
- b To link the existing pedestrian network in the neighbourhood with new walkways within the reserve itself.

2.2.8 Link with adjoining open space areas

To co-operate and liaise with the controlling bodies of adjoining land to achieve an uninterrupted linkage with other open space areas adjacent to and near the Oakley Creek watercourse.

2.2.9 Buildings

To permit only those buildings to be erected which are considered necessary for the proper enjoyment of the reserve for casual, unstructured recreation. Any such buildings shall be sited so as not to encroach on any known flood-prone area.

2.2.10 Maintenance

To provide regular maintenance of public amenities, facilities and grounds established within the reserve so as to maximise the enjoyment of these by the general public.

2.2.11 Bylaws

To ensure that any use of the reserve complies with all relevant Council Bylaws currently operative and in particular with Chapter 17 of N.Z.S 9201.

3.0 Explanation

The most suitable uses of this reserve area at least in the medium term subject to current physical constraints. The most important of these is the need to retain an adequate area for ponding to accommodate overflow from Oakley Creek during periods of heavy rainfall. The actual area required for ponding needs to be defined and preserved in order to minimise potential flooding problems in the neighbourhood.

Much work is required to be done on clearing and beautifying the area and this together with the constraints imposed on development by flooding problems indicates that at least in the medium term the most suitable use for much of the land will be casual unstructured recreation. There is no such area formally set aside for this purpose in Mount Albert and the adoption of such a strategy will preserve land for the accommodation of future recreation needs in the City.

The leasing by Council of adjoining land owned by New Zealand Railways will greatly increase the potential use of the area for various recreation needs, and facilitate the eventual linking of other open space areas in the vicinity that are not under the control of Council.

Appendix I – Hendon Avenue Reserve - Location plan



Appendix II – Hendon Avenue Reserve – Physical characteristics

