

Griffin Reserve

Management Plan for One Tree Hill

Borough Council October 1989

Prepared by the One Tree Hill Borough Council, October 1989

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

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1.0 Background Information

1.1 Statutory Framework

As this reserve has a recommended classification of a Local Purpose reserve, preparation of a Management Plan is not required under the provisions of Section 41 of the Reserves Act.

The One Tree Hill Borough Council, has, however, decided that a Management Plan would be of value in the administration of the reserve and has therefore prepared this plan in accordance with the formalised procedures laid down in the Reserves Act.

1.2 Legal Description

Lot 1 DP 66311

1.3 Area

4143m²

1.4 Classification

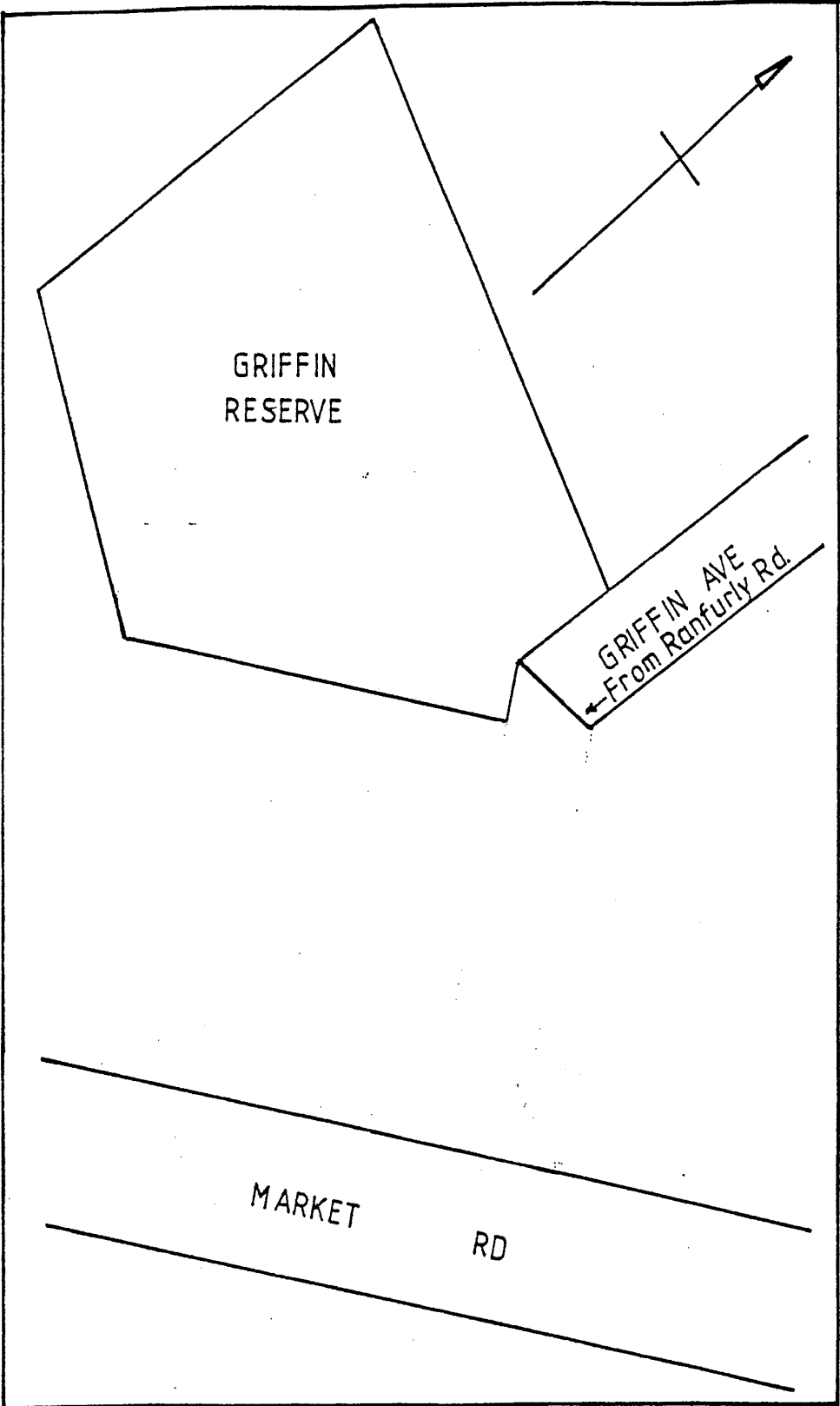
Local Purpose (recommended)

1.5 Acquisition

Originally the land was owned by the Cornwall Park Trust Board and leased to the One Tree Hill Borough Council. However, in October 1982 the Council entered into an agreement to purchase the land by way of instalments over a five year period.

Appendix 1 Locality Plan

LOCALITY PLAN:



1.6 Present Use

The Reserve is a grassed area with peripheral landscaping featuring specimen trees. It serves the local community as an area of green open space for informal recreation. It also fulfils the open space requirements of the Scout and Ranger Halls located on the reserve and the Council Community House located on an adjoining site in Griffin Avenue.

The children's play equipment is designed to serve both local school age children and pre-schoolers, particularly those attending the day-care service at the Community House.

1.7 Lease Arrangements

1.7.1 Scout Den

The area of the Scout Den is leased to the Scout Association of New Zealand. The 74 year lease commenced in January 1974 at a rental of \$20 per annum. At the time of the drawing up of the agreement to purchase the Reserve from the Cornwall Park Trust Board, this lease was brought down on the fee simple title and therefore continues to have effect. Any change to the lease agreement would make it subject to current legislation under which the maximum duration of the lease would be 14 years without right of renewal.

1.7.2 Ranger Hut

There are no formal lease or tenancy agreements pertaining to the use of land and hall by the Rahiri Rangers.

1.7.3 Adjoining Land Uses

The reserve is located within a residential area. On the south western and southern boundaries there is mature planting within the rear yards of residential properties which provides a complimentary backdrop to the reserve. However, along the north-western boundary unit development has diminished the planted areas on adjoining properties and recent unit development has been orientated to take advantage of the open aspect provided by the reserve.

The One Tree Hill Borough Council Depot and Offices are located on land to the east of the reserve. Uses of the site adjacent to the reserve include car parking and a workshop building with a solid block wall along the reserve boundary. Council's Community House on Griffin Avenue has direct pedestrian gate access to the reserve from a fenced rear yard. A pre-school centre operates in the house during the week.

1.8 Access

Full access to the reserve is from the end of Griffin Avenue where street improvements have provided additional parking spaces for reserve visitors. There is a direct pedestrian link to Market Road via a wide accessway which has been formed and landscaped so that it serves as an attractive extension of the reserve. The land is owned by One Tree Hill Borough Council and was classified as a Local Purpose (Access) Reserve in 1982. (Gazette reference 1982/1447)

1.9 District Scheme Provisions

The reserve is zoned Recreation 2 in the operative District Scheme. The zone is designed to provide for community buildings while retaining open space for outdoor recreation and visual relief from the urban environment.

Adjoining residential properties are zoned Residential 2, a medium density residential zone. Council owned sites along the northern boundary are designated for borough office, depot and community house.

2.0 Objectives

To provide and maintain facilities within the Reserve which serve the needs of the local community.

To provide a functional area of open space which also provides attractive visual relief from the built up environment.

3.0 Policies

3.1 Buildings

- Existing lease/occupation arrangements of buildings will be upheld.
- To ensure that buildings have a well maintained appearance and are in keeping with their location within the reserve.
- To maintain the existing ratio of building area to open space.
- To ensure that facilities are primarily reserved for use by the local community.

3.2 Use of Grounds

- To provide an outdoor venue for local community gatherings.
- To provide outdoor space for activities associated with the use of the Scout Den, Ranger Hut and Griffin Avenue Community House.

3.3 Outdoor Public Gatherings

Organisers of all outdoor public gatherings must obtain the prior consent of the Council.

In considering applications the Council must be satisfied that:

- There will be no damage to the reserve and that the grounds will be left tidy and free from litter.
- The amenities of the surrounding neighbourhood will not be adversely affected.

3.4 Vegetation

- To prohibit, where appropriate, any activity which is detrimental to the vegetation in the Reserves.
- To remove any noxious or undesirable weeds from the Reserves.
- To regularly inspect existing trees and, if necessary, to carry out tree surgery work in order to improve their health, appearance or safety.
- To remove existing trees which have died back, been seriously damaged or are dangerous.
- To periodically evaluate landscaping and if necessary prune, replenish or supplement planting.

3.5 Security

To engage, if necessary, the services of a security firm as a means of deterring vandalism and misuse of park facilities.

3.6 Play Equipment

To maintain all equipment in safe, working order.

To install and maintain shock absorbent material under play equipment.

3.7 Signs

The number of signs will be kept to a minimum consistent with the need to provide information about features and facilities within the Domain.

All signs will be designed to harmonise with the natural landscape and, whenever possible, located near the entrance to the Domain.