

Cox's Bay Reserves Management Plan

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1.0 Introduction

1.1 Purpose of the Management plan

This management plan is prepared for the Cox's Bay Reserve, the Hukanui Reserve, and Bayfield Park. All reserves adjoin and the area functions as a single reserve surrounded by a largely residential community fronting Cox's Bay Reserves Plan.



Figure 1 View of Cox's Bay Reserves

Management Plans provide a framework within which all future management will be carried out subject to review. A Management plan sets out the principles governing the management of an area in a way which will be readily understood by those whose actions or interests will be affected by the plan.

While a Management Plan provides the overall direction for ongoing management, there is generally a need for an annual programme of special works to be drawn up with priorities assigned. Such an action plan will be drawn up for these reserves.

The management plan relates to the use, enjoyment, protection, maintenance and development of the reserve, and the purpose of its classification under the Reserves Act 1977. The district plan prepared under the Resource Management Act 1991 also applies to the reserves.

The Cox's Bay Reserve and Hukanui Reserve are reserves under the Reserves Act. Cox's Bay reserve is classified for recreation purposes under the Reserves Act. Hukanui Reserve is currently in the process of being classified for recreation purposes under the same Act, and this draft plan has been notified in anticipation of that classification being effected. In the event that it is not

effected, the draft plan will be revised accordingly. Bayfield Park is not a reserve under the Act, and as such this Management Plan will only be a guide for the park.

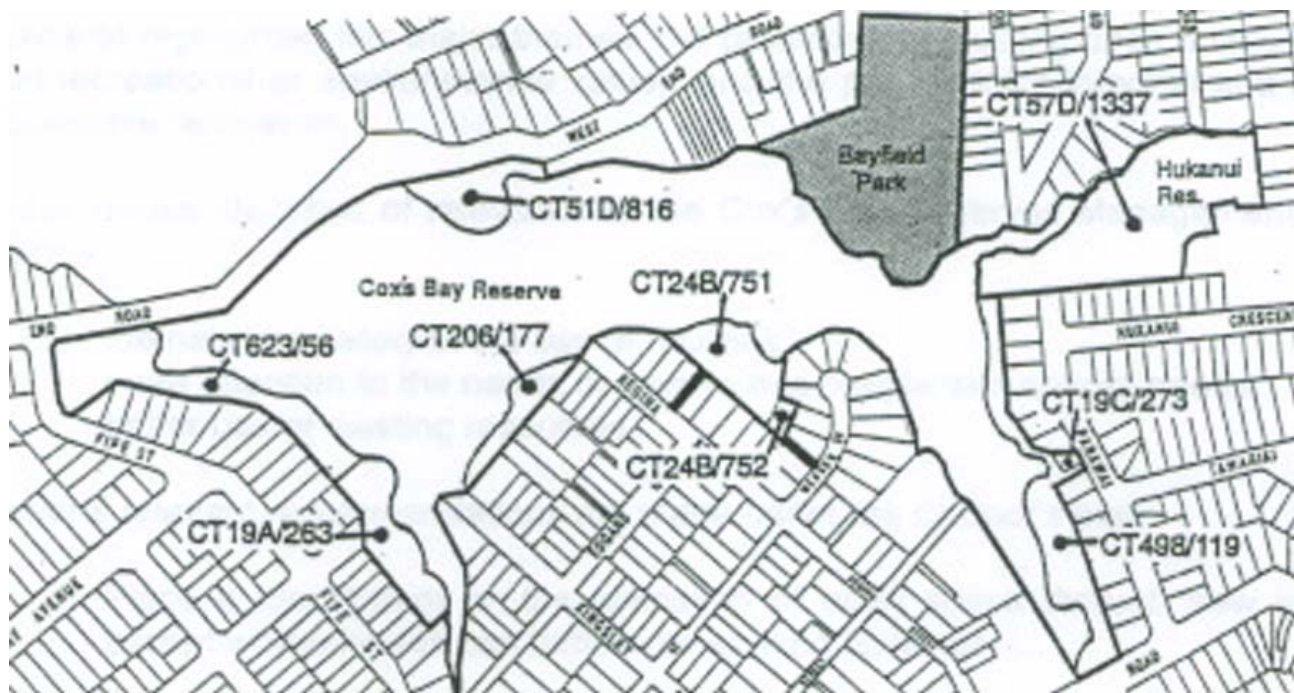
A “Recreation” classification under the Reserves Act is for:

“The purpose of providing area 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 recreational activities, including recreational tracks in the countryside”.

The two statutes: Reserves Act (for the Management Plan) and Resource Management Act (for the District Plan) serve different purposes and are not in conflict. Compliance with both is required.

The main focus of the Management Plan is on the management of the Reserve itself, and governs the actions of the landowner. The effects generated by the use of the reserve often external to the reserve are governed by the District Plan. For any use of land which is not a permitted activity, a resource consent must be sought in terms of the District Plan. A council may have regard to a Management Plan when issuing a resource consent, but it may not affect the decision outcome. It is desirable however that there is some consistency between the Management Plan and the District Plan.

The areas of land currently classified are as follows:



1.2 The Management Plan process

The process for preparing a Management Plan is established by the Reserves Act 1977. It is composed of a number of steps supplemented with different aspects of consultation.

- 1 Notification that a Management Plan is to be prepared and a call for initial public submissions on the proposed plan.
- 2 Preparation of the draft. In preparing the draft there was consultation with an on-site public forum, further public meetings with a display, and discussions with statutory authorities, interest groups and individuals. This included Friends of Cox's Bay, Cox's Bay Community Trust, Ponsonby Rugby Football Club, both Tennis Clubs, Iwi, Alcohol Healthwatch and Kelmarna Community Gardens).
- 3 Notification of the Draft Management Plan with a call for written public submissions.
- 4 Analysis of submissions and recommendations for changes or modifications to the plan.
- 5 Council committee hearing of submissions (for the hearing the Council received submissions and petitions from more than 1,000 people. During the hearing many submissions were heard by the Western Bays Community Board and decisions were deliberated on in public. Those decisions have been incorporated in this plan).
- 6 Final Management Plan approved and publicly available.

1.3 The City Councils Plan for recreation

A council overview discussion paper on recreation in Auckland (October 1994) identified several issues for the future of recreation facilities and services. The research highlighted two major themes, the protection of existing open space which has recreational or environmental value, and the provision for informal and easily accessible recreation.

Other issues identified of relevance to the Cox's Bay Reserves Management Plan were:

- The need for safety in the use of facilities.
- More attention to the needs of women and people with special needs.
- Better use of existing resources.

Several relevant recommendations are made under the Councils plan:

- Place a moratorium on the alienation of open spaces through new leases except where leases can better use existing buildings.
- Develop a field allocation system that fully and fairly utilises existing fields and utilises school fields after hours.
- Provision of outdoor adventure playground and other safe play equipment, for all ages.
- Provide for dog control and allow for areas designed for exercising.
- Continue to develop cycleways and walkways.
- Encourage amalgamation of smaller clubs and multi-use of clubrooms and use funding through grants and loans to support this.

1.4 The District Plan

The district plan spells out policies related to the overall provision of reserves and the proposed Auckland City District Plan recognises the importance of open space with city wide objectives to:

- The recognition, maintenance and enhancement of open space and recreation resources.
- The provision of sufficient land to serve present and future needs of the district.
- The facilitation of a wide range of leisure pursuits; and
- The recognition and provision for preservation of significant ecological habitats.

The zoning of the Cox's Bay Reserves under the proposed District Plan shows a combination of Open Space 3 (Organised Recreation) and Open Space 2 (Informal Recreation). Submissions to modify the zonings have been received. The operative Transitional District Plan which is to be replaced by the proposed District Plan zoned the area Recreation 5 and Recreation 3 and Hukanui Reserve Residential 5. The two District Plan zoning maps are appended. A coastal management zone covers the mangroves and natural value areas of the reserve. A Maori heritage site is identified by the Plan. Recreational and community buildings are a discretionary activity in the Open Space 3 zone but are not provided for in the Open Space 2 zone.

1.5 Role of the reserves in relation to other reserves

Cox's Bay Reserve function as a neighbourhood park for the local community providing for both active and passive needs. It also functions as a city wide park as an integral park of the city's facilities for organised sports. The location and context of the reserves are shown in Figure 1.

1.6 Community expectations for the reserves

The most recent phase of development (1976/77) for the Cox's Bay development commenced with a concept plan prepared with dedicated input of the local public including architects and landscape architects. The management principles established for the reserve at that time, as determined from correspondence and decisions were:

- A balance between active and passive area development so that a total commitment to sport was not paramount.
- Preservation of an open landscape design especially related to the West End Road and Cox's Bay.
- The Reserve was to be linked to the Greenprint Walkway network.
- There was to be extensive planting.
- In addition to the two pre-existing tennis clubs established on the reserves the Council would provide a Pavilion.

These criteria have been substantially met and defended by the Community throughout the recent life of the reserve.

The principle issues arising from the early consultation, submissions on the draft management plan and the hearings on that plan were:

- Continued multiple use as the basis for management
- Opposition to liquor consumption in the pavilion
- Opposition to the use of the pavilion by a single sporting code

- Opposition to extension to the pavilion
- The need to provide for informal (family) recreation
- A desire for improved children's play facilities
- Personal safety
- Water quality in Cox's Creek
- Greater community involvement in decisions and management

Opposition to liquor in the pavilion was the majority concern.

Other issues which arose during the process were:

- A balance to be struck between active (sport) and passive (community) needs.
- The need for Council to apply equity between expenditure in sporting needs and expenditure on natural values.
- Concern for the current quality of natural values, particularly those associated with Cox's creek.
- The need for improvements to pedestrian access, linkage through the reserve and lighting.
- The need to improve tree planting with concern for the historic association of the pines on Bayfield Park.
- Opposition to excessive car parking on the reserve and surrounding streets during major sporting events.
- Concern at the alienation of reserve land for any additional buildings or activity.
- Support from all sporting codes who submitted, for multiple use of grounds and buildings with no reduction in sports field space.
- Space for community meetings and use in the pavilion.
- Elimination of through traffic between Kingsley Street and West End Road.
- Education about natural features.
- Protection of any heritage items.
- Restrictions on commercial activities in the reserves and limitations on advertising.
- The need to upgrade the fitness track.
- A desire for control over dogs and animals and removal of droppings.
- Concern at the discharge of contaminants into the catchment – particularly from drainage systems.
- The need for the pavilion to be upgraded and better used.
- A desire to see an area (or sports field) kept free for general community and public use.
- Support for the work of Kelmarna Gardens.

How to use the management plan

The management plan is in two parts. The first part deals with the background to the Cox's Bay Reserves, their heritage and development. The physical resource, characteristics and features of the reserves are then analysed leading to development of a concept plan.

The second part of the Management Plan deals with the aim, objectives and implementation actions for the day to day management of the reserves.

The two parts of the plan are printed on different coloured paper to assist in its use.

1.0 Reserve history and context

1.1 Historic development of the reserves

Maori History

All iwi on the isthmus were invited to discuss and make submissions on issues which should be taken into account in the Cox's Bay Reserves Management Plan. The history is a result of those discussions and submissions.

Opoutukeka/Opou (Cox's Creek)

The significance of this bay to Maori can be seen as a dissipating cloud and it has to be recollected in the imaginations of those who are here today.

Looking back

The bay and creek to Maori is not as you see it today but can be seen as the thriving and living papakainga. With its whare situated not far above high water mark, their racks for drying fish and their numerous bundles of flax for their weaving, and on the shores would be their prized possessions the waka. Their walking tracks would have taken them to their fortified pa. There would have been abundance of flax meticulously nurtured for their many species providing Maori with numerous traditional uses. The bays's location being adjacent to Te Matarae a Mana (Kauri Point) and Te Tokaroa (Meola Reef) made it ideal location for the harvesting of the abundance of kaimoana and fish, one of these being their most treasured the mauri shark as the latter would be dried for the use in winter months. This bay would have been one of many very important seasonal locations for the hapu who held manawhenua status within Tamaki Makaurau during the hundreds of years of Maori occupation of these lands.

Today

We have few pieces of written history about Opoutukeka.

Tukitukimuka (beat out the flax fibre) – The Northern headlands to Opoutukeka.

This would indicate the use of the flax resource.

Opoutukeka – was the eldest son of Hoturoa, the commander of the Tainui canoe. The creek marked the boundary between Ngati Riukiuta and Ngati Huarere.

The creek was again to be used as a boundary. This time as the north western boundary in the 3,000 acre triangle lot which was sold to Governor Hobson by Ngati Whatua, and which was the beginning of what we know today as Auckland City.

There are two midden recorded by the New Zealand Archaeological Association which were found in Opoutukeka, and it can be assumed that here may have been more prior to reclamation, modification and development of the area.

European History

The following history of the area is drawn from "High hopes in Hard Times – a history of Grey Lynn and Westmere" by Kaaren Hiyama; Council Papers; consultation with Iwi and brochures in the use and development of the Reserve.

As the European arrived settlement within the area increased. The first purchase of land in Auckland was consented by the Kawau in 1840. The western boundary of this land was “the river called Opou” or Cox’s Creek.

It was soon after, in the early 1840’s, that John and Jane Cox started market gardening in the area. The district was then called Richmond. Produce was taken to Auckland through thick scrub and swamp. In 1850 a George Wilson bought land on the north east slopes of Edgars Creek which runs into Cox’s Bay. The Wilson homestead still stands in Dorset Street.

The “village of Richmond”, located between Edgars and Cox’s Creek was divided into lots in 1859. The streets now known as Regina, Kingsley, Livingstone, Webber and Edgars were then laid out. Logs for the early houses were floated up Cox’s Creek and pit sawn on site.

Industrial development in the area started with a brick factory in 1860 with products being shipped via Cox’s Creek to Auckland. In 1899 Cashmore Brothers set up a steam powered sawmill beside the creek below West End Road. The bay and creek were used for the transport of logs and timber. Despite strong protest by the growing local population, this mill operated until 1920 when it accidentally burnt down leaving sawdust and timber smouldering for over a year. A small tanning and fellmongery business which began in 1896 and continued for 50 years on Regina Street was also located in the local area.

Before Cashmore Brothers set up the mill in 1894, a causeway across the bay from Herne Bay to Westmere was established. A track from Regina Street to the Bay was also put in to access the tram at the end of Jervois Road. In 1909 land and seabed near the creek mouth was granted to the Grey Lynn Borough Council by the Crown to be used as a recreation domain. This was transferred to Auckland City on municipal amalgamation in 1914.

Small adjoining land holdings were added to the original domain land and estuary as reserve over subsequent years. The tidal mudflats that existed before the sports fields were created, was used for anchorage of pleasure boats. The large remaining poplar behind the Pavilion is said to have provided a safe tie for boats for many years.

To gain some idea at the original coastal edge, refer to the plan of titles. The small parcels of land around the edges of the reserves would have been escarpment edge, while the large central area of Cox’s Reserve has been landfilled.

Cox’s Bay Reserve

Reclamation of the mudflats in Cox’s Bay began in 1950 with the official dumping of waste soil and, reportedly, “less official” dumping. Mangroves were long regarded with distaste with their smell attributed to the effluent released into them and their vital ink in the food chain unrecognised. Over the years the creek itself was narrowed and diverted to its present course by the filling process. The reclamation which continues for several years was then left to settle.

In 1976 a landscape plan for the reserve was prepared to gain comment on the “development of the Reserve as a community amenity providing integrated parkland and sporting facilities”. (quote from public meeting notice).

An October 1976 flyer gave further insights into the condition and intended direction of the Reserve. It was mentioned the substantial modified natural character of the Reserve, that the creek was no longer navigable, and that continuing pollution was a constant threat to the ecological balance of the waterways. It was expected to be possible by careful design to compensate for the inadvertent damage from the past.

The flyer commented that the plan highlighted the need for a balanced provision of facilities, the creation of different landforms and a succession of linked spaces that did not reveal the full aspect of the reserve at a glance. These spaces were to be created by planting; the boundaries were to be softened with the creation of enclosure within parts of the reserve. The Pavilion was first suggested in a slightly different location. The council was asked if the Pavilion should include facilities for social functions or to be restricted to changing rooms and offices. One of the two tennis clubs was, at the time, available for evening meetings.

In 1982 the Reserve was opened for public use incorporating playing fields, parking, a road, walkways, a bridge to Bayfield Park, a playground, the Pavilion, and planting, built at an estimated cost of half a million dollars. The Pavilion won an architectural design award in 1980.

During 1985/1986 several applications were made to the Auckland City Council to use the reserve as a home ground and establish clubrooms and for use of the pavilion. At this time the community voiced its concern over the idea of one code or use dominating the use of the Reserve or the Pavilion. Applications were turned down.

In 1989 the Friends of Cox's Bay group forced the City Council to abandon an idea to concrete channel the whole creek.

Bayfield Park

The area known as Bayfield Park was purchased by Council in 1906 from Mr G B Ormand, a Herne bay developer, for 1,400 pounds. There must have been many fruit trees on the site as local residents protested about their removal as Council had condemned them as diseased and not suitable for a public park.

The first tennis courts were created in 1911 and used by the YMCA and YWCA tennis clubs. The clubs maintained the courts until they folded in 1929. The Herne Bay Lawn Tennis Club then took over the courts and added four more courts and a two-storey pavilion in 1935, with a significant contribution by Council. In 1940 Council resurfaced the four hard courts.

In 1982/1983 paths from Bayfield to Cox's Creek walkway were formed by a PEP team led by a monumental mason. Bayfield Park never developed the floral gardens and bandstands dreamt of in 1911 but tennis has continued and the original *Pinus pinaster* plantings are now seen as a local landmark.

Hukanui Reserve

This area was Catholic Church land for many years. In 1985 it transferred to Council ownership and has remained essentially open and grazed. In 1981 a community trust was formed (Kelmarna Community Gardens Trust) and it leased a part of the area for a community gardens project. The lease has recently been extended.

1.7 Extent of the reserves area

The reserves involve three main areas.

- 1 Cox's Bay Reserve being the largest (14.3 ha) involves the sports field and creek area from West End Road in the north to Richmond Road in the south. The creek area encompasses the re-established native vegetation, original, mangroves, and environmental trail (path and boardwalks). This is made up of several parcels of land acquired over 5 decades.

- 2 Bayfield Park is 2.50 ha of predominantly open southerly sloped parkland with a high canopy of pines. The Herne Bay tennis club is located on the higher land in the northern corner, a walkway connects to Cox's Bay Reserve.
- 3 Hukanui Reserve is 1.70 ha and has been open pastureland for many years. A walkway along the creek is used by the public, while much of the area is leased to the Kelmarna Community Gardens Trust.

1.3 Landscape and visual context (Refer figure 2)

The Reserves are strongly enclosed to the north by a ridge which separates St Marys Bay and Herne Bay from the lower lying land of Ponsonby and Grey Lynn. This ridge extends out to form a headland to the north of Cox's Bay. The strong enclosure provided to the north by the landform is also reinforced by extensive mature vegetation around Jervois Road.

To the south the enclosing landform is lower and extends through the residential area out to another headland to the south of Cox's Bay. There is little dominant vegetation to the south of the reserves. These ridges form the edge to a valley which extends up from Cox's Bay to Ponsonby and Grey Lynn. The Reserves are flanked by residential houses on most sides. The exception is a number of factories which lie adjacent to the western boundary of Hukanui Reserve. They have a significant visual impact on this area.

Between the row of houses and factories immediately adjacent to the Reserves a further area of residential housing is located back to the enclosing ridges providing a visual backdrop to the Reserves.

There are a number of significant off-site public views of the Reserves. The main ones are from West Wend Road and around Cox's Bay. Additional off-site views are afforded down residential streets to the south of the reserves.

From within the Reserves there are also significant views out to off site landscape features. These are located on Figure 2 as:

- Views from the upper area of Bayfield park to Mt Eden, the Waitakeres, and the Western Springs ridge.
- Views from the flat area of the Reserve to the Upper Waitemata Harbour and back up to the valley to the Ponsonby ridges.

The built edge to the parkland varies significantly. House styles range from groups of state houses – brick or wooden, Victorian Villas, bungalows and areas with more recent architecture. The visual effect of these houses on the Reserves varies according to their specific location, character, planting, fences and local aspect. A few on West End Road and in the western quarter of the Cox's Bay Reserve overlook Reserve land.

1.4 Social and recreation context

There are three aspects to the social and recreation context for the reserves; the local community structure and needs; the wider community needs and trends in recreation activities. Statistics New Zealand data and Auckland wide and Western Bays ward recreation provide some insights in to changing perceptions and demands for recreation. The two studies are; "Recreation in Auckland City, Issues and Future Directions – a discussion document – October 1984" and "Physical Recreation Study Report – Western Ward – Draft August 1994".

The local community has been undergoing change during the last 10-15 years. Infill housing has occurred. There has been an increase in dwellings. There has been a change in population structure. More people are now in the 20-29 age range and particularly in the 30-49 age range. The older population has decreased. There is an increase in family households. Family size has decreased.

Trends in recreation across Auckland and in the Western Bays areas have their influence on the use of the Reserves. Some of these are:

- An increase in commercialisation of recreation competing with provision by the local authorities.
- An increase in participation, interest in health and fitness and increasing diversity and sophistication in the range of activities.
- Increasing individualism and casual use in recreation pursuits with less emphasis on organised team pursuits.
- Increased demand for associated facilities creches, cafes and special equipment.
- Sometimes rapid change in pursuits as they lose their novelty or are replaced by new and different pursuits – internationalism in recreation.
- Greater age range, youth and aged, in recreation participation for both sexes.
- Increased demand for public open space especially for children and families.
- Demographic changes reflected in cultural and lifestyle changes.
- An increase in user charges which are perceived as an impediment to use.

This has to be considered in terms of a general increase in population and hence demand throughout the city.

In the western bays ward specifically the people surveyed considered that the most important recreation facilities are parks and beaches (walking and swimming). 45-50% of the population spend up to 5 hours per week in physical recreation.

Participation would be higher with more free time, disposable income or appropriate facilities. Needs are for improved access, provision for families and children, facilities for bike use, greater greenness, more trees, less sprays. Equity in provision of facilities is commented on.

In summary, increasing informal and family use, increasing flexibility for change and multiple use of facilities are the expected trends.

1.5 Natural and ecological features (refer figure 3)

The Reserves are located in a westerly oriented broad valley. The northwestern area of Cox's Bay Reserve is generally flat with sloping land on either side. Slopes to the north are generally well vegetated with only a few houses being seen as viewed from the reserves. Slopes to the south are gentle and developed in housing.

Within the reserves there are four broad landuse types:

- i) the hill areas and escarpments are covered with exotic and native tree or shrub species, with some areas of grass
- ii) the estuarine areas of mangroves with the immediate embankments of local vegetation, mostly being revegetation plantings

- iii) wide open grassed sports fields
- iv) the smaller built areas with public and club facilities

- i) The hill areas are dominated by Bayfield Park which is predominantly an open southerly sloped area covered with a high canopy of pine (*Pinus palustris*) with a grass understorey. The pines are the predominant significant vegetation along with some large older Pohutukawa, Elm and Silver Poplar located below West End Road. There is also in the hill area emergent local native plant species.

The older exotic trees in Bayfield Park plus several large old Eucalyptus, an historic poplar and an Oak on the western side of the Cox's Bay Reserve are the principal vegetation elements of the Reserves. Apart from the mangroves in the valley, the rest of the vegetation is relatively young and of small scale.

The Pine and other older trees show some signs of ageing with a few having lost their tops. Bayfield Park also contains a small area of recent exotics and nut trees, and native shrubs are planted on either side of the footpath.

Hukanui Reserve has a deeply incised stream running along its lower edge surrounded by native shrub and species and weeds. The open northerly slope is grazed and higher up the slope there are vegetable gardens.

- ii) The valley floor or old estuarine area is predominantly in mangrove of different densities and states of health. Because of the effects of stream modification and sedimentation this area is becoming degraded. In addition the creek bed is littered with concrete and other debris. Some areas of the stream, especially along the boardwalk exude a foul odour caused by anaerobic and polluted soil and water.

The lower valley has an edge embankment along the stream created by the landfill. This is largely revegetated with native shrub species. An exception is the natural slope of Bayfield Park to the north and the hill below West End Road. This hill and an area near Richmond Road are dominated by privet, albizzia and other weed species with remnant and emergent native bush species.

Insert landscape and visual context

Insert natural features plan

Insert physical elements plan

The upper estuary edges particularly along the boardwalk and to the southern end, require soil enhancement, drainage adjustments and further attempts to establish effective vegetation. Most weed species are controlled except for a bank of privets screening the factories near Richmond Road.

The careful selective removal of privet would allow local species to more effectively re-establish. This is likely to be attributed to poor soil condition, i.e. predominantly fill and lack of post planting maintenance and replacement.

There is a "transition area" between the creek and sports fields, which includes paths, screening and formal plantings. These areas are distinct from surrounding areas as they are

a mixture of native species in grassed areas. Much of these native plantings have been pruned and lifted as the canopy has developed and need further underplanting.

- iii) The open flat sports field areas range in quality from the high standard 'sand carpet' to the grassed 'outer' areas which lack drainage and are wet in winter.
- iv) More formal Reserve plantings are also of variable quality. Some young trees, both exotic and natives, have done well while others are struggling. Poor results may be due to a combination of exposure to winds, poor soil conditions and the effects of chemical weed release.
- v) Enhancement of the vegetation is compromised by the conditions that the landfill has created, e.g. Compacted soil, contaminated soils, and an uneven moisture content for establishing a suitable growing media.

1.6 Physical elements (refer figure 4)

• Buildings

The Reserves have a range of built elements, including sports buildings, signs, roads, parking areas, paths, a children's playground, a fitness trail, barbeques, lights, seats and drains.

The principal building is the Pavilion. This building, set on an embankment facing the main sports field, contains a range of facilities. There are two large changing rooms, two office/meeting/lunch rooms, a referees room, first aid room and public toilets. Underneath is the caretaker's workshop, storage areas and locker rooms. The building was once used as a major reserve depot but now many of these uses are serviced elsewhere.

The two tennis clubs each have two storey club houses associated with the courts. West End have recently refurbished while Herne Bay are planning a new building associated with squash facilities and proposal to create a combined Racquets Club.

The Herne Bay (Racquets Club) proposal is to retain up to 6 tennis courts (5 on the upper level and one on the lower) and to build a new clubhouse which includes squash courts, support facilities with a club lounge on the upper floor from which tennis and squash can be viewed. Car parking for 42 car parks is also provided mainly on the lower terrace.

A right-of-way is proposed across and along the water edge of the reserve opposite the Racquets Club to provide legal access to the old caretakers residence.

A major pumping station (owned by WaterCare Services) is located behind the Pavilion. This pumps the gravity feed system back uphill to the Mangere interceptor. A small chemical storage building is also located behind the Pavilion. Kelmarna Gardens have several small buildings and structures associated with their gardening activity.

• Park Furniture

Built at the same time as the initial development (early 1980's), the park furniture was specifically designed for the purpose. These items are now often in a poor condition. Since the early period additional items of furniture have been added to the reserve with a different style and variety of finish. Recently a bollard and chain barrier has been added along the drives to prevent access onto the fields.

The reserve has a fitness trail with eight stations around the edge of sports fields. These are mainly located adjacent to the creek walkway.

There is a small children's playground near the Pavilion. Although this is well used it is of poor quality and located dangerously close to the drive.

- **Roads, parking and paths**

Parking within the reserves is located to either side of the main drive on unmarked grassed gobi block. There is provision for approximately 100 cars and three buses. Parking is inadequate for major fixtures.

Some parking is available at Herne Bay Tennis Club. Parking can also be accessed from Kingsley Street.

The paths around the reserves vary in quality and size. Subsidence has caused some to slip. The wooden boardwalk is also in need of repair.

Access points into the reserves are generally well established and these are shown on Figure 4. Some require improvement with co-ordinated design of bollards/barriers and the elimination of steps to allow for push chairs, cyclists and disabled access. Access to Hukanui Reserve needs improvement. The environmental trail now running the length of the creek within the reserve forms a major linking corridor. This was developed as part of the 1980's Greenprint Walkways – a series of linked parks and walkways throughout the city. The signs which are part of this system are now out of date, and further opportunities exist to reinforce this concept and identify a network of paths accessing other open space and reserve areas.

- **Sports facilities**

The sports fields consist, at present, of three sand carpeted and one ordinary winter field. Two concrete cricket pitches, provision for eight to ten touch football fields are provided in summer. There is unallocated space in summer for informal use.

In past years the pattern of use has been:

Winter: April to early September

Training on three fields from approximately 4.30pm until dark, Monday to Thursday evenings extending to 9.00pm in number 3 field where there are lights. No soccer training at present on the number 4 field.

Current main users are rugby and league. This can vary from year to year.

All fields are used all day Saturday for soccer, rugby, league (weather permitting). On Sundays, generally only field 4 is used for casual play – not AFA or ARL organised.

Spring: Mid September to Labour Weekend

Grounds closed for renovations. There is some unbooked training during this period.

Summer: Labour Weekends to end March

Weekdays: Twilight cricket on Tuesday and Thursday evenings – both pitches.
Island cricket on Wednesday evenings – one pitch.
Touch on Friday evenings – generally all fields.

Saturdays: Cricket all day – both cricket wickets

Sundays: Casual cricket fields – both cricket wickets with baseball am. Only on training field 3. Occasional touch tournaments – whole park (generally two per year occasionally on a Saturday).

NB Summer sport stops about one week before Christmas until mid January and in the case of junior cricket until school starts.

It can be seen that a high percentage of daylight hours are available on the playing fields for passive use.

Sports field usage has changed over the years. With recent upgrading it has created an increased opportunity for the Reserves to cater for more organised sport. The sand-carpeted fields can accommodate approximately 30% more use per season than previously. The allocation of sports fields to rugby, soccer, and league is subject to change. There is flexibility in layout to allow for this.

The sand-carpeted fields have an underground automated irrigation system and an associated network of drainage lines. The fourth field has six light standards for night training.

Both tennis clubs are physically separated from the main reserve area. The West End Tennis Club being at the western extremity has six courts. Herne Bay Tennis Club to the north has four courts with a proposal to add a court or two courts to their development. There is a sand volley court near the creek.

The Reserves are very well used at present. There is a mix of both passive and active use. Potential problems have been identified. These include:

- The allocation of sports fields for a specific activity or code.
- The playground location and design in relation to the main access thoroughfare and parking area.
- The widths paths relative to their function, e.g. Runners, walkers and cyclists.
- The personal safety of users particularly during darkness and in the outer areas of the reserve and amongst the densely vegetated areas.
- **Services and drainage**

The reserve is dissected by several service lines, including sewage and stormwater. A major drainage pipe runs under the sports fields draining Edgar's Creek and mangrove area. A large concrete outlet is visible on the edge of Cox's Creek near West End Road.

The Cox's Creek area is significantly influenced by both tidal movement and the effects of stormwater. Within the southern area and along the boardwalk, unusual seepage patterns can be observed. Three small drainage outlets can be seen in this area, others may be present, all draining to the creek.

The main inlets are at Richmond Road and Parawai Crescent. The Richmond Road outlet is on the old Cox's Creek alignment and now within a culvert system running back to its source near Great North Road and Pollen Street. This stormwater system is known to receive approximately 160 foul water overflow discharges per year. A 1990 "Foul Water Management Plan" and subsequent reports have proposed measures to reduce the amount of foul water sewage overflows into the creek. Progress has been very slow and is largely dependent on a city strategy and funding for effective separation of the foul and stormwater systems. The ARC also has responsibility (through Watercare) for their bulk system through the area.

The stormwater also produces large amounts of silt and deposits of road and footpath toppings. These can be seen at the outlets. The sediments and foul water contribute to the degrading effects on the natural estuarine habitat.

There have been other observations made within the wetland area that may be adversely affecting the natural system. There appears to be some 'dredgings' thrown up onto the banks of the main creek creating 'bunds' which support in parts, exotic grass and weeds in other places are made up of clay stilts. Both of these influence the effectiveness of the mangroves to work as a natural filtering system.

The 'bundings' has also created areas in the mangroves that are not receiving adequate tidal inundation. In other areas there is ineffective drainage of tidal waters.

Further downstream signs of erosion and scouring are affecting the banks of the creek. There is evidence of undermining and failure of rock edging to the creek. A recent assessment of old landfills by consultants to the Council shows there are leachate discharges from the landfill into the creek. Cox's Creek has been listed as a high priority site for remedial works.

1.7 Character areas – leading to the concept plan (refer figure 5)

From the review of the natural values, physical attributes and use patterns of the Reserves, the following character areas have been identified. Because each area has different characteristics and attributes a variety of potential improvements or uses can be defined for each area. This discussion on character areas forms the basis for the Concept Plan. Refer to figure 6.

Character Area 1 Playing fields

Character

This area is large, open and flat. It is enclosed and relates closely to the sea. It is visually separated from the other open areas and is bounded by planting and houses. The highly manicured fields dominate but give way to an 'outer' area which is poorly drained and rough, and difficult to use actively in wet weather.

Potential

Greater definition of this space with effective plantings would add to its character as a 'Village Green'. Plantings are to be restricted to the stream and access road areas adjacent to West End Road to preserve views of the Bay. The 'outer' areas and drainage swales are in need of integration to be visually part of the sports fields. Additional path connections around the edge of this area would compliment passive use opportunities and enhance links through the reserve.

Character Area 2 Tidal Creek

Character

The channelled creek dominates this area, with its rock or filled edges. Groups of mangroves have become re-established. The banks and reserve area are regularly mown and planted with native species. These have been recently thinned out and the canopies lifted. A narrow path undulates along the area with seats and fitness trail stations strategically located. A sand volleyball court is on the outer edge.

Potential

The creek edge, if stabilised with rock work and plantings, would allow a wider path to be developed and furniture to be incorporated. Also an increase of shade tree and ground cover plantings would create small open spaces and define the edge of the sports fields and particularly the northern edge where the reserve adjoins West End Road. Improvements to the fitness track activity stations could also be achieved.

Character Area 3 Reserve backdrop

Character

The northern side of the creek is generally very steep apart from a flatter area near the creek outlet. The vegetation is variable with a dominance of weed species but there is worthy exotic and native specimens and an emergence of native understorey vegetation in places. An area of land that appears to be contiguous with the reserve is in private ownership.

Potential

Access through this area is not considered desirable because of proximity to residential properties and wildlife values. More effective management (thinning, removal and replanting) of the existing vegetation is needed. The incorporation into the reserve of an adjacent piece of private land would be advantageous to visually enhance this northern boundary.

Character Area 4 Bayfield Park

Character

This area is dominated by the mature pines and the open and rough weed and grass understorey. Extensive views can be gained through the trees to the south and west. The stone wall and concrete path which runs through the middle of the area with mixed bush planting to each side accentuates the gully and provides a significant amenity. There are two bridges – one which joins Bayfield Park to Cox's Bay Reserve and the other to Hukanui Reserve.

Potential

The older trees and grass understorey are in need of care. The scale and openness under the trees is special but some areas need further planting to further define the extent of the reserve. The formation of an additional path without steps to join the two bridges is desirable. A shelter, picnic area, seats and a lookout point are proposed for this area.

Character Area 5 Herne Bay Tennis Club

Character

With its historical gateway and two terraces of courts (1 defunct) this part of Bayfield Park is separated by large Acmena hedges. Parking within the entrance area is unorganised and access to a Council property is gained through the park. An old wooden Pavilion overlooks the courts. There is a current consent to build a Racquets Club (new tennis club and squash courts with supporting car parking on the lower terrace).

Potential

Redevelopment of this area is desirable. Apart from the access to the courts, improved public access to the reserve is desirable in this area. Consent to the tennis club to expand its facilities to become a racquets club requires this activity be integrated.

Character Area 6 Hukanui Reserve

Character

The north facing open pastoral slopes run down to a scrub and weedy creek area and public path. The pastoral areas are fenced and grazed. Kelmarna Gardens located on the higher slopes form a sub-character area. This character area is not well connected visually or physically to the rest of the reserve. There are several small garden type buildings and structures associated with the Kelmarna Gardens Community Trust's activities. A further building is proposed.

Potential

The creek area requires removal of weeds and replanting to effectively screen recently developed houses and enhance the vegetative and wildlife links. Further path access to the gardens and to the

new footbridge is desirable. Farm style specimen tree plantings in the pastoral areas would add to the community use theme already established. The potential to create a pedestrian access to Kelmarna Avenue across private land should also be explored. Vehicle access and parking should be secured and improved. The Trust's desire for an additional building is supported.

Character Area 7 Richmond Road

Character

A small open reserve with exotics is bounded by houses to the east and factories to the west. Recent native planting is beginning to screen the large factory buildings. This area provides a main access point to the Reserves and good views are gained of the mangroves.

Potential

Wider paths, additional screen plantings of the neighbouring houses and factories, and further shade tree planting would enhance this area. Planting to improve creek bank stabilisation should be undertaken. An existing viewpoint location looking over the wetlands would be ideal location for a shelter, seat and picnic areas.

Character Area 8 Estuarine Boardwalk

Character

The wide area of remnant mangroves is flanked by embankments. The west side is well planted while the east contains mostly weeds, with occasional emergent trees. A narrow boardwalk runs along the western edge giving good views into estuarine/mangrove creek areas. Weeds are infesting the mangrove area and erosion is affecting the creek.

Potential

Additional planting of the embankments, the eradication of weeds, and the removal of 'bunds' to allow effective tidal dispersal would all add to this potentially high quality natural system. The boardwalk would benefit from the inclusion of 'passing bays'.

Character Area 9 Informal playing ground and training ground

Character

This space contains the number 3 training sports field. It is bounded by the houses to the south with little screening to the reserve. This poorer quality field is effectively separated from the other fields. Light poles for night training are prominent and little vegetation exists on the immediate edge. Bayfield Park provides an effective enclosing backdrop to the area. Concern has been expressed by neighbours about adverse effects on them in respect to the field. An additional toilet block is desirable in the area.

Potential

The area could be made more attractive by the planting of hedges against the reserve boundary and the planting of shade trees around the perimeter. More space for informal play and leisure activities is proposed. Volleyball and a basket/ball hoop are provided for. The suggested shelter can function for both sports field and informal use and the whole area could be supported with seats and barbeques. The sports field could be committed more for informal or family use. Drainage and the quality of grass field surface should be upgraded for that purpose.

Character Area 10 Edgar's creek gully

Character

This is a gully area with remnant healthy mangroves growing in landlocked condition. The banks are covered with mixed species, dominated by privet and a group of large eucalyptus. Houses are located around both sides.

Potential

This would make an ideal bush environment and habitat area. It could be enhanced over time by the careful thinning of existing vegetation and replanting with appropriate native vegetation.

Character Area 11 The pavilion

Character

The Pavilion sits on a raised embankment overlooking the main sports field and is surrounded by extensive amenity planting. An existing children's playground, seats and barbeques add to the use and amenity of this area. Of note is the large poplar. Vehicle access is gained from Kingsley Street and West End Road via the Drive. Pedestrian access is available from Nottingham Street. Car and bus parking is provided on gobi block grassed areas.

Potential

An improvement in the screen planting from neighbouring houses and amenity tree plantings would further add to this area. Closure of through access between Kingsley Street and West End Road is proposed. As the depot function is no longer required, the reworking of the access route, parking and general layout is desirable and in the context of the closure of through traffic. The playground area needs improvement or relocation. Redevelopment of the pavilion for multi-purpose and community use is proposed. The provision of a shelter and the relocation of some of the barbeques could provide a useful and attractive picnic area.

Character Area 12 The Drive

Character

The area is characterised by the drive to the Pavilion and the gobi block parking bays with adjacent trees and shrub plantings. Some screen planting buffers the impact of adjoining houses. A chain and bollard barrier separates this area from the sports fields. The fitness trail stations start and finish here.

Potential

Further planting is desirable to create more shade and definition to the entrance to the reserve and around the parking areas. The bush reserve is under utilised and would be a good place for an extension to the playground and family picnic facilities. The large grass area could be organised as overflow parking. A path is needed along the side of the fields to complete the reserve path circuit and to separate pedestrians from vehicles.

Character Area 13 West End Tennis Club

Character

Like Herne Bay Tennis Club this is located in a corner of the Cox's Bay Reserve. The old netting uprights add to the character of the area. The area is also characterised by private houses located on the old coastal escarpment.

Potential

This area could be improved with planting using shade and screen tree specimens.

Insert Character areas map

Insert Concept plan

2.0 Management Plan – Aim and Objectives

The Cox's Bay Reserves provide opportunities for a diverse and high quality user experience with the need for responsible environment management.

Aim

The aim of the management plan is:

“To protect, and enhance the outstanding environmental, recreational and heritage values of the Cox's Bay Reserves and provide for multi-purpose community use”.

Objectives

The Aim for the reserves will be achieved through three objectives which relate to key management components of the reserve.

1 Land Management

To protect and enhance the natural and heritage values of the reserves.

Land Management is concerned with the physical and natural resources and related elements which are the reserves assets and create their structure.

2 User Experience

To ensure that recreation and leisure opportunities serve the widest interests of the community.

User experience relies on accessibility, promotion and quality of the reserves recreational opportunities for existing and prospective users.

3 Administration

To manage the reserves through a co-operative approach between Council, the community and users.

Administration is the operation of the park and allocation of space and resources and buildings.

Policy and implementation actions are now developed in terms of each of the three objectives.

3.0 Management Plan – Policy and implementation

This section of the management plan sets out policy and implementation actions in terms of the objectives for managing the reserves. In some cases policy is provided without the need for implementation actions.

3.1 Land Management

The reserves have been developed in different ways and over a long period of time. Cox's Bay Reserve has been created over time by landfilling into the original coastal estuarine system. The community have expressed concern for the protection and enhancement of the natural environment and the need to provide for recreation use.

Land Management Objective

To protect and enhance the natural and heritage values of the reserves.

Policy and Implementation

These are addressed under four separate headings:

- **Flora and fauna**

There are a wide variety of topography and vegetation types. Open sports fields and pasture, vegetable growing, natural bush, revegetated areas, pine trees and estuarine mangroves characterise the area. The present pattern of vegetation is accepted as the basis on which to conserve and enhance the character of the reserves.

The conservation of the existing vegetation will largely require the reduction and removal of threats.

The establishment of amenity trees and particularly the enhancement of bush areas required a major commitment in terms of labour and financial resources. It is a slow process and will require ongoing maintenance.

The vegetation management regime to be adopted for each site depends upon the existing vegetation, site conditions, recreation use and landscape considerations.

The Pines are old and require tree care works. Long term they will require replacement under the planting plan. The heritage value of the Poplar near the Pavilion and other individual species have been referred to the Manager Planning and Regulatory Services for protective listing under the District Plan. Evacuation or planting with maori heritage sites must be undertaken only with full consultation with tangata whenua and statutory clearance under the Historic Places Act 1993.

Further strengthening with endemic native species is desirable and this has been highlighted in submission from the community. It is important to create cover where possible and to assist ecological and habitat values.

Policy 3.1.1

To conserve, manage and extend the vegetation within the reserves appropriate to their use, site conditions and landscape character.

Implementation

- 1 Prepare a detailed, vegetation programme (planting plan) that includes the layout, timing, maintenance and monitoring for each unit in terms of the themes for each character area. This plan is to be viewed by the Cox's Bay Reserves Advisory Group before implementation.
- 2 Landscape enhancement will generally be achieved by:
 - the establishment of greater numbers of shade and canopy trees around the open fields
 - progressive replacement of the pines on Bayfield Hill after research on their history and in recognition of those values
 - further establishment of fruit and nut trees and shrubs associated with Kelmarna Gardens
 - appropriate planting adjacent to playing field 3 to protect residential boundaries
 - the use of local seed sources for replanting in all bush escarpment and estuarine areas
 - the re-establishment of mangroves and associated plants within the estuarine areas
 - the encouragement of bird habitat wherever possible
 - the establishment of hedges and screen planting around the boundaries of the reserve as appropriate
- 3 The above implementation actions will be carried out with attention to:
 - growing conditions in each area
 - any recreation use proposed
 - the retention of vistas from residential areas and views of the sea
 - the retention of views through blocks of vegetation and under tree canopies from the main open areas and all main paths so as to create an open safe environment
- 4 Establish a record of historical changes in vegetation as a reference for future management.
- 5 Establish areas for revegetation of a size that can be supported by follow-up maintenance practices until effective self-management is gained.

Policy 3.1.2

To ensure that any new planting is undertaken in terms of an annual action plan and only after preparation of designs, plans and specifications to reflect the requirements of the vegetation programme.

Policy 3.1.3

To establish a programme for the progressive removal and protection of the reserve from weed invasion.

Implementation

- 1 Remove existing privet and other weeds as they emerge.
- 2 Monitor and discourage weed encroachment from neighbouring properties.
- 3 Ensure exotic plants species used in the reserve are known non-invasive types that can be effectively controlled with common land management techniques.
- 4 That weed control be undertaken in a manner consistent with the Auckland City Weed Management Policy (1997).

Policy 3.1.4

To ensure that maturing trees are maintained in accordance with the standards and techniques of approved aboricultural practice.

Implementation

- 1 Undertake a tree survey, and carry out tree surgery work where necessary of all pines, Eucalyptus, the landmark Poplar and specimen native trees.
- 2 Remove and replant any pines that are dead, dying or in danger of falling.

Policy 3.1.5

To manage the sports fields and open grassed areas to standards in keeping with their planned use.

Implementation

- 1 Maintain a grass mowing regime to allow for:
 - intense mowing of the high use sports fields and associated open space
 - moderate mowing of the outer areas allowing longer grass to develop
 - occasional mowing under trees on Bayfield hill to create a meadow appearance and atmosphere
- 2 Develop and monitor a fertiliser programme that assures effective growth but minimises the amount of nutrient outfall into the stream.
- 3 Develop a sports field weed control programme which ensures a strong grass cover is maintained. This is to be based also on the minimal chemical reduction programme policy 3.1.3 above. Any spraying programme shall be advertised and appropriate public boards displayed warning the public of any danger.

Policy 3.1.6

To monitor and manage the impact of pest animals, insects and diseases on the reserve.

Implementation

- 1 Control and eradicate possums from the reserve in a safe and sensitive manner.
- 2 Monitor and reduce any infestation of rats.
- 3 Monitor for pest insects and diseases and trial for management by biological or organic means.

Access and circulation

Vehicle access and parking is provide off West End Road within the reserves. Small vehicles can presently be driven through the reserves into Kingsley Street. An outcome of the public submission and hearing process for this plan led to a decision to close off this route.

Parking is undefined on grass block bays along the side of the access road. Parking is also presently available at the Herne Bay Tennis Club on the old courts.

Pedestrian access points to the reserves have been created from adjoining streets and residential areas. Some paths are in disrepair, narrow or unformed. There is an opportunity to upgrade and improve the ease of pedestrian access and movement for reserve users. Additional points of access can be created. Further opportunities exist to create circuits of both the main paths and to establish a secondary path network.

From the submission and hearing process, car parking will be retained at present levels. Some concern continues for overflowing parking within the reserves and on adjoining streets during major fixtures. The plan provides flexibility for improvements in parking layout.

Policy 3.1.7

To ensure that vehicle access and parking is in balance with other reserve values.

Implementation

- 1 Close through access between West End Road and Kinglsey Street. Reorganise for parking and children's play.
- 2 Include design features to slow traffic movement.

Policy 3.1.8

To retain a balance between available reserve space and the need of all users.

Implementation

- 1 Retain the level of car parking at approved 1994 levels.
- 2 Define and create overflow parking areas as indicated on the concept plan in addition to existing spaces. These parking areas are to remain grassed and only made available for high use fixtures.
- 3 Consider purchase of land currently used by Kelmarna Gardens as an additional entrance to the park and parking area and failing this eventually provide up to 15 car parking spaces at the end of Parawai Crescent.

Policy 3.1.9

To provide for pedestrian access to be maintained and created to allow for effective movement by pedestrians and cyclists from adjacent areas and throughout the reserve while not detrimentally affecting the site features and personal safety.

Implementation

- 1 Ensure that all access points provide effective entry for pedestrians, and where appropriate, wheelchairs, pushchairs and cyclists.
- 2 Seek to create additional access points at the end of Hector Street and Wharf Road and beside the West End Tennis Club.
- 3 Seek opportunities to strengthen pedestrian access from the Kelmarna Avenue area.
- 4 Develop primary and secondary path systems in accordance with circulation patterns identified on the concept plan.
- 5 Maintain and upgrade the boardwalk and develop further passing bays in the boardwalk.
- 6 Use steps only on narrow or secondary paths.
- 7 Redesign alignments to remove steps from existing main paths e.g. Bayfield Road, Bayfield Park, Bayfield Park Bridge.
- 8 Develop and maintain primary paths around the reserve and to main access points at 2 metres wide to allow for combined pedestrian, cycle use and wheelchair use.
- 9 Develop secondary paths at a width of 800 to 1,000 mm.

- 10 Place and maintain bollards and barriers to exclude vehicle movement on to the path system.
- 11 Provide low ambient lighting on primary paths for extended evening use and safety.

Policy 3.1.10

To develop a path system which will integrate all access points and provide circuits within the reserve for different experiences.

Implementation

- 1 Establish path connections to the new pipe bridge without steps
- 2 Investigate and if appropriate establish a narrow walking path between the houses on Parawai Crescent and adjoining mangroves. Provide a boardwalk connection to Richmond Park.
- 3 Reposition the northern path exit to West End Road to a position further from the road corner at a point of more visible and logical pedestrian linkage to Cox's Bay itself.
- 4 Create paths to Kelmarna Gardens to a standard and with styles which, while providing access, ensure security particularly when the gardens are not staffed. Exclude dogs from these access paths.

• **Wetlands**

The estuarine area of the reserve has particular significance, as it is one of the very few remnant inland mangrove habitats in Auckland City.

The estuarine area is still of reasonably good quality. To continue to take positive actions to ensure its longevity is important. However the impact and bio-accumulation of overflows of foul water to stormwater, siltation, channelisation, rubbish and weed infestation coming from the upstream catchment is having a detrimental effect and, if allowed to continue, will destroy the eco-system. Public health hazards currently exist. The submission and hearing process for the plan produced strong opinion that the plan should do all it can to seek and improvement in water quality. Present overflows into the creek are unacceptable.

Siltation of a mangrove system is a natural process but the speed at which it is happening in the Cox's Stream is of the serious concern. Siltation should derive from soft soils for the mangroves to remain healthy. Clay sediments make it difficult for the plants to breathe. Mangroves will, by natural succession, give way to rushes and salt marsh. This is apparent in the upstream area. Research is needed.

Policy 3.1.11

To pursue strategies to reduce adverse catchment impacts on the natural values of the creek area and improve water quality as a matter of priority.

Implementation

1. Seek a commitment from other departments of council and ARC to establish a definitive programme and time frame for the improvement of water quality in Cox's Creek. Such programme to be implemented within the life of the management plan.
2. The programme is to include:
 - the implementation of the Foul Water Management Plan 1990, its recommendations and any subsequent reports
 - the design and implementation of silt, oil and litter traps on all inflow drains to the creek

- the staged separation of foul and stormwater thus allowing only stormwater into the creek
- the elimination of sewage fungus sphaerotilus from entering the creek
- the installation of outfalls into the creek that will only discharge below high water mark
- the establishment of erosion control and scouring stabilisation methods

Policy 3.1.12

To protect and enhance the mangrove ecosystem

Implementation

1. Establish research into restoration of the wetland.
2. As a matter of priority identify and undertake in stages practices which will enhance the growing conditions of the mangroves and associated wetlands. This would include such things as:
 - removal of any bund or dredged material that inhibits water dispersal across the flats
 - hand digging of drains to allow for inundation or to drain the mangrove and wetland areas as appropriate
 - removal of any weeds, grasses and rubbish
 - stabilising banks with planted mangroves and flax if above tidal level with Pohutukawa, Karo and other suitable native woody species
 - planting out of higher embankments with endemic species
 - careful use of chemicals to avoid spray drift over the mangroves
 - development of succession plantings around margins by replanting with sedges, rushes and other endemic species

Heritage Sites

The proposed district plan has listed only one specific Maori heritage site for protection in Cox's Bay Reserve. Other archaeological sites exist and are listed by the New Zealand Archaeological Association. There may be three middens but these require specific evaluation as to their position and significance. They are generally located on the steeper slopes north of the creek. It is important that these historical earlier uses and developments of the area are recorded and understood. Other developments would most likely have significantly modified most sites. Ngati Whatua have expressed concern for the effects of the landfill on the creek and wetland system.

Policy 3.1.13

To value, protect and conserve all sites of significant Maori and European heritage.

Policy 3.1.14

To undertake appropriate archaeological surveys.

Implementation

1. Establish and interpret the extent, value and spiritual nature of Tukitukimuka (the scheduled site).

2. Undertake a historical and archaeological investigation to identify any other sites or areas of interest and re-evaluate sites already recorded before any major development works are committed.
3. Provide appropriate protection.
4. Provide interpretation material.

Neighbouring land

Land use, weed, rubbish and drainage encroachment onto the reserve has been identified as an issue. These affect public enjoyment of the natural values of the reserve. Weed infestation from adjoining properties can be minimised by education, monitoring and maintenance. Stormwater drainage outlets also require monitoring. Screening and integration of residential areas into the reserve can be improved.

Policy 3.1.15

To take measures to improve the quality of the relationship with neighbouring land users.

Implementation


1. Survey and establish fixed boundaries around the reserve.
2. Monitor and eliminate encroachment of weeds, rubbish and non complying stormwater drainage from neighbouring land into the reserve.
3. Provide information for neighbours on the effects of plant and weed encroachment into the reserve.
4. Encourage and participate in the establishment of hedges on the reserve boundary and between it and residential uses.

3.2 User Experience

The development of the original layout and the Management Plan process for the Cox's Bay Reserves involved considerable input by the members of the local community. The original layout of Bayfield Park in 1911 also involved local participation in its establishment. The Ponsonby Rugby Club has provided top soil and night lights for training. Hukanui has also developed with community input.

Cox's Bay Reserve was defined early in its life to be a multi-purpose conservation and sports reserve. Education opportunities by the creek, estuary and embankment areas were recognised. The Pavilion was designed as suitable for use by all sports and codes using the reserve. The sports fields are allocated to rugby, rugby league and soccer in winter and cricket, touch, baseball and social sports in summer is in line with the purpose of multiple use. The two tennis clubs have been established for a long time at the edge of the reserve. The establishment of Kelmarna Gardens introduced a different use to the reserves.

The reserves are used extensively by individuals. The inland mangrove area creates considerable conservation interest. Walking, exercising and family outings are prominent activities.



**User Experience
Objective**

To ensure that recreation and leisure opportunities serve the widest interest of the community.

Recreation opportunities

The local community has expressed a desire to see a balance struck between organised and informal recreational needs. This has been reiterated at various times over the last 15 years when issues of use within the reserves have been raised.

The reserves create significant open space within one of Auckland's densest residential areas. The local catchment is changing in composition with the trends of inner city revitalisation. With young but smaller families re-establishing in the area there are changing demands. The needs for younger people as well as those of older users have to be provided for.

During the submission process requests for particular facilities were made. These included a basketball or netball training hoop, cycle path around the reserve, public access to tennis courts, use of the Pavilion, extension of walking opportunities, interpretation of the natural and cultural values, barbeques, spaces for family gatherings/games, a dog exercise area and an upgraded fitness trail. From the hearing on the plan specific provisions for dog exercise and separate cycle paths were not supported.

Policy 3.2.1

To maintain and enhance the range of informal and organised recreation opportunities of the reserves.

Implementation

- 1 In terms of the Concept Plan and, in conjunction with the vegetation management policy, maintain or provide appropriate locations for:
 - four maximum sand carpeted sports fields
 - three cricket fields – two formed wickets, one casual
 - volleyball court
 - children's playgrounds, one for young and one for older children
 - combined paths for walking and passive cycling
 - tennis courts for two clubs
 - basketball or netball training hoops
 - barbeque facilities
 - open areas separated from sports fields for family gatherings
 - a fitness trail
 - open areas for informal community recreation

Policy 3.2.2

To promote the principle of public access for recreation and use to all areas of the reserve and its facilities including leased facilities.

Implementation

1. Assess all facilities for their ability to allow use by as wide a section of the public as possible.
2. Determine if the tennis courts can provide for wider public use at specified times.
3. Ensure that public toilets are accessible to all users.
4. Ensure public safety is maintained.
5. Provide pedestrian linkages within the Reserves and to the wider walkways network – refer also policy 3.1.9.

Sportsfield Development

The sports fields have received field renovations (sand carpeting) to improve their capacity for use. This creates greater demand for the fields and as a consequence increases pressure on support facilities. Under present sports field allocation there is at least one field not in use except for periods on Saturday. The effective management and timetabling of use is required to ensure other elements of the reserve, such as parking, are not adversely effected.

Policy 3.2.3

To encourage an appropriate level of use of all facilities commensurate with the ability to support that use.

Implementation

1. That the present level of use of the sports fields should not be increased.
2. That one sports field will be available to the public for informal community use at all times with the exception of Saturdays in winter.

Policy 3.2.4

To provide for the multiple use of the sports field areas for organised sports in defined areas.

Implementation

1. Provide sand carpet for winter fields.
2. Upgrade the standard of areas adjoining the sports fields to improve integration for winter and summer and informal use.
3. Ensure appropriate turf culture practices are applied.
4. Establish and maintain effective drainage from all areas.
5. Maintain one field for winter training with night lighting.

Policy 3.2.5

To provide criteria for the assessment of proposals for recreation use.

Implementation

1. The following criteria will be applied to assess proposals:

- the need for the proposed activity to be located in the reserves when evaluated against opportunities provided at other city parks or on private land or within the commercial sector
- the need to protect historic, cultural and environmental values
- the need to protect spatial, active and informal recreational qualities of the reserves
- compatibility of the proposed activity with others on the reserves and surrounding area in terms of the scale and nature of the proposal, numbers of people involved, traffic generation, timing of activities and support facilities required
- compatibility with other management plan policy and where necessary the district plan, reserves act, any council reserve allocation policy and any council recreational needs policy

Building structures

The reserves buildings consist of two tennis clubs, a few buildings ancillary to Kelmarna Gardens and a pavilion. The pavilion was designed to house a council parks depot as well. The depot use has been scaled down leaving spaces inappropriately used. The building could be modified for multiple use by the council or in partnership with others, an organisation which provides for other groups or a grouping of such organisations. No further buildings, apart from those already approved or proposed for shelter or toilets, are to be located on the reserves. Occasionally utility servicing structures may be required. The submission and hearing process for the plan determined that the community advisory and interested sectors of the community should be involved in decisions on the location of children's play areas.

The playground structure is bounded and separated from the rest of the reserve by the car parks and Park Road. It is also in need of upgrading and additions are needed to provide a more diverse range of experiences for children of all ages. The siting of other play equipment within the reserve is also possible.

Policy 3.2.6

To ensure that no further buildings are established on the reserves other than those already existing, consented to or provided for in this management plan.

Implementation

- 1 Provide only for shelters, one additional toilet and one additional building for Kelmarna Gardens as indicated on the concept plan.

Policy 3.2.7

To provide for alterations or additions to the pavilion based on the provision of facilities for the wider community and for sports activities allocated use of the reserve.

Implementation

- 1 That the size of the building may be extended up to a maximum of 10% of the existing site coverage of the building.
- 2 Any proposal must meet the following criteria:
 - facilities which provide for use by all sports codes and both gender

- provide for community use in terms of the reserves act
- alterations which are keeping with the existing character of the pavilion
- alterations which can establish no more than minor amenity impact under the Resource Consent process
- an ability to meet relevant district plan requirements
- an ability to meet the objectives and policies of this plan

Policy 3.2.8

To establish criteria for structures which are required for public utilities, shelters or toilets.

Implementation

- 1 Any proposal will be assessed using the following criteria:
 - the need for the structure to be within the reserve
 - the need for the structure to be sited in the location identified
 - the protection of protected sites, conservation or heritage areas and views from disturbance
 - the maintenance of the reserve character
 - the contribution of the structure to the quality and experience of the reserve
 - the particular design and it's relationship to the park character
 - the public benefit to be obtained from the structure
 - impact on the immediate neighbourhood
 - an ability to meet relevant district plan requirements
 - an ability to meet the objectives and policies of this plan

Policy 3.2.9

To provide playground facilities within the reserves that present a diverse range of experiences and challenges for children.

Implementation

- 1 Provide for improved or relocated children's play area(s) with the involvement of the Cox's Bay Reserves Advisory Group and with interested public involvement.
- 2 In establishing the children's play area(s) the facility will be designed to achieve the following criteria:
 - a sheltered location with good sunshine
 - close proximity to car parking
 - safety from conflicts with traffic and parking
 - the opportunity for supervision by adults with seating provided
 - separation from deep or flowing water

- sufficient area to provide for a range of challenges for children of different ages
- an ability to be seen from surrounding areas to assist with safety concerns
- provision of appropriate purpose designed equipment which meets the requirements of the Health, Safety and Employment Act (1992) and any other standards adopted by the Council

Policy 3.2.10

To retain historical building structures and design new structures to complement them.

Implementation

- 1 Ensure additions and alterations to all buildings are in keeping with any original building form.
- 2 Research and protect the Bayfield entrance gates and any structures with heritage value.

Designed Elements – Furniture and Signs

Furniture was originally designed as part of the reserves. Some elements have fallen into disrepair while a mixture of newer styles has been added. Consistency in style between the various reserve furniture elements is desirable to increase the quality of experience for users.

Policy 3.2.11

To enhance and maintain all entry and arrival area and provide appropriate design details, signs and information.

Policy 3.2.12

To establish design standards for all structures and elements within the reserve to ensure a functional and aesthetically pleasing experience.

Implementation

- 1 Prepare a site furniture and site style manual for the reserve that:
 - establishes styles compatible to the original style or relates to the use and reserves character
 - defines criteria for positioning for sun, shelter, shade, and view in harmony with the natural environment
 - provides guidance on colours and materials
 - provide seating at regular intervals
 - ensures structures to support signs are co-ordinated with any city wide reserve standards

Policy 3.2.13

To provide simple shelter structures in key locations

Implementation

- 1 Design and construct a simple structure to provide shelter as indicated on the concept plan.
- 2 As the reserves are developed, assess the need for additional shelters.

Policy 3.2.14

To comply with Council's sign bylaw for the erection of signs or boardings.

Policy 3.2.15

To provide for external advertising and sponsorship signs which relate to sports fields and not building use.

Implementation

- 1 Sponsorship signs will only be displayed for the duration of the event to which it relates.

Policy 3.2.16

To provide and maintain a series of fitness trail equipment for the benefit of adults.

Implementation

- 1 Assess, alter, expand and maintain an effective variety of activity stations around the circuit.

Management of Animals

The management of animals on the reserve was of concern to some submitters and in hearings on the plan.

Policy 3.2.17

To provide for the exercising of domestic animals on the reserve which respect the needs and values of all users.

Implementation

- 1 Maintain bylaws for the management of domestic animals.
- 2 Ensure that dogs are controlled at all times.
- 3 Provide for bags, bins and educative signs to encourage owners to dispose of their animal droppings.

Interpretation

Interpretation of the history and natural values of the reserve can be of interest to users. With an unusual natural wetland system, an interesting history, a Maori heritage site and other natural values there is the ability to provide information of general and educational value. The Council has already produced a very useful booklet. Several respondents defined a variety of studies undertaken in the reserves by schools. Kelmarna Gardens is linked to Unitec for educational input and use.

Policy 3.2.18

To develop, interpretation and education material, to promote the park's historical and natural features.

Implementation

- 1 Upgrade and make readily available the two booklets on Cox's Bay Reserves and environmental walkways.

- 2 Investigate and as necessary establish further on site information/education boards at points of interest, such as the mangroves.
- 3 Rework the information signs to show links to outer areas and additional site features.
- 4 Develop a programme for school children to participate in the various features of the Reserves and use the area as an external classroom to discover nature in the urban context.
- 5 Give consideration to preparing an education kit for school use.
- 6 Foster and promote the use of Kelmarna Gardens for educational purposes.

3.3 Administration

The structure for administration or day-to-day management of the reserves has to be established in the context of the Reserves Act (and the District Plan – Resource Management Act). The purpose and function of the reserves are important (refer Introduction) as are needs of users and the expectations of the residents of the community in which it is located and which it serves.

Administration Objective

To manage the reserves through a co-operative approach between Council, the community and users.

Policy and Implementation

These are addressed under separate headings.

Reserve and Facility Management

The reserves are administered by the Western Area Parks Management of Auckland City under the guidance of the Recreation and Community Services Committee and the Western Bays Community Board.

An increase in direct involvement from the local community is sought. Currently the community is involved, other than through the elected representatives on the Community Board, through the Friends of Cox's Bay and Council officers. The Friends Group is particularly active with conservation planting and water quality issues.

Policy 3.3.1

To manage the Reserves and Pavilion for multiple community and sport use with involvement from those interests.

Implementation

- 1 Provide for a Cox's Bay Reserves Advisory Group with the following representation.
 - 1 board representative
 - 1 parks manager or nominee
 - 2 community representatives
 - 1 major code user of fields
 - 1 other code representative
 - 1 Tangata Whenua representative

- 2 friends of Cox's Bay representative
- all leaseholders of land or buildings

2 The functions of the Cox's Bay Reserves Advisory Group will be to:

- provide input to Council decisions on allocation of reserves facilities
- monitor any activity on the reserves and in its buildings
- monitor hours of operation in the Pavilion and behaviour of user groups
- Make recommendations to the Council through the community board for improvements to the reserve facilities, their management or funding
- To meet regularly

Policy 3.3.2

To provide equity in the allocation of use of the reserves.

Implementation

- 1 Space will be allocated in terms of any wider Council strategy which considers Cox's Bay reserves in role and context to all other reserves in the Western Bay area.
- 2 Such strategy will be expected to recognise policy, as outlined in the management plan for the Cox's Bay Reserves, and the commitment to sporting code use and conservation and community use of the reserves.
- 3 In allocating use of space and timing of that use by sporting codes consideration is to be given to the ability of the Pavilion, car parking and access and egress to support those activities. In some cases it may be necessary to allow for a break between fixtures to ensure that car parking is used effectively.

Policy 3.3.3

To recognise the classification of the reserves in the allocation of activities and the use of space.

Implementation

- 1 In terms of the classification for a Recreation reserve under the Reserves Act for free and unencumbered public access and the principle of multiple use established under this plan, no organisation or code will be able to establish a ground for which a charge for entry is made.
- 2 The conditions of public access to all grounds and facilities under lease shall be advised on a notice placed on the building or facility. Such notice shall identify the time when it is available and, as appropriate, the fee.

Policy 3.3.4

To review the Management Plan at intervals no greater than five years.

Concessions and Leasing of Land

There are a number of leases for concessions already operating in the reserves. The two significant ones are the Western Bay Tennis Club, which has a lease for .44 hectares of land

at the western end of the reserve. That lease is for 13 years, 11 months from October 1987. In the east (on Bayfield Park) the Herne Bay Tennis Club leases land for a clubhouse and two levels of tennis courts. The lower court area is in disrepair and a planning consent is held for the establishment of a new clubhouse, squash facilities and car parking to provide for an expanded tennis and squash Racquets Clubs. The lease is for 13 years, 11 months from December 1987.

Both tennis clubs also sought additional land to be allocated. In the West End Club case it was for up to two additional tennis courts and in the Herne Bay case, possible extension for car parking. Unless either can prove a legal agreement given by Council at an earlier time, provision is not made in the plan for either of these requests.

Kelmarna Gardens operate under a 5 year lease from September 1993 with a further right of 5 years.

From time to time the Council is required to issue temporary permits for concessions for the use of the reserve for purposes other than recreation.

Policy 3.3.5

To manage present and future leases in terms of the provisions of the Reserves Act and current Council leasing and licensing policies for recreation land and in conjunction with the policies contained in this management plan.

Implementation

- 1 The terms of lease for the current occupiers where rights of renewal apply will be reviewed in terms of obligations and expectations under this Management Plan prior to their expiry date.
- 2 No lease for the Pavilion will be given on a basis that does not provide for multiple use.
- 3 Kelmarna Gardens Trust will be supported in their use of land for “city farm” concept established under their lease. The greater involvement within the wider reserves area will also be encouraged.
- 4 No lease will be given without advice first being sought from the Cox’s Bay Reserves Advisory Group.
- 5 No lease will be entered into until all other consents, including resource consents are obtained.

Policy 3.3.6

To provide for user permits and concessions.

Implementation

- 1 Permits for temporary concessions or events may be granted for the use of areas of the reserve which are compatible with the objectives for the reserves and in accordance with policy or implementation under this Management Plan.
- 2 Permits for special events may incur an additional bond or charge in respect to the potential for damage or the need for remedial works.

- 3 Concessions may be granted in respect to refreshments and for wheeled transport compatible with reserve values.

Licensing for liquor

Many respondents involved in the submissions and hearing process under the management plan were concerned at the implications of the consumption of liquor or a liquor licence in respect to the Pavilion. Liquor licences are held by both tennis clubs.

The Sale of Liquor Act 1989 provides for the sale of liquor to the public by way of a liquor license. Clubs may be issued liquor licenses and liquor may be sold to, any member or guest of the club and any member of any other club there by way of reciprocal visit. The predominant purpose for which the premises is to used must be for other than the consumption of alcohol. There must at all times be a club secretary with a record of all proceeds of the sale of liquor going to the club. The club must make a reasonable range of non-alcoholic refreshments available. The Act outlines specific host responsibilities. These include, the sale of liquor to intoxicated persons, allowing drunkenness and disorderly behaviour on licensed premises, and being on licensed premises after hours.

The principles for Council leases on parks and Reserves provide a clause to control noise behaviour in surrounding streets. Under this clause “Each lease shall include a good neighbour clause that sets limits for noise, requires good behaviour from users, and sets limits to hours of operation to: weekdays 10.00pm, Fridays/Saturdays 12.00 midnight; /Sundays 9.00pm. Any variations require consent of the Area Manager.”

This policy sets absolute limits for liquor licenses. However the Management Plan can reduce these limits.

The question of whether liquor should be available in the Pavilion and under what circumstances has been a contentious public issue. The determination on submissions and hearings was to draw a distinction between the pavilion and the Tennis Clubs. Provisions under this plan are for liquor licenses to continue as a component of the lease for the Tennis (racquets) Clubs and no additional liquor licence for the pavilion.

Policy 3.3.7

To ensure that Council as landowner manages liquor licences within the Cox’s Bay Reserves in terms of Management Plan objectives and policy with full recognition of community expectations.

Implementation

- 1 The landowner will ensure that all leases will be provided with constraints on liquor licences and a review clause for non-compliance.
- 2 There shall be no visible evidence of any liquor promotion in the form of external signage, billboards or flags. Exceptions will be made for signs relating to recreational functions and games, but they must be removed at the end of the function.

- 3 The hours that any liquor licence can be granted (or reviewed) in respect to the Tennis (racquets) clubs may be up until 11pm on a range of nights and for periods established by the liquor licensing process.
- 4 No additional liquor licence shall be provided for under the management plan.
- 5 The council as landowner will retain the right through the lease of land and buildings to rescind that lease if any liquor license is sought or granted which does not meet the criteria in this management plan. Such provisions will be written into each lease.
- 6 When leases for the Tennis Clubs come up for renewal the consumption of liquor shall be reviewed.

Boundaries and Land

In the course of consultation and the preparation of this Management Plan a number of improvements to the boundaries of the park are desirable.

Policy 3.3.8

To seek boundaries to the park which assist management practices and which provide public benefits.

Implementation

- 1 Provision of access from Hector Street /Wharf Road to the new footbridge.
- 2 Inclusions if agreed with the landowner of steep land adjoining West End Street.
- 3 The improvement of boundaries and the provision of access to the Kelmarna Gardens area.
- 4 Inclusion if possible of vacant land intersecting Edgars Road and Edgars Creek.

Utility Installations and Services

The Cox's Bay Reserves carry a number of utility services. It is essential to ensure that the operation and maintenance of those facilities is not to be detriment of reserve values or public enjoyment and use of the reserves.

Policy 3.3.9

To ensure that the operation and maintenance of utility services located within the reserves are compatible with conservation and use values.

Implementation

- 1 Examine and establish the need for utilities affecting the reserve.
- 2 Establish criteria to assess future requests for utility service installations.
- 3 Examine the consents of all drainage outlets to confirm that they comply with consents and do not cause any erosion or other adverse effects.
- 4 Consult with WaterCare Services in order to integrate the pumphouse into its surroundings with a change of colour and planting.
- 5 Consider whether chemical and petrol storage areas should be relocated away from areas of intense public use.

Appendix 1



