

Massey Reserve

Management Plan – October 1989

Prepared for One Tree Hill Borough Council in October 1989.

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Printed October 2001

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1.0 Background information

1.1 Statutory framework

This reserve is classified as a Local Purpose reserve and 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.

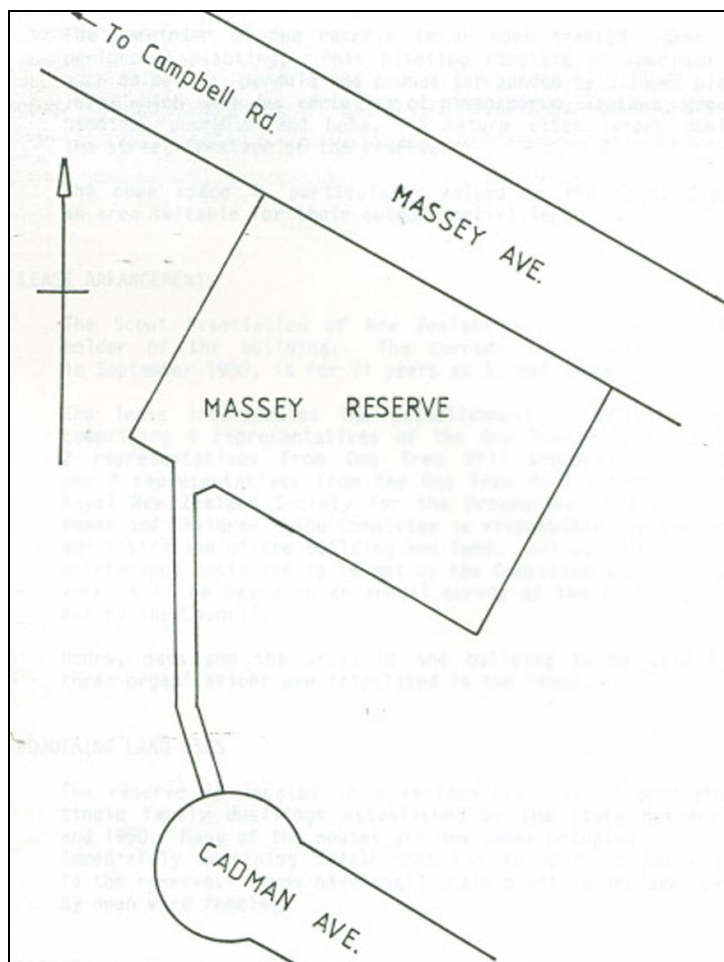
Legal description Lot 108 DP 20166

Area 2,548m²

Classification Local purpose, kindergarten (Gazette reference 1980/3881)

Zone Recreation 2

History of acquisition The Crown vested the reserve in the Council following subdivision and development of land in the vicinity for State Housing.



Locality Plan

1.2 Present use

A hall of approximately 400m² is located on the western side of the reserve and is used by the One Tree Hill Plunket, Kindergarten and Scout Groups.

An area to the rear of the hall is fenced and contains play equipment for use by the Kindergarten.

The remainder of the reserve is an open, grassed area with peripheral planting. This planting consists of specimen trees such as *Betula pendula* and *prunus spp* surrounded by a lower planting level which includes varieties of pittosporum, lantana, grevillea, nandina, phormium and hebe. A mature *Vitex lucens* dominates the street frontage of the reserve.

The open space is particularly valued by the scout group as an area suitable for their outdoor activities.

1.3 Lease arrangements

The Scout Association of New Zealand is the principal lease-holder of the building. The current lease, which commenced in September 1980, is for 21 years at \$2.00 per annum.

The lease incorporates the establishment of a Hall Committee, comprising four representatives of the One Tree Hill Scout Group, two representatives from One Tree Hill Kindergarten Committee and two representatives from the One Tree Hill sub-branch of the Royal New Zealand Society for the Protection of the Health of Women and Children. The Committee is responsible for the general administration of the building and land. All building maintenance costs are to be met by the Committee and the required work is to be based on an annual survey of the building carried out by the Council.

Hours, days and the areas of the building to be used by the three organisations are stipulated in the lease.

1.4 Adjoining land uses

The reserve is located in a residential area of predominantly single family dwellings established by the State between 1930 and 1950. Many of the houses are now owner occupied. Immediately adjoining development has an open, northerly aspect to the reserve. Yards have small scale planting and are bordered by open wire fencing.

1.5 Access

Full access to the reserve is from Massey Avenue. On the western side of the rear boundary there is a pedestrian accessway which links through to Cadman Avenue.

1.6 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.

Surrounding residential properties are zoned Residential 2, which is a medium density residential zone.

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 Vegetation

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

3.2 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
- Building coverage shall not exceed 30% of the site area
- To ensure that facilities are primarily reserved for use by the local community

3.3 Use of grounds

- An area of open space will be retained for kindergarten and scout activities.

3.4 Security

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

3.5 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.

3.6 Access

- To provide for public pedestrian access through the reserve to Massey Avenue from the Cadman Avenue pedestrian accessway.