

# **Shore Reserve East**

## Management Plan

Prepared for the Auckland City Council in 1987

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# 1.0 Introduction

## 1.1 Location

Shore Reserve (East) is situated in the attractive district of Remuera and is bounded by Hobson Bay to the north, Orakei Road to the east and Shore Road to the south. It is on the corner of a busy intersection and is clearly visible by motorists and pedestrians. The address is 178 – 182 Shore Road.

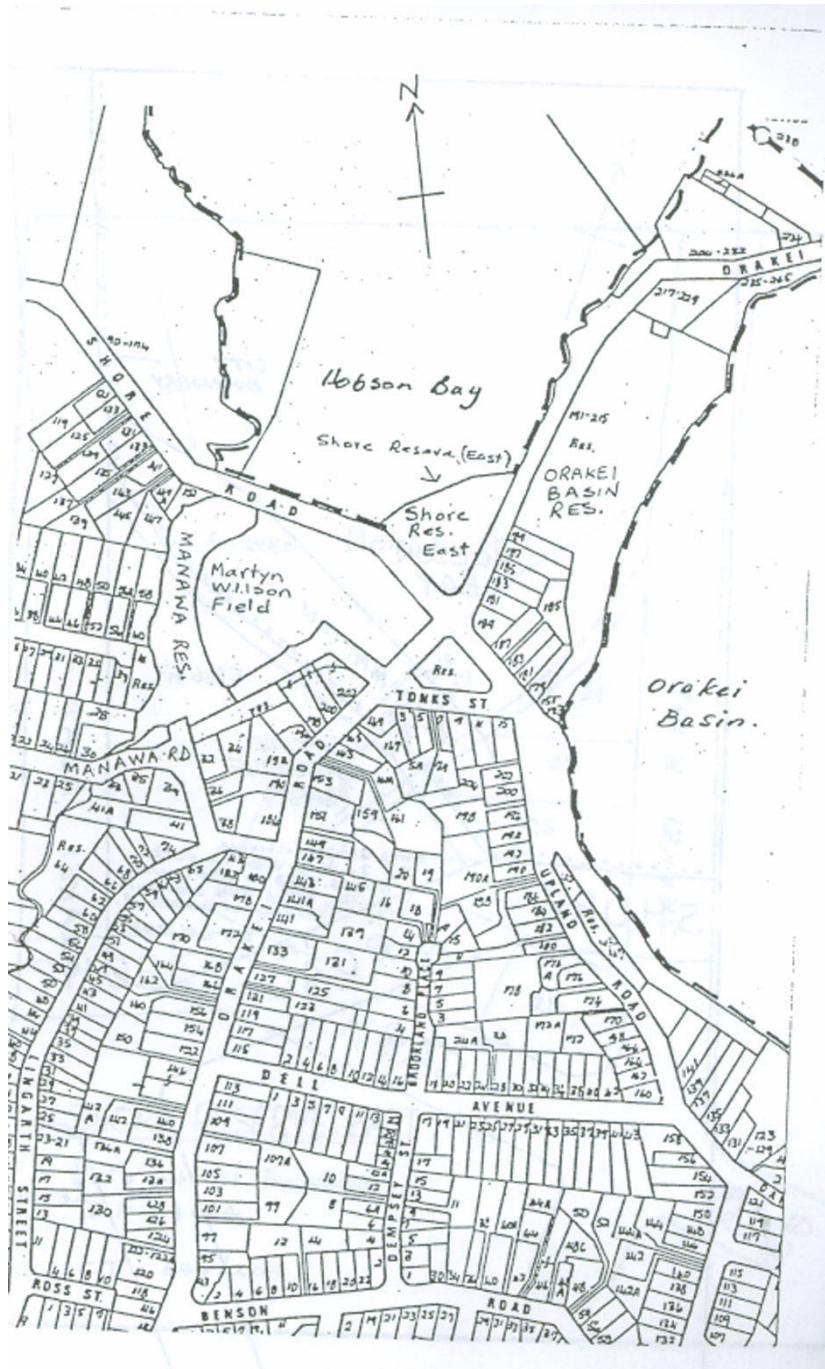


Figure 1 Locality Plan

## 1.2 Legal Status

The reserve is held on two titles. The first is the area comprising Lots 24 to 34 inclusive, DP 24664 in CT21A/280 which is subject to the Reserves Act, 1977 and Lot 1 DP 74317 in CT 31B/269 which is a reclamation on the bed of Hobson Bay and held in trust by the Auckland City Council is also subject to the Reserves Act.

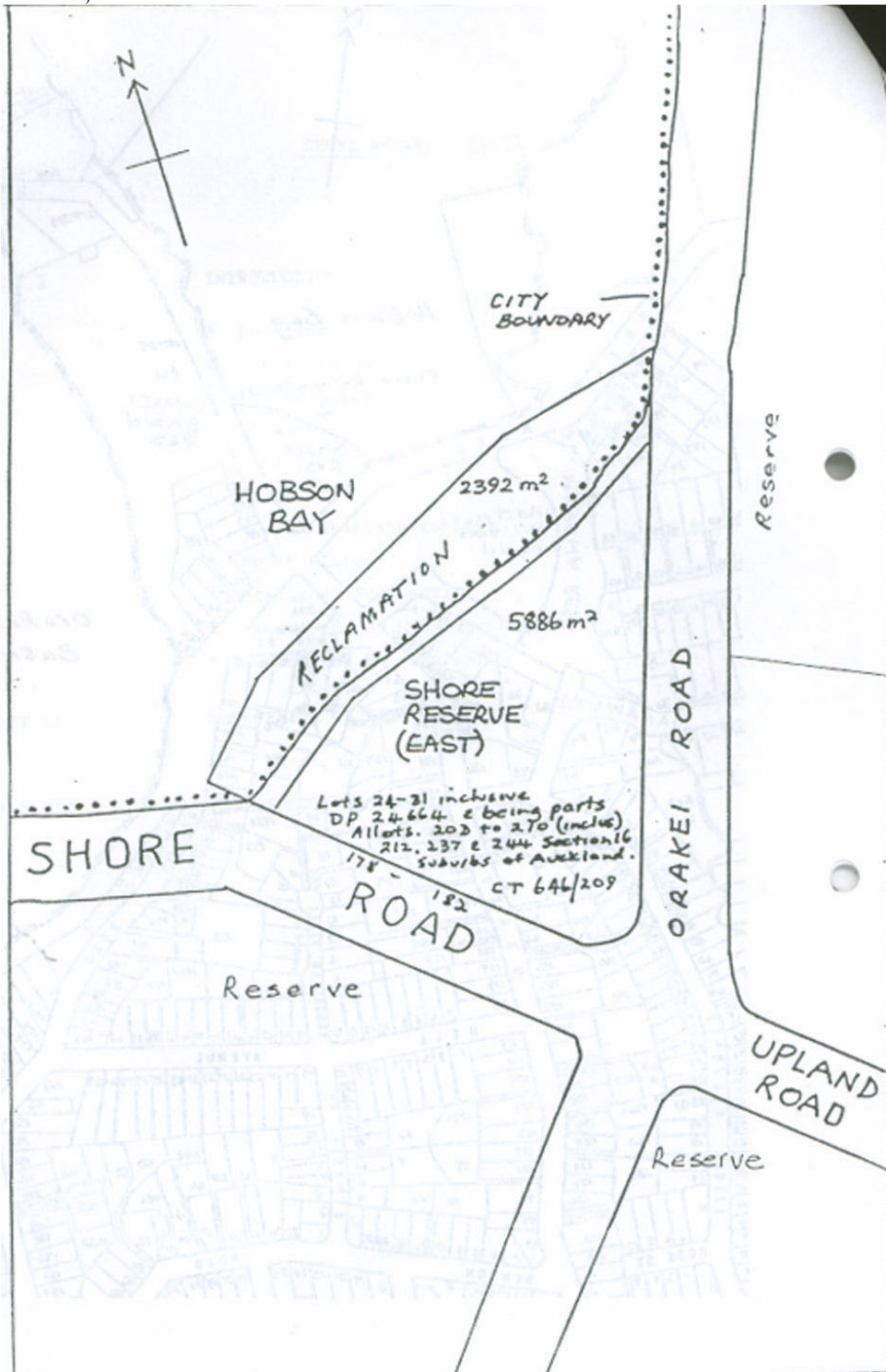


Figure 2 Legal Description One



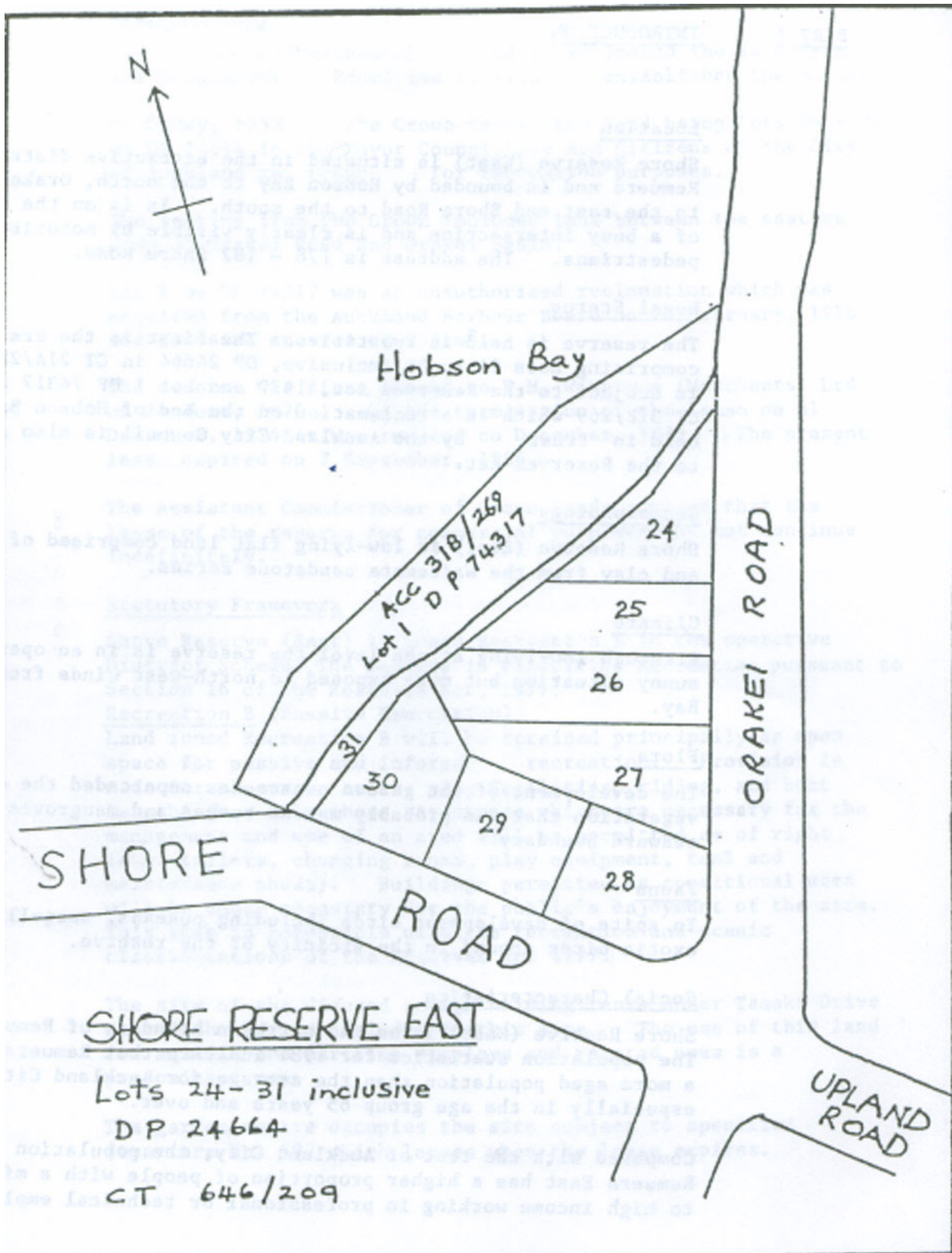


Figure 3 Legal Description Two

### **1.3 Geomorphology**

Shore reserve (East) is low-lying flat land comprised of silts and clay from the Waitemata sandstone series.

### **1.4 Climate**

Although low-lying flat at sea level the reserve is in an open and sunny situation but more exposed to north-west winds from Hobson Bay.

### **1.5 Flora**

The development of the garden centre has superseded the original vegetation that was probably manuka rushes and mangroves on the seaward boundary.

### **1.6 Fauna**

In spite of development birds including pukekos, seagulls and exotic birds abound in the vicinity of the reserve.

### **1.7 Social characteristics**

Shore Reserve (East) is on the northern boundary of Remuera East. The population statistics for 1981 indicate that Remuera East has a more aged population than the average for Auckland City especially in the age group 65 years and over.

Compared with the rest of Auckland City, the population in Remuera East has a higher proportion of people with a middle to high income working in professional or technical employment.

### **1.8 Brief History**

F M Winstone (Merchants) Limited first leased the land from the Department of Education in 1952 and established the nursery.

On 5 May 1953, the Crown vested the land being Lots 24 – 31 on DP 24664 in the Mayor Councillors and Citizens of the City of Auckland in trust for recreation purposes.

The vesting from the Crown included land between the eastern side of Orakei Road and Orakei Basin.

Lot 1 on DP 74317 was an authorised reclamation which was acquired from the Auckland Harbour Board on 26 February 1976, and contains an area of 2392m<sup>2</sup>.

The reserve was first leased to F.M. Winstone (Merchants) Ltd on 24 June, 1970. On the termination of the lease on 31 December, 1974 it was renewed to December, 1979. The present lease expired on 7<sup>th</sup> September, 1986.

The Assistant Commissioner of Crown Lands advises that the lease of the reserve for commercial purposes may not continue indefinitely.

### **1.9 Statutory Framework**

Shore Reserve (East) is zoned Recreation B in the operative District Scheme. The reserve is classified Recreation pursuant to Section 16 of the Reserves Act, 1977.

#### Recreation B (Passive Recreation)

Land zoned Recreation B will be retained principally as open space for passive and informal recreation. Provision is made for pleasure areas, play facilities, riding, and boat launching. Only those structures which are necessary for the management and use of an area will be permitted as of right (e.g. toilets, changing rooms, play equipment, tool and maintenance sheds). Buildings permitted as conditional uses will be those necessary for the public's enjoyment of the site. This zone is compatible with the recreation and scenic classifications of the Reserves Act 1997.

The site of the disused sewage holding tanks under Tamaki drive near Okahu Bay is included in this zone. The use of this land for aquaria and maritime displays and related uses is a predominant use.

The garden centre occupies the site subject to specified departure No. 597 which lapses when the lease expires.

### **1.10 Summary of Submissions**

from the Remuera Community Committee: -

1. Supports the principle of non-commercial use of reserves, but considers the garden centre is a genuine exception which meets the needs of the community.
2. There are adjacent reserves and the recreational flavour of the garden centre development is in keeping with its surroundings.
3. The spirit of the Recreation B zoning should be reflected by:-
  - a) Limited the garden centre to its present site
  - b) Focusing on plants rather than hardware
  - c) Signage being unobtrusive and in keeping with the environment.
  - d) Fence lines being planted
  - e) Keeping the carpark clear of litter
  - f) Providing park seats and play equipment in the general location

From Botannix Garden Centres Limited:-

1. Accepts the principle of non-commercial use of public reserves but the garden centre fulfills an important local need.
2. The existing use while commercial in nature, is environmentally sensitive, attractive and recreational in character.

3. The garden centre is in no way harmful or detrimental to the remaining substantial area of recreation reserve of which it occupies a small part. Its existing use has attracted 103,000 visitors during the past twelve months.
4. The company seeks a substantial period of time to phase out its operations in the area and to relocate elsewhere if the present use is unacceptable.

### **1.11 Format of the Management Plan**

The plan is set out in the following sequence; Part II Management Objectives, Part III Management Policies.

The Management Objectives may remain unchanged for a long period whereas Management Policies may require more frequent updating.

## **2.0 Management Objectives**

The objectives for the management of the reserve will be:-

1. To phase out the garden centre on the reserve over a maximum period of ten years.
2. To conserve and enhance the landscape, fauna and flora for the enjoyment and education of the local and metropolitan community.
3. Ultimately to maintain the reserve as public open space primarily for passive recreational purposes.

## **3.0 Management Policies**

### **3.1 Boundaries**

Policy – to establish a pedestrian pathway along the Hobson Bay boundary.

### **3.2 Surrounding Catchment and Land Use**

The surrounding land is mainly public reserve combining passive with active recreation.

Policy – to provide additional seating in the adjacent reserves and play equipment where appropriate.

### **3.3 Waterfront Management**

The mangroves could become of particular interest as they mature so pedestrian access to the waterfront will be enhanced.

Policy –to ensure that the waterfront features of the reserve are protected and made accessible to the public

### **3.4 Bylaw Controls**

Detrimental activities of concern to the management of the reserve include:-

- Rubbish and dangerous litter dumping
- Disposal of fill material
- Noxious weeds and animals
- Unauthorised lighting of fires and barbecues
- Damage from indiscriminate ingress and egress
- Insidious reclamation of the foreshore

Policy -under the provisions of the Auckland City Consolidated Bylaws, Noxious Plants Act 1979, Agricultural Pest Destruction Act 1967 and the Reserves Act 1977 appropriate action will be taken to prohibit and eliminate such concerns through the co-operative attention of the Council, community organisations, appointed rangers and local residents.

# **Appendix**

## Summary of Objections on the Draft Management Plan

Summary of Objections  
On the Draft Management Plan

1. Mr Alan Best, 30 Entrican Avenue, Remuera

Objects to the proposal to phase out the Garden Centre but recommends that the lessee be required to conserve and enhance the landscape for the enjoyment and education of the local metropolitan community.

Wishes to be heard by the committee of Draft Plan is not amended.

2. Jonathon and Catherine Mitchell, 72 Seaview Road, Remuera

Object to the phasing out of the Garden Centre and recommend a 20 year lease to give the lessee security in the future.

3. Charlotte & Michael Skegg, 11 Tonks Street, Remuera

Object to the phasing out of the Garden Centre which is non-obtrusive and recommend a longer phase-out period than the proposed 10 years.

4. Sir Kenneth & Lady Myers, 21 Upland Road, Remuera

Oppose the proposal to phase out the Garden Centre which provides endless enjoyment for elderly people and the service to gardeners. They suggest further reclamation could provide more space for enjoyable walks and relaxation amongst a variety of shrubs.

5. Mr & Mrs M A Chopping, 12 Brookland Place, Remuera

Support the present use of the site as a garden centre which encourages Aucklanders to take pride in their gardens. They appreciate the easy parking and flexible trading hours and the interest the Garden Centre has in the district, for example, its gifts of daffodil bulbs for Mt Hobson

6. Remuera community Committee

The Committee confirms its earlier submissions in supporting the presence of the Garden Centre on the public reserve. The Committee accepts the principle on non commercial use of a public reserve, but this is an exception.

7. Dr T J Sprott, 8B Norana Avenue Remuera

Supports the present activities of the Garden Centre for the foreseeable future, but appreciates the principle of non-commercial use of reserves. Supports the shoreline walkway and considers the Garden Centre enhances the locality. Objects to the public notice in the newspaper which he considers should have better located the reserve in question by adding “the area occupied by Botanmix Limited, formerly Winstones Garden Centre.”

8. Mr M C Leuchars, 34 Orakei Road, Remuera

Opposes the phasing out of the Garden but suggests hardware sales be screened from direct view. He supports a walkway along the water frontage.

9. Mrs Jane A Cennamo, 57 Seaview Road, Remuera

Objects to the proposed phasing out of the Garden Centre which fulfills a community need.

10. Mr J N Odlin, 189 Upland Road, Remuera

Supports the Reserves Act and the phasing out of the garden Centre. Council must make clear to lessees that they must not entrench their activities.

11. Maxine F Christie, 37 Orakei Road, Remuera

Supports the presence of the Garden Centre which she visits for pleasure. The Garden Centre does not deprive residents of open space.

CONCLUSIONS

The submissions mostly support the Garden Centre being on the reserve and objectors consider that a 10 year phasing out period is too short.

However, the siting of a commercial operation on the reserve is incompatible with its recreation status.

Council must therefore clearly determine a maximum term for the lease and 10 years is a compromise which recognises all viewpoints.

The renewal of the lease requires the approval of the Minister of Lands. For any Lease to be continued a finite and certain phase out period would be required.

Amendments will be made to the draft plan as follows:-

1. Brief History

Lots 24-31 on DP 24664 were vested in the Mayor, Councillors and citizens of the City of Auckland on 5 May, 1953 in trust for recreation purposes.

2. Classification

The entire reserve is classified as Recreation Pursuant to Section 16 of the Reserves Act, 1977.

3. Plans

North Direction point will be shown on the plans.

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Council Dated 5 March 1987

DRAFT MANAGEMENT PLAN SHORE ROAD (EAST) RESERVE

It was resolved that the Amended Draft Management Plan for Shore Reserve (East) be approved as the management plan of the next five years.