

# **Panmure Basin**

## Management Plan

Prepared by the Mount Wellington Borough City , July 1982.

Amended May 1986.

Amended August 1989.

Model Pond Relocated.

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## Part One – Preface

### **Council's consideration and report on submissions to the Second Management Plan 1986**

On completion of public advertising and receipt and consideration of public comments Council decided a public meeting was not required. A list of submissions and suggestions is recorded on the following pages and Council's decisions and explanations is also recorded.

## Panmure Basin Recreation Reserve: Submissions and Suggestions on 1986 Management Plan

Name	Submission or suggestion	Decisions/ explanations
Lands and Survey Department	<p>1 “Occupation Agreement” between Council and Auckland Scale Marine Modellers Club inc. should take the form of a lease pursuant to Section 54 of the Reserves Act 1977.</p> <p>2 Details of lease be incorporated on page 31 under Part b (v)</p> <p>3 Details to take form of lease (terms of) legal description, area, etc.</p>	<p>1 Agree</p> <p>2 Agree</p> <p>3 Agree – Borough Solicitor to draw up appropriate agreement.</p>
Waipuna Water Ski Club of Mount Wellington	<p>4 Confirms the “ski lane” originally agreed upon, not smaller area agreed by Panmure Basin Wardens Committee</p>	<p>4 Plan shown for ski area in Management Plan shows area to be used by Skiers. This is area for consideration when viewing the plan- not actual location of ski lane.</p>
Mr. R. Burgess- 114, Ireland Road	<p>5 Further instalments of sand on beaches.</p> <p>6 Trees (Cotton Wood) along basin block by spouting, etc. Trees – interference of view, substantial height. Trees – Bedside Station No. 5, tree is unsound condition, be looked at. Trees- Believes Native Trees ideal for planting.</p>	<p>5 Regular checks are kept on sand levels and as circumstances dictate, replacement is made.</p> <p>6 Agree – trees to be looked at and topped or removed and replaced if found to be in unsound condition.</p> <p>Agree – as mentioned in plan – planting will be carried out following a basic planting programme</p>

Name	Submission or suggestion	Decisions/ explanations
Mr. R. Burgess- 114, Ireland Road (cont.)	<p>7 Netting</p> <p>No justification of complete ban in Basin.</p> <p>Unattended nets are subject to fishing regulations, such nets should be confiscated.</p> <p>Quoted “Tamaki River as recreational fishing NO. change”</p>	<p>7 Disagree – because the Basin is a recreation reserve – many other users could be inconvenienced or suffer damage or be in danger when using the Basin. At the moment we don’t possess adequate control (where our by-laws control use of Basin) therefore we are subject to the existing Fisheries regulations</p>
Mrs. P. Howlett – 19 Watene Road	<p>8 Jubilee Footbridge: Not a threat to birds in flight. Since overhead powerlines dismantled reduction in bird injuries decreased noticeable.</p> <p>9 Barbecue areas and seating: Many people ignore “take your rubbish away” policy. Watene seating favourable gathering. Since closure of A.C.C. depot applicant unable to dispose of rubbish collected in such area. <b>Solution:</b> Erect removable rubbish bin / supply free of charge extra bundles of Mount Wellington Kleensaks.</p> <p>10 Piles and Moorings Swing moorings are approved for neck of Basin. Believes unsafe and not sensible contrary to recreation nature of Basin.</p>	<p>8 Agree, no change</p> <p>9 Disagree, rubbish bin of style that will blend with existing environment should be placed when available in easily accessible locations otherwise policy of “take your own rubbish away” will be maintained.</p> <p>10 Disagree, moorings have been in existence since inception of previous plan and have not appeared to create a problem.</p>

Name	Submission or suggestion	Decisions/ explanations
Mrs. P. Howlett – 19 Watene Road (cont.)	<p>11 Jubilee Footbridge Not a threat to birds in flight Since overhead powerlines dismantled reduction in bird injuries decreased noticeable.</p> <p>12 Barbecue Areas and Seating Many people ignore “take your rubbish away” policy Watene seating favourable gathering Since closure of ACC depot applicant unable to dispose of rubbish collected in such areas. <b>SOLUTION</b> Erect removable rubbish bin /supply free of charge extra bundles of Mount Wellington Kleensaks.</p> <p>13 Piles and Moorings Swing moorings are approved for neck of Basin. Believes unsafe and not sensible contrary to recreation nature of the Basin.</p>	<p>11 Agree – No change</p> <p>12 Disagree – rubbish bin of style that will blend with existing environment should be placed when available in easily accessible locations otherwise the policy of “take your own rubbish away” will be maintained</p> <p>13 Disagree – moorings have been in existence since before inception of previous plan – have not appeared to create a problem.</p>

Name	Submission or suggestion	Decisions/ explanations
Mrs. P. Howlett – 19 Watene Road (cont.)	<p>14 Shag Colony Perpetrates the myth Shags have killed trees at neck of Basin. Monterey Pines 80 years old – end of life span Trees not used by Shags have been either removed or fallen 11 trees occupied by Shags – 8 still exist, 7 in use Birds occupy trees with bare branches – the excreta only hastens the end of trees. The first nest in Pohutakawa tree occupied last Autumn again occupied this year</p> <p>15 Vehicles Motorcycles regularly use the walkway and bridge Constant widening of walkway encouraging vehicles Meandering path threatening bordering trees, etc When path is sprayed a foot or two extra is added and metal is laid Believes distracts original concept</p>	<p>14 Agree – change reason for death of trees to age (not Shag’s)</p> <p>15 Agree – Vehicle’s covered in Management Plan – the other day to day maintenance thing, to be looked at in general works programme.</p>

Name	Submission or suggestion	Decisions/ explanations
Mrs. P. Howlett – 19 Watene Road (cont.)	<p>16 Landscape 3 Kauri trees planted 10 years ago – 2 have escaped vandalism</p> <p>17 Ecology</p> <p>a Establishment of safe high tide roosting areas a considerable enhancement.</p> <p>b Pied stilts are becoming disturbed by the pedestrians – eventually limit their use of area.</p> <p>c Placement of rustic high tide water – level</p> <p>d Roosting areas very important</p> <p>e Poles provided last year removed for gas line Inexperienced juveniles (birds) struggle for safe retreat – whereas boats sometimes deliberately attempt to run them down. Applicants believe safe retreat is top priority.</p>	<p>16 Agree – include in plan – (location of tree under landscaping (b) explanation) (Now only one left)</p> <p>17 Agree – A high tide roost to be provided for birds (this was organised previously but material accidentally removed by previous work in the area) To be implemented again</p>
Panmure Lagoon Sailing Club	<p>18 Propose to extend boat locker and toilet block</p>	<p>18 Agree, plan adds needed toilet facilities at that part of the reserve and conforms with Management Plan objectives. No problems with existing permit to occupy agreement.</p>

## Part Two – Background Information

### 2.1 Introduction

The Mount Wellington Borough Council has prepared this Management Plan in accord with Section 41 of the Reserves Act 1977. The original Management Plan was prepared in 1982 and the Council at that time considered it should be reviewed each five years or at the time of a major consideration on some aspect (e.g. Fresh water lagoon). This document shall be considered as the reviewed document and on final acceptance shall be the Management Plan for a further period.

Since the completion of the first Management Plan in 1982 development has proceeded in line with that document. A number of proposals included in that document have been completed. These include the construction of the Jubilee Footbridge, the completion of the circumferential walkway, the construction of the water shoot at Swimarama and the erection of the fitness trail. Seats and tables are being provided around the Basin and upgrading of the area where staff and funds are available is being continued with. Assistance has been provided by a number of community groups and organisations in the provision of seating, maintenance of landscaping and provision of the fitness trail.

Approaches have been made from the Auckland Society of Model Engineers for approval to extend their track and from the Auckland Scale Marine Modellers Inc for the provision of a fresh water lagoon at Peterson Road. Along with these proposals the Council has looked at the upgrading of the Peterson Road access and carparking area. These matters have been considered by the Panmure Basin Wardens' Committee and the Councils' Parks and Recreation Committee. As a result of their deliberations they consider the proposals warrant public input and accordingly, it has been decided that the Management Plan should be updated with the new proposals included for public comment.

This plan is intended as a practical planning document to ensure the orderly development of the reserve to provide for maximum utilization and enjoyment by all sections of the community to prevent use conflicts, and to establish long term aims based on background information to avoid unwanted development. Where proposals are mooted the document does not get into the detail of the proposal as it is the principle of any works which requires consideration in this document.

The plan comprises five parts:

#### 1 Preface

This consists of the report of the Special Meeting of Council at which final decisions were made in respect of the Draft Management Plan and the submissions thereto. (This section will be included after consideration by the Council of public comment received in relation to this Draft Management Plan).

#### 2 Factual Data

Extensive notes on all factual matters which aid in a full appreciation and understanding of the reserve on which formulation of objectives and policies can be made.

#### 3 Objectives

These statements are expressed in broad terms. They do not make decisions for the future but clarify the intention of the reserve management and ensure continuity through successive Councils.

#### 4 Policies

There are definitive statements that provide the basis for both long term and day to day reserve management. They are drawn from the broader outline of objectives.

The key to ensuring the usefulness of the Management Plan over a period of time is to maintain its relevance to changing environmental circumstances and this requires a built-in procedure for review and reassessment of policies. Management review required the same depth of study and level of authorisation that applies to the initial plan.

#### 5 Appendix

This consists of the report of the Special Meeting of Council at which final decisions were made in respect of the first Draft Management Plan in 1982 and the submissions thereto.

### **2.2 Area and legal description**

The plan provides for the overall management of the Panmure Basin and all contiguous reserve land. It was decided to include all adjacent reserve land so all the area could be run as one to avoid conflicting uses in the future.

The Panmure Basin Recreation Reserve Management Plan is to include areas previously known as:

- Panmure Basin
- Panmure Basin Foreshore Reserve
- Peterson Road Reserve (to continue to be known as this)
- Watene Road Reserve (that part within neck of the Basin)
- Foreshore Reserve (below St Joan's hospital)
- Foreshore Reserve (below Marine Lane – between Peterson Road and St Joan's

The areas and legal descriptions are as follows:

#### **A Panmure Basin Reserve**

51.7112 hectares, more or less, being part Allotment 21, Section 4, Village of Panmure, situated in Block II, Otahuhu Survey District. Part certificate of title 1D/726. SO Plan 40355.

#### **B Panmure Basin Foreshore Reserve**

5.9174 hectares, more or less, being parts Allotments 63, 64, 77, part Allotment 78 and Allotments 45, 79, and 82 in Section 2, Village of Panmure, and lot 128, DP 23141; Lot 129, DP 19438, Lot 1, DP 63153, Lots 1, 2, 3, and part Lot 4, DP 18016; and Lot 3, DP 60831, situated in Block II, Otahuhu Survey District. Part certificate of title 1D/726, and all certificates of title 6A/258, 21B/778, 19B/1070, 4D/507, and 16C/891. SO Plan 39405 and 44731.

In addition, the Council leases an area of New Zealand Electricity Department land, comprising 4375m<sup>2</sup>, being part 3 and part 11, Section 4, Village of Panmure, and used as an integral of the recreation reserve.

#### **C Peterson Road Reserve**

1.1917 hectares, more or less, being Lots 4 and 5, Deposited Plan 38031, and Lots 11, 16 and 20, Deposited Plan 39257. Being all land in certificate of title 2B/624.

In addition to these lots, there exists an area comprising 4613m<sup>2</sup>, being part Allotment 13 and part of part Allotment 14, owned by the New Zealand Electricity Department, but leased by Council for recreation and community activities.

**D Watene Road Reserve**

1206m<sup>2</sup>, more or less, being Lot 5, Deposited Plan 44717, and being part Allotment 17, Section 4, small lots near Village of Panmure. 8397m<sup>2</sup>, more or less, being Lots 40 and 41, Deposited Plan 43120, and being part Allotment 17, Section 4, small lots near Village of Panmure. Being all land in certificate of title 24C/656, and 2B/625.

**E St Joan's Hospital Reserve**

This strip of foreshore land, 20 metres in depth across the full width of the hospital site, comprises an area of 4896m<sup>2</sup>, being Allotment 23, Section 4, small lots near Village of Panmure.

**F Marine Lane Reserve**

This strip of foreshore land approximately 20m in width across the full width of the Marine Lane subdivision. Comprises an area of 3163m<sup>2</sup>, being Lot 13, DP 103106, Section 4, small lots near Village of Panmure.

These areas are shown on Figure I, Page 10.

The total area of the Panmure Basin Recreation Reserve is 60.1843 hectares.



**Figure 1 Areas Included in Management Plan**

### **2.3 History**

The Panmure Basin and surrounding area is of volcanic origin. Approximately 13,000 years ago, a violent explosion blew a wide tuff crater between Mount Wellington and McLennan's Hill causing a fine pumice dust to be blown out over the surrounding country. The crater rim soon weathered to fertile soil and a splendid forest, possibly of Kauri trees, covered the northern side of what was known as Kaiahiku – Panmure Basin. Remains of this forest can be seen preserved in a 4 foot deep lignite layer, just above water level near the neck of the Basin.

The Panmure Basin was originally a large open crater; however, seepage through the porous lava flow of Mount Wellington and water from the spring called Waipuna, on the western side of the Panmure Basin, together with the run-off deposit of fine pumice silts, gradually filled the Basin to a fresh water lake. Much latter, it began to seep out again below the rim of the eastern side; the pressure behind it caused the rim to collapse and the fresh water to discharge into the Tamaki River, ultimately forming the connecting channel as it now exists.

It was not until 1600AD that the first recorded human occupation took place on the fertile soils of the Basin. In a premeditated move, a section of Ngati-awa and a group from the Wai-o-hua tribes moved to cultivate the land by Waipuna Spring. However, the Ngati-awa turned on the other tribe and killed them, taking control of the land.

Occupation continued and during the mid-seventeen hundreds, Kiwi Tamaki, probably the greatest Maori warrior of the 18<sup>th</sup> Century, used the well-guarded waters of the Basin for Wharewaka (canoe house) where many bow and stern posts were carved for his fleets of canoes.

Kiwi Tamaki and his tribe were defeated by the Ngati-whatua whose chief Tuperiri ruled over the Kingdom of Kiwi Tamaki, but he was of a different calibre and his tribe was weakened by war. A few Ngati-paoa had settled at Mokoia and Mauiaina where they had received land from the Ngati-whatua as a wedding gift. Soon, however, Ngati-whatua and Ngati-paoa quarrelled and minor skirmishes took place. Also the first of a series of epidemics swept the isthmus.

Because of the constant warfare and recurrent epidemics, the population of the isthmus declined steadily after the days of Kiwi Tamaki. The Ngati-whatua and Ngati-paoa were in perpetual conflict from about 1780 to 1820 AD and the former generally held their own; but as their numbers declined they were unable to occupy all their fortifications, including the Maungarei pa and gradually they seem to have allowed the Ngati-paoa to re-occupy sites along the Tamaki River at Mokoia.

Mokoia was the most important pa in the area and was situated on the north headland at the entrance to Panmure Basin.

In 1820, Marsden visited the pa and proclaimed it to contain the finest and healthiest race of people he had seen in New Zealand. Their stores were full and their houses more ornate and superior to any others he had encountered. However, the following year, Hongi Hika and his Nga-puhi tribe and over ran the pa, killing over 1,000 men, women and children of the Ngati-paoa, including their chief, Hinaki, who were occupying the pa at the time.

Shortly Europeans started settling in the district, followed by the establishment of industry; the first being the Ireland Bros. Tannery on the shores of the Panmure Basin.

An extract from the Letter Book 1881 describes their operation. “The present Tannery Fell Mongery, Wool-Stapling and Scouring buildings covered several acres of ground, are substantially built and the machinery is of the most modern description.” The Tannery used the spring water leaving Vandamme’s Lagoon and at this time was the largest Tannery in the Colony.

IN 1915, the Basin which had previously been administered by the Department of Lands and Survey, was vested in the Panmure Domain Board to manage and control as part of the Panmure Domain. (The extract from the 1915 Gazette vesting the Basin, is shown over leaf).

In 1958, the Domain Board was disbanded and the Basin was vested in the Mount Wellington Borough Council. The following year the majority of the foreshore was also vested in the Council as Recreation Reserve.

Clubs and sporting activities have played a major part in the development and utilization of the Basin.

## **2.4 Classification**

In accord with the requirements of the Reserves Act 1977, the whole of the Panmure Basin itself and the surrounding existing recreation reserves covered by this Management Plan are classified as “Reserve for Recreation Purposes”.

## **2.5 Designation and Town Planning**

### **a Operative District Scheme**

The entire area encompassed in the Panmure Basin Recreation Reserve is designated ‘Reserve’ in the current District Scheme. The area below mean high water mark i.e. all the water area out to the Tamaki River has an underlying zone of ‘Rural’ – the only other areas in the Borough with underlying zones are Mount Wellington and Mount Richmond. All the remaining foreshore areas, including Peterson Road Reserve and Swimarama have underlying zones of ‘Residential A, B or C’.

### **b Proposed Third Review**

The area encompassed in the Panmure Basin Recreation Reserve is zoned Recreation 3 except for a portion of the Peterson Road Reserve which has a Recreation 4 zoning (this area includes the Society for Model Engineers which is not a water related activity or use).

## **2.6 Description and use**

The Panmure Basin is a shallow, oval shaped tidal inlet, with a narrow entrance from the middle reaches of the Tamaki River. On low spring tides, the Basin virtually drains out leaving water only in the vicinity of the entrance channel.

Foreshores are generally of easy gradient, sloping gently towards the Basin, with outcrops of soft rock and laval tuff. Much of the perimeter is reserve land which the Mount Wellington Borough Council has or is developing for Recreational Purposes.

The Panmure Basin Recreation Reserve has many uses. Perhaps one of its primary functions is the visual relief and enjoyment its natural features, nestled into a highly urbanised area, give to so many people.

With the substantial assistance through the Special Government Employment Schemes, the Council has completed the tidying up and stone walling of most of the Basin perimeter, and also the formation of a circumferential walkway, which includes the Jubilee Footbridge, and which is being used by increasing numbers of walkers and joggers.

To take full advantage of the amenities available, four clubs have their clubrooms on Council provided sites and operate their activities on the reserve. These are the Waipuna Water Ski Club, the Auckland Society of Model Engineers, the Panmure Lagoon Sailing Club and the Mount Wellington Swimming Club. The Auckland Scale Marine Modellers is at present in association with the Council and the Auckland Society of Model Engineers investigating the proposal of an off shore model lake being formed at the Peterson Road Reserve. This proposal is covered elsewhere in detail within the Management Plan.

The area is also used for many purposes such as swimming, fishing, boating, rowing regattas, raft races, and simple passive enjoyment.

## **2.7 Control**

The whole of the Panmure Basin and the surrounding recreation reserves (with the exception of the New Zealand Electricity Department Land) are designated as 'Reserves' or 'Proposed Reserves' and the freehold estate, other than one area on the southern side is vested in the Mount Wellington Borough Council in trust as reserve, thus authorising Council as the administering and controlling authority.

The control of the reserves above MHWL (mean high water level) poses no problem and this is achieved by the powers given under the Reserves Act 1977 and also by way of Council By-laws (primarily NZSS 791, pt XV1, Parks and Reserves).

Unfortunately however, the same cannot be said in respect of the area below MHWL – i.e. the actual Panmure Basin itself and considerable difficulties have been experienced over the years in endeavouring to get by-laws approved by the necessary Government and other agencies. Owing to the special nature of the reserve, i.e. primarily aquatic activities, the standard Parks and Reserves by-law, which Council has adopted is inadequate. As such, a separate by-law to ensure the safe and efficient operation of the various activities is essential; but efforts to achieve this, over a long period, have been unsuccessful.

The main problem has been that as the Basin water is tidal, it could be deemed, to some degree, to come under the jurisdiction of the Auckland Harbour Board and the Marine Division, Ministry of Transport, resulting in probable conflict of interest.

The Council has now concluded that there is really no ultimate solution to the proper control of the Panmure Basin other than by specific empowering legislation, which will remove the conflict between various Statutes and set out clearly who is to have sole control and how by-laws are to be made. Steps are being taken towards achieving this objective.

## **2.8 Ecology**

The present ecology of the Panmure Basin could be summarised as follows:

- i The ecology of the Panmure Basin has been altered over a period of time by substantial deposition of fine sediments. The deposition of fine sediments is apparently still occurring.
- ii The present ecology of the Basin is normal for a sheltered fine sediment environment. Most of the common fauna are adapted to fine sediment conditions, and the continued deposition of fine sediment.
- iii Areas with hard substrates – rock outcrops, and retaining walls – support a fauna typical of such surfaces which have some degree of siltation.

- iv Large population of birds utilize the Basin for feeding purposes. These birds generally favour the lower intertidal regions for feeding. Some species rest at higher intertidal levels when these remain exposed, about the time of high tide.
- v The Basin is important as a feeding area for some species of fish – particularly juvenile flatfish, and yellow-eyed mullet. A variety of other fish species utilise the Basin at times.
- vi The intertidal area of the Basin is an ecologically sensitive area because of the fine soft nature of the surface sediments. Such sediments are particularly susceptible to polluting influences.
- vii The greater part of the Basin area which has surface sediments of fine soft mud, supports a typical community of invertebrates dominated by crustacea, including snapping shrimp, and the small and large burrowing crabs. Also in the soft mud is a high density of small polychaetes and amphipods. Together these are probably the important components of the diet of birds and fish that feed in the area.

### ***2.8.1 Flora and fauna***

#### **1 Flora**

The flora of the Basin is not ecologically important at the present time. There are very few species of algae present in the area and those that are present are poorly represented. A number of plants characteristic of the upper intertidal fringe are present in small numbers.

A small patch of mangrove is present in the south western and north eastern corners of the Basin. The situation appears stable.

#### **2 Fauna**

Generally, the fauna and flora of this area is normal for this type of sheltered, fine sediment, Harbour environment. The fine sediments, however, are of a type that is particularly sensitive to adverse ecological change, particularly by pollutants of an enriching nature, or waste organic material. At present the fine sediments appear to be ecologically stable, and they should remain so, provided there is no increase in organic pollutant load on the Basin.

### ***2.8.2 Birds***

Because of the tidal nature of the Basin there are tide related variations in the bird life. Species that regularly use the Basin are discussed, and a list of additional species that periodically use the Basin is included.

#### ***Pied Cormorant (Pied Shag)***

A colony of pied cormorant is situated in the large Monterey pines along the western side of the entrance channel to the Basin. Numbers of these birds often feed in the Basin, particularly near the entrance channel.

#### ***Little Black Shag***

This species migrates to the Auckland area in winter, where large numbers roost in the Monterey pines with the pied shag. Flocks of this species feed in the basin at times.

#### ***White-Faced Heron***

Small numbers of white-faced heron regularly feed in the basin, particularly in the lower intertidal

#### ***Pied Stilt***

Up to sixty of these birds regularly feed in the Basin. The low tidal area is preferred, but the birds follow the tide line as it rises and falls across the flats.

***Southern Black-Backed Gull***

Variable numbers of black-backed gulls feed in the Basin. These birds also rest near high tide level.

***Red-Billed Gull***

Up to four hundred red-billed gulls regularly feed in the Basin. Low intertidal mud flats are preferred, and the birds follow the tide line as it advances and retreats across the flats. Numbers of red-billed gulls often rest near high tide level.

***Kingfisher***

Kingfishers are generally common in the Basin area, particularly along the southern side, and the entrance region. The principal food appears to be crabs.

***Banded Dotterel***

Occasionally seen feeding on the firm beach area in the north-eastern corner of the Basin.

***Caspian Tern***

Occasionally feed in the Basin by diving for fish at high tide. Small numbers only.

***White-Fronted Tern***

Small flocks occasionally feed at the Basin by diving for fish at high tide.

***Starlings***

Starlings often feed on the firm beach area.

***Feral city pigeons***

Small flocks of pigeons often alight on the beach area, apparently to obtain shell and stones for their crops.

Species of birds that may periodically be seen include:

- Blue Reef Heron
- Mallard Duck
- Pied Oystercatcher
- Eastern (Pacific) Bar-Tailed Godwit
- Little Shag
- Tui

***2.8.3 Fish***

The Basin is an important feeding ground for some species of fish, particularly the juvenile flatfish and yellow-eyed mullet. These and other species which are known to enter the Basin at times could be listed as follows:

***Yellow-Bellied Flounder***

Large numbers of small flatfish, probably yellow-bellied flounder occur in the Basin, and there are moderate numbers of adult fish. The Basin is considered to be of value to juvenile fish as a protected feeding area.

***Common Sole***

This species is known to occur in the Tamaki River, and probably enters the Basin at times.

### ***Yellow-Eyed Mullet***

This common Harbour fish enters the Basin in large shoals.

### ***Parore***

Parore are particularly common in the entrance area of the Basin where they feed extensively on the small algae and accumulated sediment on rock surfaces. They probably move throughout the Basin on high tides at night.

### ***Eels***

Occur in the Basin in considerable numbers.

### ***Rock Cod***

Occurs beneath rocks near the entrance to the Basin.

### ***Sand Goby***

Common at times.

Species that probably occur at times:

- Koheru
- Kahawai
- Piper
- Snapper
- Stargazer
- Short-tailed stingray
- Dogfish
- Paketi

### ***2.8.4 Edible invertebrates***

The only edible invertebrates occurring in the Basin at present are:

#### ***Mud snail***

Occurs only in small numbers of adults at present, although there were large numbers of juveniles in May 1974. Could be taken for human consumption in small quantities.

#### ***Cockle***

Small beds of edible-sized cockles occur at low intertidal levels near the Basin entrance. These are probably not exploited at the moment due to difficult access.

#### ***Rock oyster***

Small numbers of rock oysters occur on the walls within the Basin, particularly near the entrance area. Probably taken for food in small quantities. The pacific oyster could occur in large numbers in the entrance in the near future.

#### ***Pipi***

Occurs only in small numbers. Not taken for food.

#### ***Wedge shell***

Does not reach a large enough size to deserve attention as a food shellfish.

### ***2.8.5 Natural ecological changes***

Widespread deposition of fine sediments has occurred in the Basin, and sediment deposition is apparently still occurring. In the past there have been major changes in the ecology of the area, associated with changes in surface sediment quality. At present, however, the fauna of the area is adapted to the fine sediment conditions, and the ecology is stable. It is unlikely that the grade of

surface sediments will alter significantly, although the exposition of fine sediment will probably continue.

Fine sediments are entering the Basin in land run-off and in tidal waters. The sheltered waters with little current provide an ideal area for deposition. If deposition continues, there may be minor ecological changes associated with rising intertidal levels. Mangroves may become established over a wide area as the substrate reaches suitable intertidal height. The mud snail, may also become more numerous if the areas of mud flat rise above half tide level.

### ***2.8.6 Pollution***

There is no apparent serious pollution occurring at the Basin at the present.

The fine sediment environment of the Basin is particularly sensitive to pollution by enrichment, or incorporation of nutrients or organic material.

### ***2.9 Management***

The Council has been helped to a very large degree with the general management of activities and development of the Basin and surrounding reserves by the Panmure Basin Wardens' Committee. This committee was set up by Council 25 years ago, with advisory powers only. It meets on average, four times a year and such is Council's confidence in the committee that virtually all its recommendations over the whole of that period have been adopted by Council.

The committee, which is chaired by the Chairman of the Parks Committee, comprises representatives of residents in the vicinity, three of the clubs domiciled on the Basin reserves and the Mount Wellington Licensing Trust, bringing the total membership to 12 persons. The Borough Engineer attends in an advisory/secretariat capacity.

## Part Three - Objectives

### **3.1 Function**

To preserve and manage the whole of the Panmure Basin Recreation Reserve in perpetuity as an area both aquatic and land- for both passive and active recreation and for the overall enjoyment and pleasure of the general public.

### **3.2 Use**

To encourage the maximum utilisation of the existing facilities and amenities. To add such other structures and amenities if found to be warranted, providing these can be integrated into the surroundings.

### **3.3 Conservation**

To conserve and enhance the landscape and seascape by planting, landscaping, effective management, proper control and such other measures which may be necessary to ensure a pleasant setting in harmony with the environment.

## Part Four - Policies

### 4.1 Development

#### *4.1.1 Policy*

The Council has proceeded with a development programme over the past eight years aimed at utilising the natural features for the enjoyment, both active and passive, of all sections of the community. This policy will continue until all the facilities and amenities that are to be finally included in this Management Plan have been provided.

#### *4.1.2 Explanation*

The first short plans for the development of the Panmure Basin were drawn up in 1959, shortly after the Basin was vested in the Mount Wellington Borough Council. During the 1960's various development schemes were investigated and considered by the Council, with emphasis on converting the Basin into an all tide aquatic facility. Possibilities considered included the deepening of the whole area, and the construction of a control dam for the impounding of the water.

The development proposals were firmed up in early 1970 and an environmental study, including a report commissioned by the Council from Bioresearches Limited on the likely ecological effects was carried out. It was finally decided to opt for the control dam but this was designed to enable the normal tide movement to function naturally for the majority of time and that the water be retained only for special occasions (i.e. summer weekends or boat regattas, etc) and thence for no more than three tidal cycles.

In addition, the dam, spillway and floodgates would be so designed and operated as to permit the natural movement of fish. By these means, any detrimental effect would be completely minimised if not entirely removed.

In addition to this control proposal, the development scheme provided for the stone walling of the perimeter embankment, a circumferential walkway, a fresh water lagoon, a miniature railway running from Lagoon Drive to Peterson Road Reserve, upgrading of beaches, picnic areas and the use of the waterway for selected aquatic activities.

This development scheme was the subject of a Special Town Planning consideration in 1972 when the scheme was publicly advertised and public comment and objections were called for. These were duly heard and a decision made generally approving the scheme. This approval has since lapsed as the statutory two year period of approval to commence has long expired.

Owing to rapidly escalating costs and other factors, the Council decided in 1977 to postpone indefinitely the construction of the control dam. In addition, due to a number of factors, firstly economic and thence legal, the circumferential did not "get off the ground".

In 1982 the Council prepared the first Management Plan for public comment and submissions. The submissions were heard by the Council and are included as Appendix I to this document.

After the Hearing on the submissions, the Council decided that, in view of the substantial construction and location problems likely to be involved and the subsequent high costs, the doubtful economic viability of the scheme, and the extent of the opposition to it, the circumferential railway be not included in this Management Plan.

The stone wall has been constructed over all necessary parts of the surrounding foreshore along with the Jubilee Bridge and a raised platform by Lagoon Drive to facilitate the construction of the walkway. Stone walling will only be constructed in the neck of the Basin if erosion takes place, endangering the stability of the banks.

Other development proposals including the Swim-Arama water shoot, the fitness trail and the circumferential walkway have been completed over the four years since the original Management Plan was adopted in 1982.

A freshwater Lagoon proposal was deleted from the original Management Plan. This was originally located at the exit of Vandamme's stream within the Basin proper. Now a new proposal exists for a fresh water on shore to be developed at Peterson Road Reserve by the Auckland Scale Marine Modellers Inc. This will involve the construction of a 0.5 m deep pool approximately 650 m<sup>2</sup> in area. The pool is proposed to be located at the western corner of the reserve by the N.Z.E.D. pylons. Details of construction, form, water purity system etc, are matters for agreement between the Club and the Council. It is also proposed to upgrade existing car parking in the Peterson Road Reserve area. Also general beautification of this reserve is proposed. These proposals are shown on Figure 3, page included in this document. The Auckland Society of Model Engineers also has a proposal for an extension of existing track facilities. This proposal involves the construction of further track on the outer side of the existing track. The proposed extension includes a raised viaduct running from by the clubhouse to past the toilettes on the Lagoon side of the existing track and the station. Along with track extensions will be the building of a new walk bridge from the clubhouse over the track to the worksheds. This footbridge which replaces the existing one has already been approved by the Council and a permit given for the work. The proposals are shown on Figure 4, page 29, in this document.

It is proposed that parking at Peterson Road Reserve be upgraded in association with the proposed track and lagoon. The existing play equipment is to be fenced to provide safety from the increasing movement of vehicles in the vicinity.

## **4.2 Council Facilities**

### ***4.2.1 Policy***

The Council intends to provide, maintain and operate such public facilities as may be required for the comfort and full enjoyment of the users.

### ***4.2.2 Explanation***

The Council provides a number of facilities on the Panmure Basin Recreation Reserve. These include the Swim-Arama complex, the foot-bridge, circumferential walkway, public conveniences, pump stations, public jetty, fitness trail, seats and tables.

These are shown on Figure 2, Page 22.

- **Swim-Arama** – this was built in 1969 at a cost of just under \$500,000. The finance was provided by way of a loan, with the Mt Wellington Licensing Trust underwriting half the annual interest and loan repayments to the value of \$15,000 per annum.

The Swim-Arama has an outdoor Olympic size pool with beach area, a diving pool, a toddlers pool, snack bar and other outdoor facilities. In addition, indoor facilities including a heated 33 meter pool, heated toddlers and teaching pools and sauna are provided. The pools are heated

by means of heat exchangers, the heating medium being sea water pumped from a pump station near the neck of the Basin. Some 250,000 people use the facility yearly.

After publicly advertising the proposal and hearing submissions, the Council has installed a water slide at the complex. The requirements laid down in the initial Management Plan have been met.

The slide complex consists of a 13.5m high slide tower, a 9.6m high, 69m long slide, an entry pool 8.4m x 3.6m x 1m deep, a plant room and a covered walkway. The slide complex has two entries, one from the outdoor pool, the other from the indoor pool. This allows all year round usage.

- **Public conveniences/changing rooms** – Public conveniences have been supplied at Peterson Road Reserve and Lagoon Drive.

Great difficulty has been experienced with vandalism of the Lagoon Drive building and this complex has since been removed. New facilities have been built to replace the old toilets and changing rooms on the same reserve but closer to Lagoon Drive for access and security purposes.

Consideration will be given in the future to the provision of convenience blocks in the vicinity of the Sailing Club area if a need is shown to exist.

- **Pump Stations**

The Council and the Auckland Regional Authority each operate a sanitary sewer pump station. These will be maintained to ensure maximum efficiency and minimum likelihood of overflow.

- **Jetty**

A jetty on the south side near the main channel was constructed many years ago by members of the then operating Panmure Basin Boating Club. This fell into disrepair and Council decided to upgrade the structure and make it available for public use. Repair work has been done and the structure will be maintained in a safe and useable condition.

- **Lagoon Drive building**

As already stated, vandalism of this building has caused serious problems – to the extent of having to close them. Attempts to maintain the building have been difficult and in 1985 it was damaged by a fire and was beyond repair. The old block has now been removed and a new public convenience has been built in the same location but closer to Lagoon Drive.



## **4.3 Clubs**

### ***4.3.1 Policy***

Clubs will be encouraged to make the best use of their facilities by maintaining high membership numbers, providing maximum amenities and co-operating with other groups in the use of their facilities. Club rules and conditions of operation provide for maximum safety and utilisation.

Provision is made in the plan for the establishment of one more club facility, (i.e. a fresh water lagoon of some 650 m<sup>2</sup>) on an area located at Peterson Road Reserve on the southern shore of the Basin. The facility will be used primarily by members of the Auckland Scale Marine Modellers Inc.. It is anticipated that if this proposal proceeds agreement will be reached between the Auckland Scale Marine Modellers Inc and the Auckland Society of Model Engineers for the joint use of the Society's facilities at Peterson Road. Once this facility is provided, it is considered that the Basin will have reached its maximum utilisation potential for organised club activities and as such, no further buildings, other than those described in this plan, will be permitted to be established unless a need is shown and the Management Plan amended accordingly.

A scheme plan of the proposed location of the fresh water lagoon is attached as Figure 3, page 25. Details of the construction and financing of the project are still subject to discussion between the Council and the Modellers.

Any agreement for occupation will take the form of a lease pursuant to Section 54 of the Reserves Act 1977.

### ***4.3.2 Explanation***

Four clubs carry out their activities on reserves included in this Management Plan. The location of each club is shown on Figure 3, Page 25.

#### **• Waipuna Water Ski Club**

The Club occupies clubroom premises on Peterson Road Reserve. A ski lane has been authorised and marked out and all skiing is carried out within this area. The Club has provided a ski jump and a jetty to ensure full enjoyment. The Club's facilities also include a floating jetty, a launching ramp, a ski jump and a buoyed slalom course. The slalom course has been located in the position shown on the plan to provide for greater protection from prevailing winds and better vision, especially in relation to the clubroom location.

These details are shown on Figure 3, page 25.

#### **• Auckland Society of Model Engineers**

This Society occupies premises located at Peterson Road Reserve. The facilities include clubrooms, a circular miniature 130mm gauge railway track and associated fittings. The Club occupies the area under a standard "Permit to Occupy" Agreement. Part of the area occupied is done so as a sub-lease of the N.Z.E.D. land. This agreement became operative on September 1<sup>st</sup> 1981 and the term is for 9 years, 362 days, or unless sooner as determined by either party.

The Club has indicated that some future expansion would be desirable. This would include new lengths of track located on the outer side of the existing track occupied by the Club. The proposal would include the building of a viaduct structure from just by the club house past the toilets on the lagoon side of the existing track. The Club also intends to replace its existing footbridge. The new footbridge would allow for the additional track to pass under it and provide an extra wide walkway

to act as a viewing platform. The Council has approved the construction of the new footbridge and the club has a permit for its construction. Details of the proposed extension are shown on the attached plan.

- **Panmure Lagoon Sailing Club**

This Club occupies premises and operates its activities from headquarters located on the western shores of the Basin. The Club has clubroom, boat lockers and launching ramps. The Club occupies the premises under the same standard agreement as other clubs on Council reserves. Its present agreement expires in September 1986 at which stage a new agreement in line with the Reserves Act 1977 will be considered. There is considerable interest in the use of the Basin for other water based activities like canoeing and windsurfing. The Council agrees this should be encouraged but considers the activity should be promoted through and operated with the Panmure Lagoon Sailing Club. The Club has plans to extend their locker facilities and relocate their barbecue area.

- **Mt Wellington Swimming Club**

The Club operates at the Swim-Arama. It occupies clubrooms provided by the Council and operates carnivals, normally one evening per week. The activities are fitted into the normal pool operation with no problems and little public inconvenience. These activities will continue.

- **Model Boating Club**

With the advent of the proposed model boating lake a new club will be using the Peterson Road Reserve. This Club will be the Auckland Scale Marine Modellers Inc. and it will have to conform with all existing Council By laws and requirements which will include a Permit to Occupy Agreement.

An occupation agreement in the form of a lease pursuant to Section 54 of the Reserves Act 1977 should be sought for the Modellers.

#### **4.4 Utilisation**

##### **4.4.1 Policy**

Various parts of the reserve are to be set aside, utilised or developed for particular purposes to ensure maximum safety and development potential. In addition, five main beach areas are to be developed and maintained.

##### **4.4.2 Explanation**

- **Boating**

A ski lane occupying the south east sector of the Basin has been approved and marked out. Boats wishing to exceed to a five knots must contain themselves within this area and must be Waipuna Water Ski Club members and display a permit number.

The remainder of the Basin is restricted to a five knot speed limit. The Sailing Club's courses are set out in this area.

On special occasions, rowing regattas are held using a course running generally from Lagoon Drive Beach to Peterson Road Reserve.

Boating, canoeing and wind-surfing can be carried out on any part of the Basin, except the ski lane area when authorised ski boats are in operation.



## **4.5 Circumferential Walkway (McCulloch Walkway)**

### ***4.5.1 Policy***

Priority has been given for the construction of an all weather circumferential walkway around the perimeter of the Basin and this was completed in 1984. This has included the construction of a 1.2 meter wide Jubilee Footbridge across the neck of the Basin and a walkway structure on the northern shore of the Basin adjacent to Lagoon Drive connecting the footbridge to a path leading back around to the area opposite the P.Y.C.C. The walkway has been named by the Council as the McCulloch Walkway after Bob McCulloch, the first Mayor of Mount Wellington and Mayor from 1952 to 1974. Seating and barbecue tables which will blend in with the environment will be situated at intervals around the walkway and in suitable locations secondary walkways will be constructed. One of these will be from the Peterson Road Reserve to the public walkway from Marine Lane to the reserve.

### ***4.5.2 Explanation***

The Panmure Basin is unique in its layout and has reserve, public land or proposed reserve all around the perimeter. The construction of the Jubilee Footbridge has provided a walkway second to none in Auckland, being located in an attractive setting in the heart of a fully developed residential area and in close proximity to major industrial development.

The all-weather surface has provided a surface for the convenience of all sections of the community, including joggers, the elderly and children on tricycles and pushchairs.

The general alignment and location of the walkway, both existing and proposed, is shown on Figure 1. The outline of the trail is shown on figure 4 below.



## **4.6 Jubilee Footbridge**

### ***4.6.1 Policy***

As an integral part of the circumferential walkway, a footbridge has been constructed across the neck of the Basin by the Council and this will be maintained as a valuable asset to the area. See Figure 5.

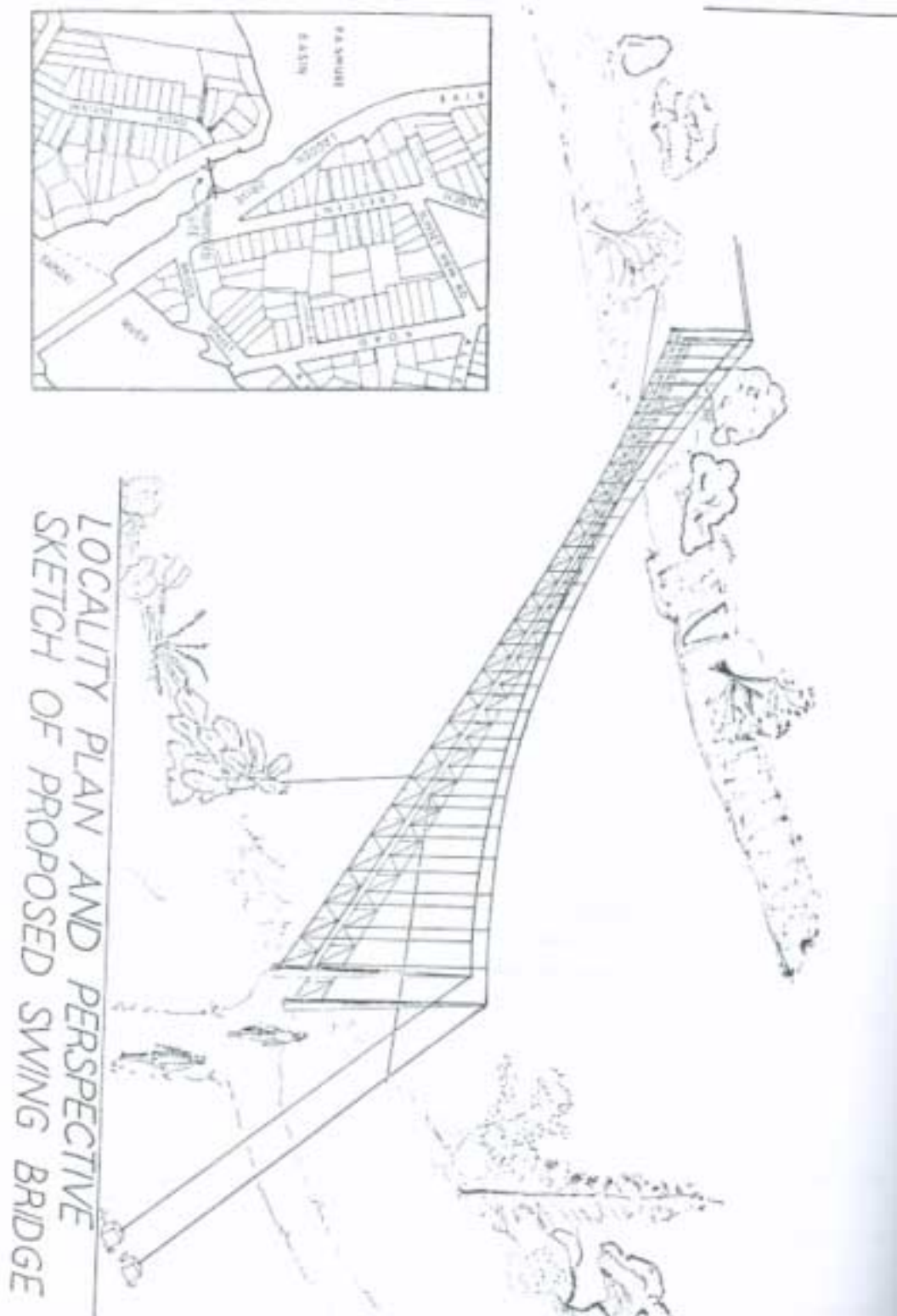
### ***4.6.2 Explanation***

A footbridge has been constructed across the neck of the Basin in connecting the Watene Road side with Lagoon Drive. This footbridge was funded by the Mount Wellington Borough Council, the Mount Wellington Borough Council, the Mount Wellington Licensing Trust and the Panmure Rotary Club. The two latter organisations were celebrating their 25<sup>th</sup> Jubilee and accordingly, the bridge was named Jubilee Bridge.

The footbridge is constructed using laminated timber arches which span approximately 70m. The sides and decking are of timber construction to maintain the character. The decking is approximately 8 meters above M.H.W.L.

The footbridge is located at the end of Watene Road. This was the most desirable location because of the stability of the banks in the vicinity, the shortest distance to span and the location of existing overhead high tension power lines which were placed in a cable duct under a bridge. The original proposal was to construct a steel wire swing bridge but after proceeding through a Town Planning Hearing on the matter the Council amended the plan to the Timber Glue Laminated type that has been constructed.

There is some thought that the structure imposes an obstacle to birds in flight in the vicinity but materials used are of sufficient size to enable them to be seen clearly from a considerable distance.



**Figure 5 Proposed Footbridge**

## **4.7 Fitness equipment**

### **4.7.1 Policy**

The Council has constructed in line with the policy in the first Management Plan and as part of the jogger use concept, 12 fitness stations around the Basin. These exercise machines will be maintained by the Council.

### **4.7.2 Explanation**

As part of the circumferential walkway around the Basin, a fitness trail has been incorporated in suitable locations to promote the general health of people using the Basin as a recreation facility.

The trail consists of 12 stations, the equipment being of simple gymnastic type structures which are of a rugged rustic design which blends into the environment. The Council, through the initiative of the Panmure Basin Warden's Committee has had each station sponsored by firms and individuals who operate or live in the Borough. The major sponsor was the Mount Wellington Licensing Trust and other sponsors were the P.Y.C.C., Fisher and Paykel, Bill Parker, Massey Wood and Faye Tindall. The Council is appreciative of the sponsorship which indicates the support that is given to the Council by local concerns. Typical equipment located at the stations is shown in Figure 6.

PROPOSED  
FITNESS EQUIPMENT

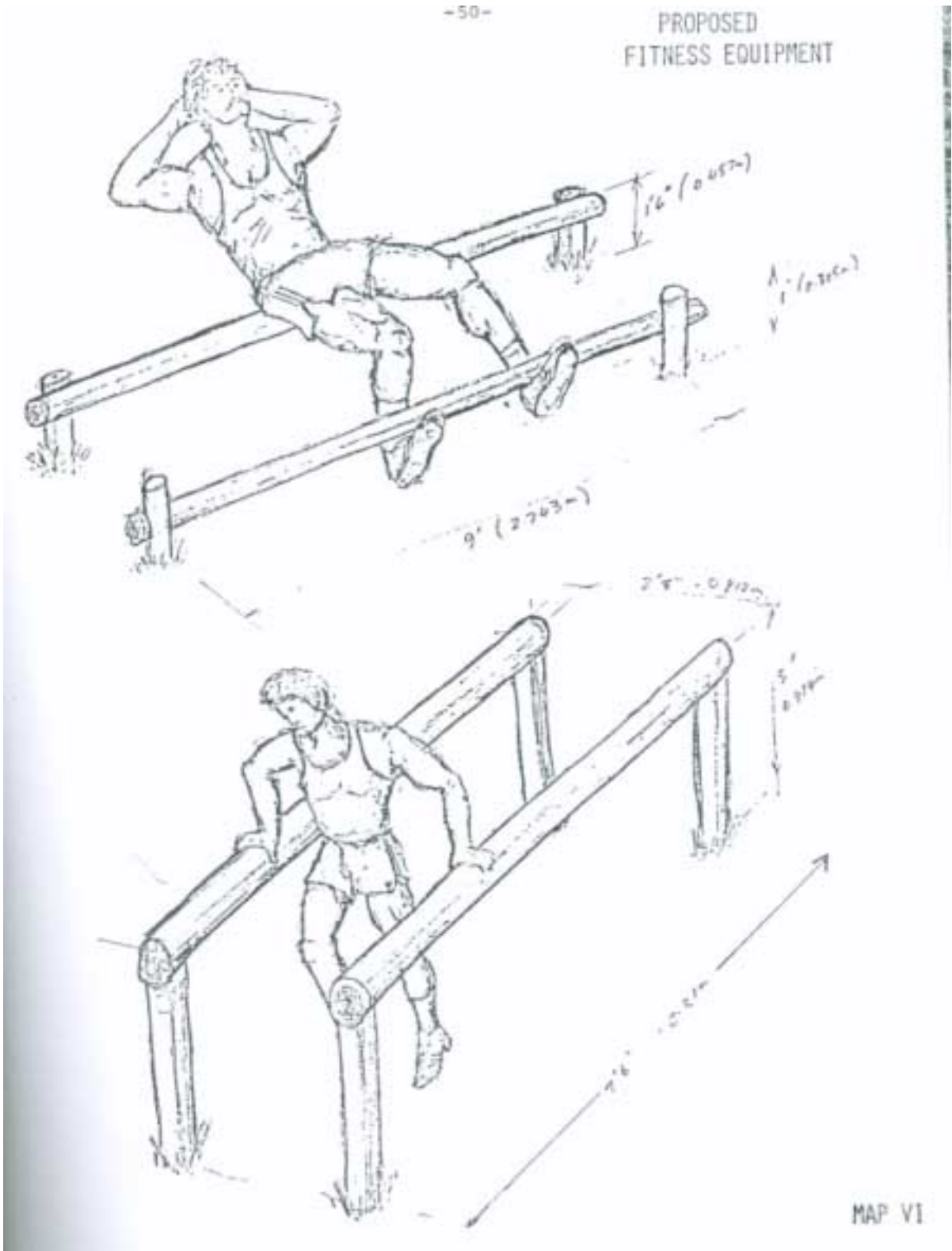


Figure 6 Typical Equipment provided at Fitness Stations

## **4.8 Play equipment**

### ***4.8.1 Policy***

The Council will provide and maintain children's play equipment for the full enjoyment of the younger section of the community.

### ***4.8.2 Explanation***

At present, play equipment is provided at the Peterson Road Reserve and adjacent to the Panmure Lagoon Sailing Club.

The provision of further or additional equipment would be favourably considered if there was a clear indication from the residents that this is desirable. With the proposed development of the parking area at the Peterson Road Reserve the existing play equipment will be adequately fenced to provide a barrier between the carpark and the equipment.

## **4.9 Barbecue areas and seating**

### ***4.9.1 Policy***

The Council will develop small areas for picnic facilities around the Basin. These will consist of seats and benches of natural materials to harmonise with the surrounding, and barbecue facilities will be provided if there is an obvious demand.

Seating will also be provided at various locations around the Basin for people to use and enjoy the splendid views that can be seen from these locations.

It is proposed that litter bins be not provided adjacent to picnic tables where they are sited away from easy access to maintenance vehicles.

### ***4.9.2 Explanation***

This attractive aquatic reserve is seen as an ideal location for picnic and barbecue facilities and seating for both residents and visitors to the district. With more emphasis being placed on local, rather than regional reserves, and with need to conserve energy, the Basin's central location is ideally suited to this form of development.

The facilities will be provided in the vicinity of Lagoon Drive, to the south of the Sailing Club area and Peterson Road Reserve. Other areas will be considered if the need arises.

Seating will be provided at various locations around the full length of the walkway. With regard to this the Council has already had assistance from the Panmure Rotaract Club and the Pakuranga/Panmure Lions Club with the provision of seating. This assistance is very much appreciated by the Council.

A policy of "Please take your rubbish away" will be adopted. If litter bins are provided near tables, they tend to encourage flies, wasps and objectionable odour and deposits of surplus refuse, thus detracting from the amenities of the area. The cost of providing and clearing and maintenance of such litter bins would be substantial. This policy would be kept under review.

## **4.10 Piles and moorings**

### ***4.10.1 Policy***

No further piles or permanent moorings, apart from those existing or approved by Council in the last five years before the preparation of the 1982 plan will be permitted.

#### ***4.10.2 Explanation***

At present there are six mooring piles in the channel of the Basin, adjacent to the Tamaki River and six swinging piles have been approved in the channel, adjacent to the Basin.

Once empowering legislation has been obtained the operation, allocation and maintenance of moorings and piles will be included in the subsequent by-law.

### **4.11 Private structures**

#### ***4.11.1 Policy***

No private structures of any description will be permitted on any part of the reserve.

#### ***4.11.2 Explanation***

There are some structures on the foreshore reserve, adjacent to the channel. As opportunity arises, steps will be taken to have any such unauthorised structures removed.

### **4.12 Shag colony**

#### ***4.12.1 Policy***

It is Council's wish that the shag colony at the neck of the Panmure Basin be preserved.

#### ***4.12.2 Explanation***

Previously there were some 18 Monterey pines around the southern side of the neck of the basin. Now only 7 pines still stand, all of which are dead or dying. This is due to natural ageing in most cases, but the shags' excreta (being of a high acid content) builds up on the branches and speeds the dying process. It is estimated the life of the remaining trees is 4-5 years.

In 1977 the Council erected an artificial roosting platform with the hope that the birds would shift to this, but to date it has been unsuccessful. Recent observations have shown some shags moving to other trees on the western side of the Basin.

An on-going planting programme was instigated in 1976 to replace the dying trees. Approximately 100 fast growing Radiata pines and 20 Gum trees were planted, however with vandalism and the elements, only 20 pines and 10 gums still remain. More mature trees will be planted in an effort to ensure roosting and nesting facilities will continue to be available, to ensure the preservation of this colony in the area.

Following the hearing of and the consideration of the original submissions in 1982, and discussions thereafter with the Council's environmental consultants, the Council decided that there was a need for a study into this particular problem, including other species of birds. Accordingly, a survey was carried out in 1983 by Anne Stewart and John Craig of the Zoology Department of the Auckland University. As a consequence of their study they have advised the Council that in order to maintain the shag colony Pohutukawa trees (non-Kermadec variety) should be planted to replace the existing pines. The existing Pohutukawas should have their lower limbs pruned to encourage upward growth. The Council intends to carry out these recommendations. The Council has also provided a shag roost to encourage the birds.

Also included in the report was a proposal to consider to construct a roost for Pied Stilt, Banded Dotterel and other waders. Unfortunately, this proposal would be within the area of the Basin proper and such a proposal would most likely meet with the objections of the other authorities. The Council believes such a proposal should be deferred until the matter of control of the Basin is finalised.

#### **4.13 Vehicles**

##### ***4.13.1 Policy***

Parking areas have been provided at locations of intended public assembly, elsewhere all unauthorised power-driven vehicles will be prohibited. Where necessary, physical barriers will be erected to ensure compliance.

##### ***4.13.2 Explanation***

Carpark facilities have been provide at Lagoon Drive, Swimarama, Panmure Lagoon Sailing Club and Panmure Road Reserve. These will be sealed and maintained in a dust free and tidy condition. The Peterson Road Reserve area is proposed to be upgraded in line with Figure 3, included in this document.

If it proves necessary and with the N.Z.E.D. approval further parking area could be provided under the power pylons off Ireland Road. The amount of parking available will be reviewed from time to time.

The locations of existing and proposed parking areas is shown on Figure 3.

In the past, night and day-time forays by cars and motorcycles at various points around the Basin and walkway have caused dangers to pedestrians, damage to the surface, and a nuisance to adjoining residents.

This has necessitated the erection of barriers to try and prevent unauthorised and unwanted vehicles from getting on the reserve and in one instance the Council has agreed that Panmure Lagoon Sailing Club carpark be closed from dusk until dawn each day. These barriers have to be of such design that will prohibit motorcycles but still permit pushchairs and prams to pass through. Such barriers have been erected at all main points where authorised vehicular entry to the reserves available and will be constructed elsewhere where a problem is shown to exists. While agreeing that push bikes are acceptable around the reserve, the council is concerned that problems are occurring because of the with of the Jubilee Footbridge and bikes should not be ridden across this structure. Accordingly, it proposes to place signs and barriers to control this.

#### **4.14 Landscaping**

##### ***4.14.1 Policy***

Council will:

- Continue with a planting and improvement scheme to ensure the maximum pleasantness of the area to the best practical advantage and public safety;
- Ensure as far as practicable that development will not detrimentally effect the existing natural features and character of the area;
- Ensure that prominent view, both of and from, the Basin are preserved and wherever possible enhanced.

#### **4.14.2 Explanation**

- **Planting**

One of the prominent features of the Basin are the groups of significant trees on the reserve and the surrounding crater rim. These include groups along the western shoreline, between Cleary Road and Vandamme's Creek, on both sides of the entrance channel, on Peterson Road Reserve, and the section below the St. Joan's Hospital site.

The main species of existing trees around the foreshore reserve include lombardy poplars, willows, pohutukawas, eucalyptus, Moreton Bay Fig, planes and pines. Many of these trees are 20 metres or more in height.

The native vegetation along either side of the entrance channel include Karaka, Puriri, cabbage trees, Totara, Kawakawa, coprosma robusta, pohutukawa, flax and toi-toi.

Exotic specimens also found in the channel include Pinus radiata, Lombardy poplar, Hawthorn and Fig. This vegetation contributes significantly to the landscape character of the Lagoon and will be maintained and managed to ensure its long term survival.

A plan incorporating a basic landscape planting scheme has been prepared, and will be implemented keeping the following points in mind:

- a) Shade type planting, particularly in picnic areas
- b) Shrubs and trees to provide colour
- c) Encouragement of, and assistance of adjoining residents to do planting on the adjoining private property as an integral part of the whole improvement programme
- d) Careful choice to avoid unnecessary interference of view from surrounding properties. Native trees will be used where most appropriate
- e) Some larger scale planting of trees in the vicinity of Waipuna Lodge and immediately to the west and also in the vicinity of the St Joan's Hospital site.

The plan will be used as the basic guide for the planting programmes for the Basin and will be carried out as soon as practicable.

The Auckland Tree Society has offered its assistance in any planting and beautification proposals and this will be accepted whenever considered desirable or appropriate.

Discussions will be held with adjoining property owners on the immediate neighbourhood planting proposals, whenever appropriate or desirable, in accord with Council's consultation policy.

Concern has been expressed by some residents at the size and type of trees in certain localities. In these instances, the Council has decided that public safety will be the main factor and that such trees will be trimmed and all dangerous limbs removed and that replanting in the area be carried out and the matter reviewed periodically.

- **Natural features**

It is important that as far as possible the natural features should be preserved. As such, every effort will be made to ensure that any development or structure is located and constructed in such a way so as to compliment the existing features and also to ensure that it would not significantly interfere with the volcanic formation, trees or vegetation.

- **Views**

Views of and across the Basin are very important and every effort will be made to ensure that the most prominent ones that are enjoyed today will be preserved. The most important views in this category are:

- a) From Lagoon Drive immediately adjacent to the entranceway
- b) From Cleary Road looking towards the channel
- c) From Waipuna Lodge
- d) From St. Joan's Hospital site
- e) From the Waipuna Road area looking across the Basin with Mt. Wellington as the back-drop.

- **General**

The Panmure Basin Wardens' Committee will continue to be closely involved in the planting programme which will be kept under constant review.

## **4.15 Ecology**

### **4.15.1 Policy**

Every precaution will be taken to ensure that the ecology of the Basin will in no way be seriously affected.

### **4.15.2 Explanation**

Since 1970, the firm of Bioresearches Limited has acted as Council's consultants on ecological matters and their advice and recommendations have been and will be carried out.

No development which could have an adverse effect on the ecological balance will be carried out without first obtaining a report from the Council's consultants.

There is evidence of mangrove growth at the south west and north east side of the Basin. The plants do form an important link in the natural food chain. However, any spread of them that could detrimentally effect the area as an aquatic facility, should be carefully watched and the appropriate control measures exercised.

Weed spraying will be kept to an absolute minimum and only chemicals that will have no possible detrimental effect on fish, bird and general plant life will be used.

The practise of netting, especially its possible detrimental effect on wildlife and pleasure fishing is of concern and appropriate control measures will be one of the matters for consideration in the proposed empowering legislation and subsequent by-law.

As far as practicable, precautions will be taken to guard against pollution entering the Basin. These include silt and oil traps at Vandammes, and control of storm water infiltration to minimise the risk of sewers surcharging and overflowing.

Steps will also be taken to minimise the pollution potential at other main stormwater entry points by means of suitable designed traps.

The increasing use and development could have disturbed some bird roosting areas. Some consideration will be given to the possible reinstatement of these by suitable placement of stones offshore, in areas where they would not interfere with boating or swimming.

## **4.16 Conclusions**

### ***4.16.1 Appreciation***

Some of the information contained in this statement has been obtained from other publications. In particular, the Council would like to thank the following:

Council Consultants

Bioresearches Limited

“Maungarei”

Book by Mrs. Holloway

Waitemata Harbour Study Ecological Report

Mt. Wellington Public Library

Auckland Regional Authority

Landscaping Planning Section

### ***4.16.2 Review***

The Council will keep the management Plan under continuous review to ensure its continuing relevance.

The majority of the original proposals from the 1982 Management Plan are now complete. With the inclusion in this plan of the extension to the model railway track and the proposed lake, these developments are most likely to be the final ones that will take place in the foreseeable future. The Council therefore believes that this document should as stated be kept under review and a major rewrite only embarked on when any major proposals at variance to those included in this document are mooted.

## Part Five: Appendix I

### Council's consideration and report on submissions to the First Management Plan 1982

Report of the special meeting of the Mount Wellington Borough Council held in the council chambers on Thursday 24 June 1982 at 4.45 pm, to give final consideration in respect of the Draft Management Plan and the submissions thereto for the Panmure Basin Recreation Reserve.

#### **Present:**

His Worship the Mayor, Mr. H.J. Bean (chairman), Councillors E.G. Bertrand, J. Gifford, E.B. King, G.V. Marshall, K.M. Symmonds and S.W. Thompson.

#### **In attendance:**

J.E. Fitzgerald (Borough Engineer), V. Constantine (Town Clerk), and T. MacLean (Assistant Town Clerk).

#### **Apologies:**

Councillors D.T. Harrison (Leave of Absence) and A.M. Brown

On the 26<sup>th</sup> April 1982, the whole Council heard submissions in respect of the Draft Management Plan for the Panmure Basin. Certain decisions were made at that meeting regarding three major and perhaps controversial proposals (i.e. Circumferential Model Railway, Footbridge and Fresh Water Lagoon) and in addition, the Borough Engineer requested to collate and schedule all submissions for further consideration by Council.

In respect of all these matters, the Council would report as follows:

#### **Circumferential Model Railway**

The Council would confirm its decision that owing to the construction and location problems likely to be involved, the subsequent high costs, the doubtful economic viability of the scheme, and the extent of opposition to it, to not include the proposed model railway in the Final Management Plan.

#### **Footbridge**

The Council would again confirm its decision that it considers that this facility would generate considerable use, would give much pleasure and enjoyment to many people and would complete a circumferential walkway/jogway which would be unique in Auckland and would provide a potential for many recreational and community activities. The concern and opposition expressed by residents, particularly in the Watene Road area is appreciated, but it is considered that the advantages and benefits for the majority outweigh the disadvantages to the minority.

Two particular aspects which has been mentioned, i.e. the likelihood of the bridge affecting, or being affected by, erosion in the vicinity, and also the possible injurious effect of the structure on the bird life, were referred to the Borough Engineer for further investigation. The Borough Engineer reported as follows:

#### (a) Erosion

"I have investigated the comments concerning erosion in the neck of the Basin. There is evidence that some erosion has occurred but this is not significant and could, if need be, be dealt with by normal engineering processes. However, to fully ensure that the stability of the bank would in no

way be affected by the proposed structure, it would be desirable to shift its location some eight metres to the east on the same alignment as the existing high tension power lines.

(b) Effect on the birdlife

There is no doubt that the structure will pose a obstruction to any birds in flight in the vicinity. However, the materials used are of sufficient size to enable them to be seen from a considerable distance. For instance, the main suspension cable will be approximately 40mm in diameter, the steel hangers some 12mm in diameter and most of the steel members on the bridge itself at least 75mm in size. It is proposed that the existing overhead high tension power lines across the neck, which I understand birds do hit at present, will be fixed as a cable on the bridge structure thus removing this present flight obstacle.

The Council would confirm that the footbridge be retained in the Management Plan.”

**Fresh Water Lagoon**

It was suggested at the hearing that this lagoon could to advantage be shifted to another location from the outlet of Vandamme’s Creek to a point 100 metres to the southeast. At this point, the lagoon would be fed by waters from what is known as the Waipuna spring which is located immediately below Todd’s property.

The Council would confirm that there is clearly a need for this type of facility in the district and that if possible, it should be retained in the Management Plan, but that the environmental issues, particularly regarding the possible re-location of the lagoon, be referred back to the Borough Engineer for further investigation.

The Borough Engineer advised that he had discussed the matter at some length with Council’s Environmental/Ecological Consultant, Dr. Micheal Larcombe, and reported as follows:

(a) Problems

“I have always had some concern of the potential problems that may arise by imposing a fresh water environment on one that has been saline for centuries. I have come to generally accept the simple theory that if one interferes with nature, the natural balance can be upset and problems must arise, dependent of course on the degree of interference.

Dr. Larcombe advises that providing certain precautions are taken with the location, design, construction and operation of the lagoon, that no detrimental elements should arise. The precautions he recommends are:

- 1 The lagoon must be completely flushed out regularly.
- 2 After this operation, it is essential that the lagoon be filled in reasonable time and as such be a fresh water in-flow of approximately 12 litres per second (Vandamme’s Creek is the only natural flow giving anything like this capacity.)
- 3 The lagoon would have to be filled occasionally with salt water (thus the control equipment must be capable of the reverse control flows with the necessary flow characteristics).
- 4 No stormwater run-off should enter the lagoon which could lead to silting problems. This would involve a diversion system in respect of Vandamme’s Creek.
- 5 The perimeter wall would have to be water-tight (in itself a difficult task).

(b) Location

In addition to these, the lagoon would really want to be positioned in close proximity to vehicular access, should not interfere with other uses of the Basin and foreshore reserve, should not encroach on beach and swimming areas, should be as far away from residential development as possible and should have public toilets in proximity (or require the building of new ones).

Summing all these requirements and problems up, I cannot help but conclude it could be unwise and undesirable to plant something foreign into an already heavily used natural recreation area, that the precautions that would have to be taken to ensure no environmental defects (I still have my own doubts that this could be entirely accomplished) are real and substantial and could be costly. As such, I do not consider that the Basin is in fact the best site for this particular amenity. Why not give serious consideration to providing a fresh water pond as one of the recreational amenities at Council Downs? There is plenty of space for it in this area; in fact, there is an ideal location on the low lying plateau at the southeast corner of the block; there is a very good and substantial underground fresh water supply which could be developed at little cost and such a pond could be constructed simply and comparatively cheaply.”

Taking all facts into consideration, the Council would confirm that it considers there is a need for this type of facility in the district but in view of the points raised by the Borough Engineer, it has been decided that it be not included in the Management Plan at this stage, but that the suggested inclusion of such a facility be considered as soon as practicable as part of the Council Downs development; if, however, such a proposal is not feasible, that it may be reconsidered as a Basin amenity which would involve a change to the Management Plan.

**Other matters**

The Borough Engineer presented a schedule summarising all the submissions and/or suggestions that had been made

The Council gave careful consideration to each and all of these and made decisions in respect of each as to whether the submission be upheld or declined, whether the subject matter be included or deleted from the Management Plan, or whether some action be undertaken. A summary of the schedule together with Council's decisions in each instance with appropriate comment is attached.

There are certain aspects which require further explanation and perhaps clarification:

**a) Breeding and retention of Shag colony**

The Borough Engineer reported that he had discussed this matter with Dr. Larcombe and they had concluded that there is a very real need for an extensive study into this particular problem and to perhaps extend it to include other species and the problems associated with trying to retain a natural habitat in a well used and developed area.

As such, he suggested that an approach be made to the Director of the Wildlife Division of the Department of Internal Affairs, inviting him or his appointee to a meeting to discuss the possibility of instituting a major study into this particular matter (and to widen it if thought desirable). There were undoubtedly University students who would jump at such an opportunity and with the help of the Department and perhaps other organisations, could come forward with some very useful basic information. It would no doubt be desirable to invite people such as the President of the Auckland Branch of the Royal Forest and Bird Protection Society and perhaps one or two other persons, but this would best be left until the reaction from the Wildlife Division of the Department of Internal Affairs to our request is ascertained.

The Council agree that the suggestion has merit and decided that it be endorsed and that the appropriate comment be made in the Management Plan.

**b) Hydroslide**

The Borough Engineer made brief comment at the Hearing concerning the possibility of constructing a hydroslide at Swimarama and the need to mention this in his Management Plan. He reported that owing to the basic information still not having been submitted by the possible developers, he and the Pool Manager had not completed the awaited report. At that stage, Council would decide on the desirability and suitability of such a venture.

The Council does not want to hold up the Management Plan. Meantime, the Council has decided to make reference in the Management Plan, in general terms, that a “watershoot” may be considered but, in doing so, make it clear that full Town Planning procedures would be carried out if the proposal was to be favourably considered.

**c) Use of the ski lane**

The actual extent of the area set aside for water skiing which is shown in the Draft Management Plan, is smaller than what was originally agreed to, and which has been in fact buoyed out and used for many years. This was the result of a misunderstanding of the Waipuna Water Ski Club’s request that the “ski lane” be shifted closer to the shoreline – this request was meant to refer to the location of the slalom course and not the whole of the “ski lane” area. It was decided that the Final Management Plan show the authorised “ski lane” that had been originally agreed upon by the Panmure Basin Warden’s Committee.

One of the points raised in the submissions was a request for clarification on the use of the “ski lane” by other boaters. For instance, if there were a dozen youngsters sailing small yachts on the Basin and one ski boat commenced operation, should the ski boat have exclusive rights over the ski area? This is a “grey zone” which has caused some little concern in the past.

The Borough Engineer reported that he had discussed the matter with one of the senior officers of the Auckland Harbour Board and had studied their By-laws and controls. Unfortunately, this whole matter can be difficult and complicated and there is no clear way in which it could be handled in the Management Plan without a very detailed explanation and description and this is not really the type of material and content that should be included in the Management Plan. The Plan should lay down principles and policies, and details should be covered in By-laws and specific Council resolutions. Unfortunately, even after trying for twenty years or more, Council has not been able to introduce a By-law for this form of control on the basin but it is hopeful that this maybe accomplished in the not too distant future.

The Council agrees that the present generalised statements contained in the draft should be retained in the Final Management Plan and that as such, common-sense which has prevailed over the years will continue and that the detailed control which is undoubtedly desirable will be contained in the By-law when this is prepared.

**d) Landscaping and beautification**

A suggested section dealing with landscaping was received from the Planning Division of the Auckland Regional Authority. The suggestions in themselves are good, but in part cover matters set down or inferred in the plan and would best be slotted in to suit the existing format of an overall concept plan.

The Borough Engineer reported that the suggestions were very good, well documented and worthwhile and that the main aspects of them could be combined with the proposals contained in the “Planting and Beautification” policy section of the draft under a new heading, “Landscaping”. It was suggested at the hearing that in respect of the planting proposals, as far as possible this should be done in consultation with adjoining residents. The Council agrees that such consultation on an immediate neighbour basis has considerable merit, especially to avoid dissatisfaction and to ensure full co-operation.

To this end a basic planting scheme is desirable to co-ordinate all the suggested policies contained in this plan into a clear descriptive form to enable this document to be used as the basis of discussion with neighbours and thus permit intelligent inter-change of information.

A Landscape Architect has been engaged and, together with the Borough Engineer, will bring down a basic landscape planting scheme. This does not go as far as the concept plan suggested by the Authority. Council must be careful not to confuse the Management Plan with what could be called a Development Plan. To lay down detailed development proposals in a Management Plan could cause problems as it could lead to a loss of flexibility on details which were perhaps never intended. With certain proposals also, it is perhaps more desirable to await developments before getting down to detail. In addition, the exclusion of the major items of the Circumferential Railway and the Fresh Water Lagoon from the plan, undoubtedly would decrease the desirability of an overall concept plan.

Accordingly, the Council agrees that the general policies and principles set down in the draft and the main suggestions on landscaping as put forward by the Authority be incorporated into the one section – “Landscaping” – and that this be included in the final Management Plan.

The Council agrees further that the basic landscape planting scheme as outlined above be completed, that this be considered by the Panmure Basin Wardens Committee, Parks & Recreation Committee and Council prior to its adoption, that it then be used as the general guide for future planting, and form the basis for discussions with adjoining property owners on a neighbourhood basis and that the appropriate comment be included in the Management Plan.

### Schedule – Panmure Basin submissions to first draft Management Plan 1982

Name	Submission or suggestion	Decision	Procedure to be adopted - with appropriate comment and/or explanation
Blincoe, D	Objects to circumferential model railway Objects to fresh water lagoon	Uphold Uphold in part	Delete from plan Agree on need, not best locality, delete from plan
Stephenson, M A & G H	Objects to circumferential model railway Objects to swing bridge	Uphold Decline	Delete from plan Retain in plan – include comment on reasons and precautions to be taken. Make specific reference in plan.
Munro, J S & J	Objects to circumferential model railway Objects to swing bridge Objects to fresh water lagoon	Uphold Decline Uphold in part	Delete from plan Include in plan Delete from plan
Tree Society	Objects to fresh water lagoon Offers assistance in planting programme	Uphold in part Accept offer	Delete from plan Mention in plan
Waipuna Water Ski Club	Requests that original authorised ski area be retained	Uphold	Show original area in plan
Lands & Survey Dept	Suggests that Mt Wellington Swimming Club have a lease	Decline	No need, as they do not occupy any clubrooms and present system has worked very well.
Burgess, R	Objects to circumferential model railway Objects to fresh water lagoon Objects to any further control of netting Requests clarification on use of ski lane by other boats Requests removal of large Cottonwood trees	Uphold Uphold in part Uphold in part Decline in part  Decline	Delete from plan Delete from plan Retain present wording – any controls would be in future by-law Not appropriate in Management Plan – covered in preface  Include reference in plan in accord with policy decision of Panmure Basin Wardens Committee meeting on 14 October 1981 (Page 699 of November 1981 Council agenda)
Royal Forest & Bird Protection Society	Objects to swing bridge Supports off-shore bird roosting proposals Supports extra controls on netting Requests addition of little black shag to listing in Ecology section	Decline Uphold Uphold Uphold	Retain in plan Retain in plan Extra controls would be by way of By-law Include little black shag in listing in Ecology section

Name	Submission or suggestion	Decision	Procedure to be adopted - with appropriate comment and/or explanation
Lee, H	Objects to circumferential model railway Objects to fresh water lagoon	Uphold Uphold in part	Delete from plan Delete from plan
Worsnop, L & 4 others	Objects to circumferential model railway Objects to fresh water lagoon	Uphold Uphold in part	Delete from plan Delete from plan
Deane, R & L	Objects to any further development around the Basin	Decline in part	Development as listed and agreed to proceed
Howlett, P A & B J	Objects to swing bridge Objects to circumferential model railway Objects to any stone wall in neck Suggests planting of pines is inadequate to preserve shag colony Suggests security patrols to control vandalism and hooliganism	Decline Uphold Uphold in part Agree in part  Agree	Retain in plan Delete from plan Only to be done if erosion makes it necessary Include section to set up a study project  Do not include specifically in Management Plan but to be considered by Council as general policy on all reserves
Howlett, P A & 20 others	Objects to swing bridge	Decline	Retain in plan
Body Corporate (Ireland Road)	Objects to swing bridge Objects to fresh water lagoon Objects to circumferential model railway	Decline Uphold in part Uphold	Retain in plan Delete from plan Delete from plan
Marine Division M.O.T.	Not in favour of Fresh Water Lagoon	Uphold in part	Delete from plan
A.R.A.	Include landscape section	Uphold in part	Include relevant information as outlined
Mt. Wellington Community Committee	Objects to Circumferential Model Railway Stresses need for environmental controls Stresses need to control unauthorised vehicles  Requests clarification on provision and location of walkway in Lagoon Drive Suggest picnic facilities Suggest permanent footpath in front of Waipuna Lodge Suggest liaise with adjoining residents on	Uphold Agree Agree  Agree Agree Agree Agree	Delete from plan Include a specific paragraph in plan Already referred to in plan – expand reference to vehicle and especially motorbike prohibition Include a specific reference as to where and how  Already contained in plan Already inferred in plan  Will include more specific reference in plan

Name	Submission or suggestion	Decision	Procedure to be adopted - with appropriate comment and/or explanation
Mt. Wellington Community Committee (cont.)	planting Suggest alternate site for Fresh Water Lagoon	Decline in part	Not to be included in plan
Mt. Wellington Borough Council	Advised of possibility of "watershoot" at Swimarama	Uphold	Make reference in plan in general terms
Macky, C.	Objects to Circumferential Model Railway Objects to Fresh Water Lagoon	Uphold Uphold in part	Delete from plan Delete from plan
General comment at Hearing	Need stressed for adequate litter bins Need stressed for control of vehicles, especially motorbikes Concern expressed at erosion in neck of Basin and possible detrimental effect footbridge may have	Agree Agree  Decline in part	Already in plan Section on vehicle and especially motorbike prohibition to be expanded  Specific reference to be made in plan to this problem