

**Captains Springs Road Reserve
Management Plan 1988**

Prepared by Auckland City Council in August 1988

Please direct all enquiries to the Community Planning Group, Auckland City Council, Private Bag 92 516, Wellesley Street, Auckland 1.

An electronic version of this document is available from www.akcity.govt.nz

Printed August 1988

Contents

1.0	Introduction and background information	1
1.1	Location	1
1.2	Access and identification of reserve	1
1.3	Legal description	1
1.4	Acquisition	1
1.5	Classification	1
1.6	Zoning	1
1.7	Physical characteristics	2
1.8	Present use	2
1.9	Adjoining land uses	2
1.10	Present Management	3

2.0	Management objectives	4
2.1	Functions	4
2.2	Use	4

3.0	Management policies	5
3.1	Uses	5
3.2	Development	5
3.3	Access	5
3.4	Signs	5
3.5	Boundaries	6
3.6	Landscaping	6
3.7	Buildings	6
3.8	Leases	7
3.9	Parking	7
3.10	Noxious plants	7

4.0	Administration	8
4.1	Administration	8
4.2	District Scheme provisions	8
4.3	By – laws	8

4.4	Review of Management Plan	8
<hr/>		
	Appendix 1 – Leases	9
	Appendix 2 – Proposed schedule of works	9

1.0 Introduction and background information

1.1 Location

Captain Springs Road Reserve lies immediately south of Church Street and the Onehunga branch railway line. It is a rear site with a narrow legal frontage to Captain Springs Road, and has a substantial area in excess of 2 hectares, which offers potential for further development.

1.2 Access and identification of reserve

Vehicular access is gained from Captain Springs Road, by means of a narrow driveway which permits one-way traffic movement only. In addition to access from Captain Springs Road, pedestrians are able to cut through between the shops on Church Street and the railway land. The Council recognises the desirability of improving access to the reserve and is currently negotiating to purchase an industrially zoned site, adjoining the present access, for this purpose. The acquisition of this land will also enable the development of facilities in accordance with other objectives and policies in the management plan.

A total of 5 signs of various ages, styles and designs are attached to poles and fences at the entrance to Captain Springs Reserve. These identify the All Breeds Dog Training Club and the Onehunga Workingmen's Bowling Club, but do not indicate that the land is a public reserve. The Council accordingly proposes to signpost the reserve with its standard reserve sign and to request that the lessees replace their signs with signs of a co-ordinated style.

1.3 Legal description

2.0545 ha, more or less, being Lot 5 DP 19397, and Allotment 95, Small Lots near Onehunga, situated in Blocks I and V Otahuhu Survey District. Part certificates of title 230/161 and 594/68.

1.4 Acquisition

Vested in the Council as a reserve for recreation purposes, (New Zealand Gazette 1966 page 10, 1970 page 1036).

1.5 Classification

The reserve has been classified for recreation purposes pursuant to the Reserves Act 1977 (New Zealand Gazette 1980, page 1977). The general purpose of a recreation reserve is set out in Section 17 (1) of the Reserves Act 1977:

"Providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreation activities, including recreational tracks in the countryside."

1.6 Zoning

The Council's proposed district scheme review zones the reserve Recreation A. The purpose of this zone is primarily to provide land for organised sporting and club activities, but with emphasis on the retention of open space. The zoning recognises the present use of the reserve by two lessee organisations, the Onehunga Workingmen's Bowling Club which has two outdoor bowling greens on the reserve and all the All Breeds Dog Training Club which uses the reserve for dog training purposes.

1.7 Physical characteristics

Captain Springs Reserve has an interesting geological history. Within the south-western portion of the reserve are the remains of an old sink-hole now filled in, which was formed by the collapse of lava caves. The caves were “giant bubbles” formed by the escape of gas and steam enclosed in the lava which flowed from Mt Smart¹. The sink hole was apparently known at one time as “The Pond” and there is another notable example of this phenomenon (“The Grotto”) 350 metres to the north in Grotto Street. “The Pond” was about 10 metres deep and 30 metres wide. Black basalt lava formed steep banks down to the floor of the hole, which was usually filled with water and dried up altogether only in the hot summer months. At one time it was possible to find on the floor of the depression, some 50 mm below the muddy surface, a deposit of diatoms. This had the appearance of loose, dusty material like fine flour which when put under the microscope revealed the shapes of siliceous skeletons of diatoms.

However over the years, much of the reserve has been progressively filled and levelled, particularly the eastern portion. The remaining area in the west is low lying and swampy with vegetation comprising willow trees and scrub. A watercourse meanders alongside the railway line and part of the area forms the fresh water springs which gave the reserve its name.

1.8 Present use

Approximately half of the reserve is leased and used by the two lessee organisations, each having its own club building. The OWBC premises comprise not only the bowling club pavilion and outdoor greens, but also a caravan and accessory buildings. The latter, together with an outdoor bottle storage area, face into the central part of Captain Springs Reserve and present an untidy clutter which in many respects inappropriate to the function and purposes of the reserve. The council therefore intends to seek the co-operation of the Club in ensuring that the premises are progressively upgraded and the amenity of the reserve protected.

The Dog Training Club has a small well-maintained clubhouse and a level grassed area which is used for competitions and training purposes, mainly at weekends.

The levelled area in the middle of the reserve is partly in grass and partly developed as metalled carpark, while the western half of the reserve is largely undeveloped. The site is in the middle of a busy industrial area and some workers play informal games and cricket or other sports during lunch times and after work.

The reserve has considerable potential for the development of facilities which can be used by workers in the area, particularly at lunch time. A survey of businesses in Onehunga, carried out in September 1987, has indicated that there is a need for both seating and relaxation areas and grassed areas in close proximity to industrial zones for use by workers. This reserve is well suited to this function owing to its location in the midst of an intensively developed industrial area.

1.9 Adjoining land uses

Captain Springs Reserve is surrounded by a mixture of land use activities. There is a block of shops adjacent to the apex of the site fronting Church Street including a lunch bar and the Te Papapa Post Office. Extensive areas of industrial zoning surround the eastern and southern boundaries of the reserve, with the area fronting Captain Springs Road being intensively developed. The Onehunga branch railway line passes alongside the north-western boundary of the reserve and land adjoining the southern boundary is designated for the Avondale to Southdown railway line. The reserve is thus sandwiched between railway land and the industrial zones, although it is located only

a short distance to the south of an extensive area of residential development. A small pocket of industrially zoned land off Mountjoy Place adjoins the railway land on the northern side.

1.10 Present Management

Management of Captain Springs Reserve is vested in the Council. The lessees have joint responsibility for maintaining the accessway, and maintenance of defined areas of ground by both Clubs is required in terms of their leases. However in practice, the middle portion of leased land has been maintained by Council with the Workingmen's Club being responsible mainly for its bowling greens and pavilion and the Dog Training Club maintaining its building and training ground. It is no longer considered appropriate to lease extensive areas of ground to individual organisations and Council proposes to redefine the areas available for lease when the leases become due for renewal in 1989.

2.0 Management objectives

2.1 Functions

- To provide for the specialised needs of community and sporting groups while promoting and encouraging multiple use of the reserve.
- To recognise and make provision for the reserve's future development as an amenity for the benefit of people working locality, as well as those living in nearby residential areas.

2.2 Use

- To encourage and facilitate use of the reserve for a variety of organised sporting and community activities.
- To maintain the reserve primarily as open space, and minimise encroachment of buildings, roading and parking areas.
- To develop and maintain the reserve to be a place of character and beauty and encourage its informal use reserve by the general public.
- To improve access to the reserve.

3.0 Management policies

3.1 Uses

- To allow continuation of present uses of the reserve by lessee organisations.
- To permit the use of Captain Springs Reserve for a variety of both organised and informal sporting and community activities.

3.2 Development

- To develop the reserve in general accordance with the concept plan which forms part of this management plan. (To be prepared.)
- To develop a level grassed area in the middle portion of the reserve suitable for use as a practice field and for informal ball games, eg: softball, cricket, football, hockey.
- To undertake piping of the water course which runs through the reserve, this being a scheduled work on the Council's three year works programme.
- To identify and maintain the south-western portion of the reserve as a storm water retention ponding area.
- When negotiations are completed for the purchase of 140 Captain Springs Road (Lot 4 DP 19397), to develop this site as follows:
 - a develop the front portion as a pleasure, with seats and appropriate landscaping for lunch time use by workers in the area
 - b widen access to the reserve
 - c provide off-street parking
 - d provide appropriate landscaping
 - e provide for establishment of a lunch bar?

(Note: there is one lunch bar on Church Street, another on Captain Springs Road north of the railway line and a BP service station on the corner of Captain Springs Road and Church Street.)

3.3 Access

- Council is seeking to improve access to the reserve by acquiring an adjoining lot as referred to in the development policies, Section 3.2 above.

3.4 Signs

- The Captain Springs Road entrance to the reserve will be signposted with Council's standard reserve sign.
- The Onehunga Workingmen's Bowling Club and the Dog Training Club will be requested to replace existing signs at the entrance to the reserve, each club having one sign only.
- Council will seek Railways Corporation permission to signpost the Church Street access to the reserve, which is an informal access over Railways Corporation land.

3.5 Boundaries

- The boundaries of the reserve require different treatment according to the type of land use adjoining the reserve, as follows:
 - a Captain Springs access driveway: owing to the narrow width of the present access, this should continue to remain unobstructed.
 - b Eastern boundary: as several industrial buildings off Captain Springs Road are built up to the eastern boundary of the reserve, the potential exists for landscape screening of this unattractive blank façade while at the same time providing sheltered seating.
 - c North-western boundary adjoining the railway line: to provide a landscape screen which will function as an effective wind and visual barrier.
 - d Southern boundary: to define the southern boundary of the reserve by landscape planting.
- To seek the co-operation of the Railways Corporation and occupiers of railway designation land in protecting the amenity of the reserve from adverse effects of adjoining industrial activities

3.6 Landscaping

- To undertake landscaping of the reserve in a comprehensive manner.
- To seek the advice of a qualified landscape design consultant in preparing a comprehensive plan for the reserve.
- To screen the Bowling Club's fence surrounding the greens by suitable shrub or tree planting.
- Two essential elements in development of the reserves will include formation of a level grassed area and eradication of willow trees on the reserve.

3.7 Buildings

- No additional buildings for use by individual organisations will be permitted on the reserve, although Council may give consideration to proposals for a multi-purpose building that meets the following criteria:
 - a promotes the use of the reserve in accordance with the objectives and policies of this management plan.
 - b provides for multiple use of facilities.
 - c satisfies the relevant criteria of the district scheme provisions.
 - d is of a scale which can comfortably accommodate parking and other generated effects on the reserve. (There is an existing parking shortfall during business operating hours and overflow parking on to the street should be avoided.)
 - e the design, appearance and construction of a building is to be of a high standard and should, in addition, be designed with a floor level of ? (to be above the 50 year flood plain)

- f (to be advised by Borough Engineer/Planner)
- Small additions to existing buildings may be permitted and will be evaluated according to the following criteria in addition to the general criteria of Clauses 5.11.7 or 5.11.8 of the proposed district scheme review:
 - a The need for the facility and the extent to which alternative ways of accommodating the need have been considered, eg: reorganisation of existing floor space.
 - b The extent to which the proposal will complement or enhance existing facilities/uses.
 - c The extent to which provision is made for multiple use and/or general public usage of the facility.
 - d The extent to which the proposal will enhance the site and amenities.
 - e Possible generated effects from the proposed use, eg: parking.
 - f Council may require the existing Workingmen's Club facilities to be upgraded before additions are permitted.

3.8 Leases

The existing leases to the Onehunga Workingmen's Club and All Breeds Dog Training Club are due for renewal in 1989. Council may consent to a renewal of these leases in accordance with the leasing provisions of the Reserves Act. Some redefinition of the present lease boundaries is necessary, to enable Council to develop the central portion of the reserve in accordance with the policies in this management plan and to rationalise the provision of carparking, landscaping and the provision of future amenities. Council may require improvements to the Bowling Club premises for the reasons outlined in Section 1.8, before renewing the lease.

No new leases will be permitted for areas of open space on the reserve, although sufficient land may be allocated to an organisation or groups of organisations for the erection of a building which satisfies the criteria outlined in this management plan.

Wherever possible, the Council will seek the assistance of lessee organisations in developing and improving amenities on the reserve.

3.9 Parking

- Development on the reserve will include the provision of parking which will serve the combined needs of existing and future reserve users. The parking area will be landscaped and screened so as to remain a functional but unobtrusive part of the reserve's development.

3.10 Noxious plants

- To exterminate noxious plants on the reserve.

4.0 Administration

4.1 Administration

Captain Springs Reserve will be administered by the Council's parks superintendent?

4.2 District Scheme provisions

The proposed third review of the district scheme provides the board framework, through the Recreation A zoning and the types of uses permitted in the zone, for the future use and enjoyment of a variety of sporting and cultural recreation facilities. The three categories of permitted uses – predominant, controlled and conditional – are designed to allow varying degrees of control over those uses according to their characteristics. Accordingly, some activities and uses permitted in the management plan may require notified planning and consent and the appropriate procedures under the Town & County Planning Act 1977 must be followed.

4.3 By – laws

Any use of the reserve is required to comply with all relevant Council by laws.

4.4 Review of Management Plan

The management plan will be reviewed at the time of the district scheme review, to take account of changing community needs or increased knowledge.

Appendix 1 – Leases

Organisation	Term of Lease	Expiry Date	Comments
All Breeds Dog Training Club	21 yrs from 1.8.68	31.7.89	Current lease incl. accessway and grounds
Onehunga Workingmen's Bowling Club	21 yrs from 1.6.68	31.5.89	Current lease incl. accessway and grounds

Appendix 2 – Proposed schedule of works

(Not in priority order)

- 1 Acquisition of 140 Captain Springs Road, Lot 4 DP 19397.
- 2 Clear streambanks of willows and pipe watercourse.
- 3 Comprehensive landscape plan for whole reserve.
- 4 Filling of western area.
- 5 Signs: - Church Street (Railways Corp approval needed)
- Captain Springs Road
- 6 Widen access to reserve
- 7 From parking area.
- 8 Landscaping.