

Konini Domain
Management Plan, 1977

Prepared for the Community Planning Group of Auckland City Council.

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1.0 Statutory framework

This Management Plan has been prepared by One Tree Hill Borough Council to meet the requirements of Section 14 of the Reserves Act 1977.

The Reserve has been classified as a Recreation Reserve.

Konini Domain

NZ Gazette 1979 No. 17 Pg 522

Section 17 of the Reserves Act states that recreation reserves shall have the general purpose of “providing areas for recreation and sporting activities and the physical welfare and enjoyment of the public and for protection of the natural environment and beauty of the countryside with emphasis on the retention of open spaces and outdoor recreational activities including recreational tracks in the countryside.

1.1 Location and access

This reserve lies within the southern residential part of One Tree Hill Borough. The exact location is shown on Map 1.

There is access to Konini Domain from both Waiohua Road and Rangiora Avenue and the reserve provides a pedestrian link between these two streets.

Legal Descriptions and Area

Konini Domain

8,060 m²

Sec. 19, 20 and 21

Carroll Settlements S.O. 23611

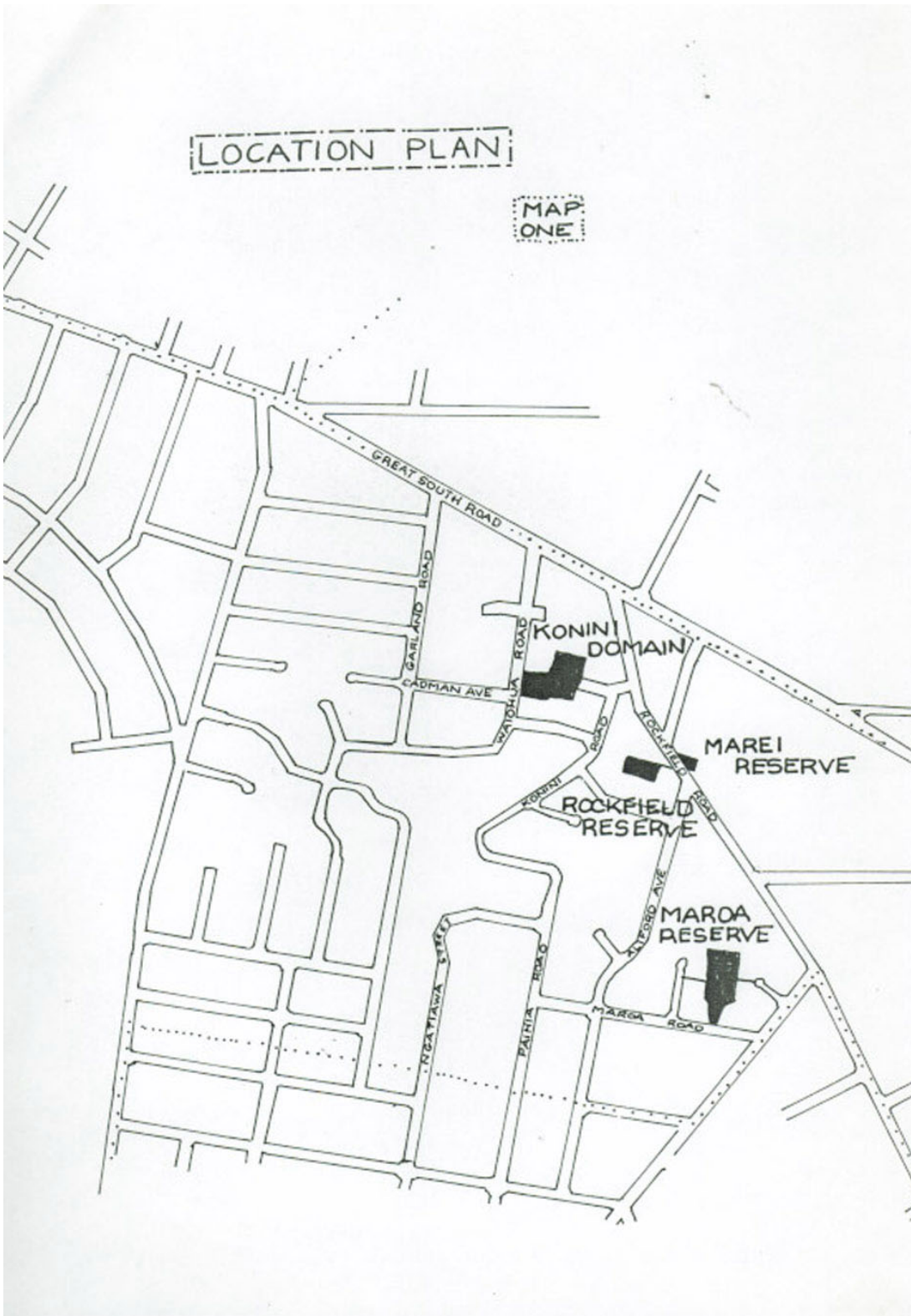


Figure 1 Location Plan

1.2 History of acquisition and development

In 1935, Konini Domain was reserved for recreation purposes and brought under Part II of the Public Reserves Domain and National Parks Act 1928. One Tree Hill Borough Council was appointed as the Domain Board.

The Domain was then leased as a peppercorn rental to the Konini Social Club, an incorporated body of local residents. The first project undertaken was the construction of 3 tennis courts in the northern portion of the Domain. The work was carried out by relief workers, Council employees and social club members.

In 1938, trees were planted throughout the Domain and a children's play area was laid out. Many of the trees planted were donated by local companies and in 1939, the Rose Gardens were established with specimens donated by a nursery.

During the late 1930's, extensive housing development was carried out in the surrounding area by the Ministry of Housing. In view of the increase in demand for recreational space that this created, a request was made to the Department of Housing Construction, that two Crown sections, Lots 19 and 20, which front Waiohua Road be set aside for recreation purposes is added to the Domain. This was agreed to and the two sites were gazetted for recreation purposes in 1942.

A tennis pavilion incorporating quarters for Council staff engaged in maintenance of the Domain was completed in 1957. This building was destroyed by fire in 1974 and has now been replaced with a multi-purpose community hall.

1.3 Adjoining land uses

Konini Reserve is in an area of residential development most of which was established by the State between 1930 – 1950. Many of the houses are now owner-occupied.

All land adjoining the Konini Domain is zoned Residential B in the operative District Scheme. This is a medium density zone which allows for limited unit development.

1.4 Present use and functions

Konini Domain functions as a neighbourhood park serving the needs of the surrounding local community.

Map 3 shows other parks and their facilities located within a 2km radius of the Domain.

According to 1981 census statistics, the area has a very high proportion of people over the age of 65. This is typical of the first generation State Housing areas now nearing the end of their first occupancy cycle and it is anticipated that a change in population structure could be imminent.

At the present, the Konini Domain accommodates the following uses:

1. Tennis Courts

There are three courts with all-weather surfacing. These courts are open to the general public, except during specified hours, (approved and notified in accordance with the by-laws) when a Veteran's Club has priority use.

2. Community Hall

At present this is used by the tennis club, a pre-school centre and for weekly hobby classes. It also provides facilities for Domain maintenance staff.

3. Children's Playground

Equipment includes a small sand-pit, a multiple climbing and slide unit and a static modular fibre glass form. These are all suitable for use by younger children and are used by the pre-school centre. An advantage-type structure was completed in 1976.

The remainder of the area is devoted to open space with a grove of native and exotic trees and a formal rose garden.



Figure 2 Other parks and facilities within 2km radius

2.0 Objectives

To develop facilities within Konini Reserve to serve the needs of the immediate neighbourhood.

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

To develop a landscape character in the Reserve, having regard to the adjoining area, landforms and uses.

3.0 Policies

3.1 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 health, appearance or safety.

To remove existing trees which have died back, been seriously damaged or are dangerous.

3.2 Signs

Policies

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

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

To place identification signs at the entrance to the Reserve.

3.3 Existing facilities

Community Hall

To allow for limited expansion of the community hall in order to better accommodate recreational facilities which serve the needs of the immediate neighbourhood.

To encourage the multiple use of facilities within the community hall.

Tennis

To allow for the continuation of priority use during specified hours by the Veterans Tennis Club in accordance with the By-Laws.

To ensure that a reasonable playing surface is maintained on the courts.

Children's Playground

To maintain existing equipment and structures in safe working order.

3.4 Future use and development

3.4.1 Future Use

To ensure that the type and scale of any proposed use is related to the needs of the local community.

To periodically review the extent to which the Reserves are serving the needs of the local community.

3.4.2 Explanation

As outlined in Section 1.4 a change in the population structure of the neighbourhood is anticipated and this may result in a change in recreational needs.

To oppose the alienation of Reserve land for private use.

To ensure that any proposed use will not have a detrimental effect upon neighbouring residential uses within the Reserves.

3.4.3 Future Development

To formulate design proposals for the development of landscape works and facilities appropriate to each Reserve.

To identify the Reserves within the residential area by the development of a common theme of design detailing.

To utilise wherever possible, low maintenance and robust landscape and construction materials.

3.5 Pedestrian access

To maintain all existing pedestrian accessways.

Wherever appropriate, to facilitate and promote the use of the Reserves as convenient and pleasant pedestrian links between streets and adjoining neighbourhoods.

4.0 Preliminary design proposals

