

# **Simson Reserve**

## Management Plan

Prepared for the One Tree Hill Borough Council in October 1989

Please direct all enquiries to the Community Planning Group, Auckland City Council, Private Bag 92 516, Wellesley Street, Auckland 1.

A electronic version of this document is available from [www.akcity.govt.nz](http://www.akcity.govt.nz)

Printed June 2002

# Contents

---

<b>Statutory Framework</b>	<b>1</b>
<b>1.0 Background Information</b>	<b>2</b>
1.1 Legal Description	2
1.2 Classification under Reserves Act 1977	2
1.3 Area	2
1.4 Surrounding Area	2
1.5 Adjoining Land Uses	3
1.6 Site Constraints and Characteristics	3
1.6.1 Stormwater Drainage	3
1.6.2 Physical Features	3
1.6.3 Easements	3
1.7 Access	3
1.8 District Scheme Provisions	3
1.8.1 Reserve Zoning	3
1.8.2 Adjoining Industrial Zone	4

---

<b>2.0 Objectives</b>	<b>4</b>
<b>3.0 Policies</b>	<b>4</b>
3.1 Landscape	4
3.2 Vegetation	4
3.3 Playing Fields	4
3.4 Vehicle Prohibition	5
3.5 Signs	5
3.6 Buildings	5
3.7 Use	5
3.8 Flood Control	5
3.9 Pedestrian Network	5

---

<b>Appendices</b>	<b>7</b>
-------------------	----------



## **Statutory Framework**

This Management Plan has been prepared by One Tree Hill Borough Council to meet the requirements of Section 41 of the Reserves Act 1977.

The recommended classification for the Reserve is “Recreation”.

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

# 1.0 Background Information

## 1.1 Legal Description

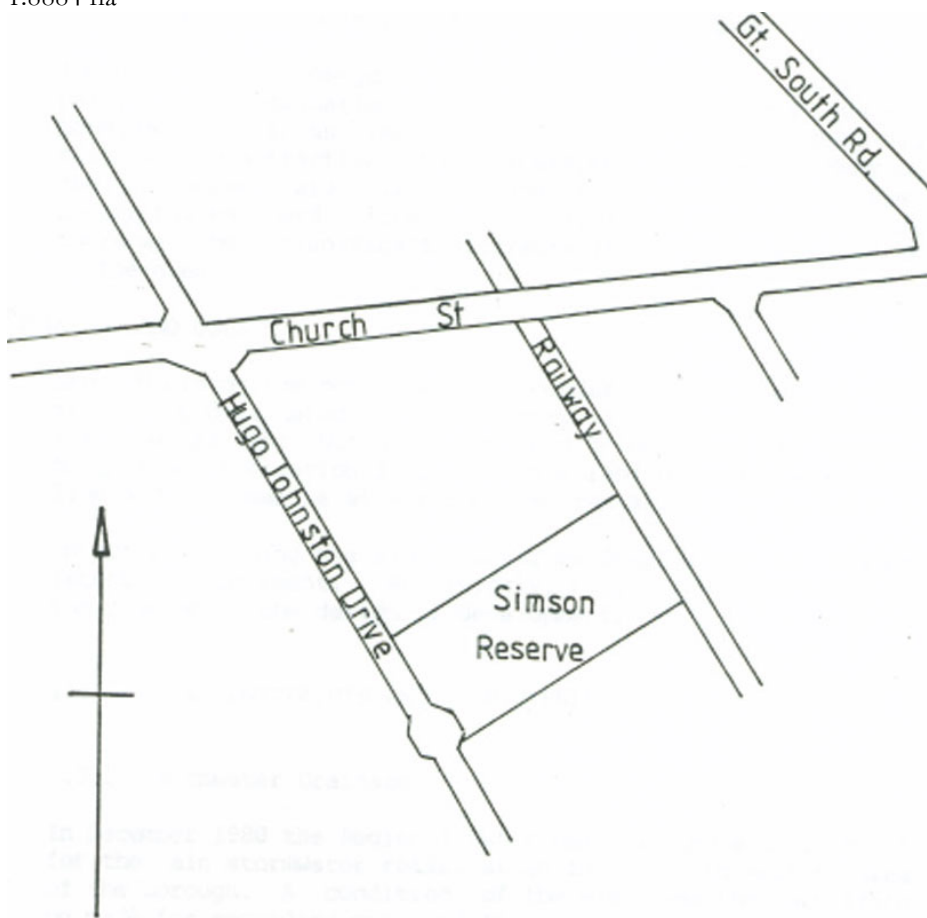
Lot 6 DP 91816

## 1.2 Classification under Reserves Act 1977

Recreation (recommended)

## 1.3 Area

1.8884 ha



**Figure 1 Locality Plan**

## 1.4 Surrounding Area

This reserve has been acquired by the Council as a reserve contribution arising from a series of subdivisions of land in the vicinity of Hugo Johnston Drive. A large part of this area was formerly occupied by the South down Freezing Works. Much of the land was used as holding paddocks and a large proportion of it has not been previously developed.

The area is now undergoing rapid development as an Industrial park. A combination of planning controls and overall management policies implemented by the land holders is resulting in attractive,

well landscaped development. Many of the businesses are labour intensive industries often incorporating head offices. It is therefore anticipated that there will be a significant increase in the number of workers in the area.

## **1.5 Adjoining Land Uses**

Land adjoining the north eastern boundary at the rear of the reserve is designated by the Ministry of Works and Development for use as the North Island Main Trunk line. The Council holds a beautification lease on the land between the railway line and the reserve at a peppercorn rental.

On sites adjoining the side boundaries development is either recent or imminent. Accordingly, account is being taken of the reserve in the design of development.

## **1.6 Site Constraints and Characteristics**

### ***1.6.1 Stormwater Drainage***

In December 1980 the Regional Water Board issued a Water Right for the rain stormwater reticulation in the south eastern area of the borough. A condition of the Right was that provision be made for secondary overland flow paths and that a report setting out the flood profile of a 50 year storm be prepared. This report was prepared by Babbage Partners Limited in July 1981.

The report allowed for 2 ponding areas into Simson Reserve and Southdown Reserve. Provision for ponding has been made in Simson Reserve as follows:

The contours of the reserve allow for a maximum flood level of R L 5.8 with the low point in the reserve at R L 5.2. The inflow into the reserve is down Hugo Johnston Drive and into the reserve at the western corner.

### ***1.6.2 Physical Features***

There is an outcrop of rock at the south western end of the reserve which was retained during the original site formation in order to minimise the extent of rock excavation.

### ***1.6.3 Easements***

There is a 8.0m wide easement across the front of the site for electric, power and water supply.

## **1.7 Access**

Work is currently being undertaken to implement a series of accessways which will provide pedestrian and cycle links along the Mangere Inlet from Waikaraka Park, in Onehunga, and through to the Great South Road.

It is anticipated that the reserve will form part of an overall recreational network extending from Mt Smart to the Manukau Harbour (See Recreation Network Map following).

## **1.8 District Scheme Provisions**

### ***1.8.1 Reserve Zoning***

This reserve is zoned Recreation 4 under the operative District Scheme. The zone provides for outdoor recreational as a predominant use. Amenity buildings and buildings for recreational, cultural, social or community purposes are also permitted provided they meet the design and appearance criteria for controlled uses and do not exceed the 30% building coverage requirement. An 8m front yard is required.

### ***1.8.2 Adjoining Industrial Zone***

The land surrounding the reserve is zoned Industrial 2. This zone permits a wide range of industrial uses provided they meet performance standards relating to environmental nuisance and pollution. The maximum height limit is 35m, but where a site abuts a recreation zone or reserve land no part of the building shall exceed 4m plus the shortest horizontal distance from the boundary. This provision lessens the dominating effect a tall building constructed on the site boundary would have on the reserve. There is provision for an 8m front yard.

## **2.0 Objectives**

- To promote and manage the reserve primarily as outdoor recreational amenities for use by workers in the surrounding industrial area.
- To provide visual relief from the built up industrial environment.
- To create a distinctive landscape character.

## **3.0 Policies**

### **3.1 Landscape**

- To provide visual relief from the built up environment.
- To create a landscape character by creating points of interest, developing existing features and using landscape elements of the One Tree Hill district.
- To provide seasonal interest and colour.
- To create localised microclimates to extend the use of the reserve
- To create a natural bird habitat by providing plants which attract and shelter birds.

### **3.2 Vegetation**

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

### **3.3 Playing Fields**

- To reserve the right to close off weather or conditions of the turf are such that play could result in damage to the turf.
- To maintain a usable surface on all playing areas.

### **3.4 Vehicle Prohibition**

- To confine public vehicles to the car park areas only by means of physical barriers or ground level changes.

### **3.5 Signs**

- The number of signs will be kept to a minimum consistent with the need to provide information about facilities and bylaws.
- All signs will be designed to harmonise with the natural landscape and, wherever possible, located together near the entrance to the reserve.
- To place identification signs at the entrance to the reserve.

### **3.6 Buildings**

- To provide adequate changing and toilet facilities for uses within the reserves.
- To provide limited facilities for social functions associated with use of the outdoor space for recreation.

#### Explanation

Building development will be undertaken in stages. Initially, changing and toilet facilities will be provided. The building will, however, be designed so that, at a later stage, a small amenity area for social functions associated with games played on the reserve can be incorporated.

### **3.7 Use**

- To fully utilise the facilities within the reserve.
- To promote its' use by workers in the industrial area.

#### Explanation

“As this Reserve was acquired through reserve contributions from the surrounding industrial area the Council considers that priority should be given to use by the workers in the area.

If after one season of operation the Council considers that the facilities are being under-utilised, it will determine the appropriate form and extent of regular use of sporting organisations. The availability of the grounds will then be publicly notified so that all interested sporting organisations have the opportunity to make submissions.

In the consideration of submissions, the Council will be particularly concerned with meeting any identified sporting needs within the One Tree Hill district and the promotion of involvement in activities by workers in the industrial area.”

### **3.8 Flood Control**

- To meet and adhere to flood control conditions attached to water rights issued for stormwater reticulation in the area.

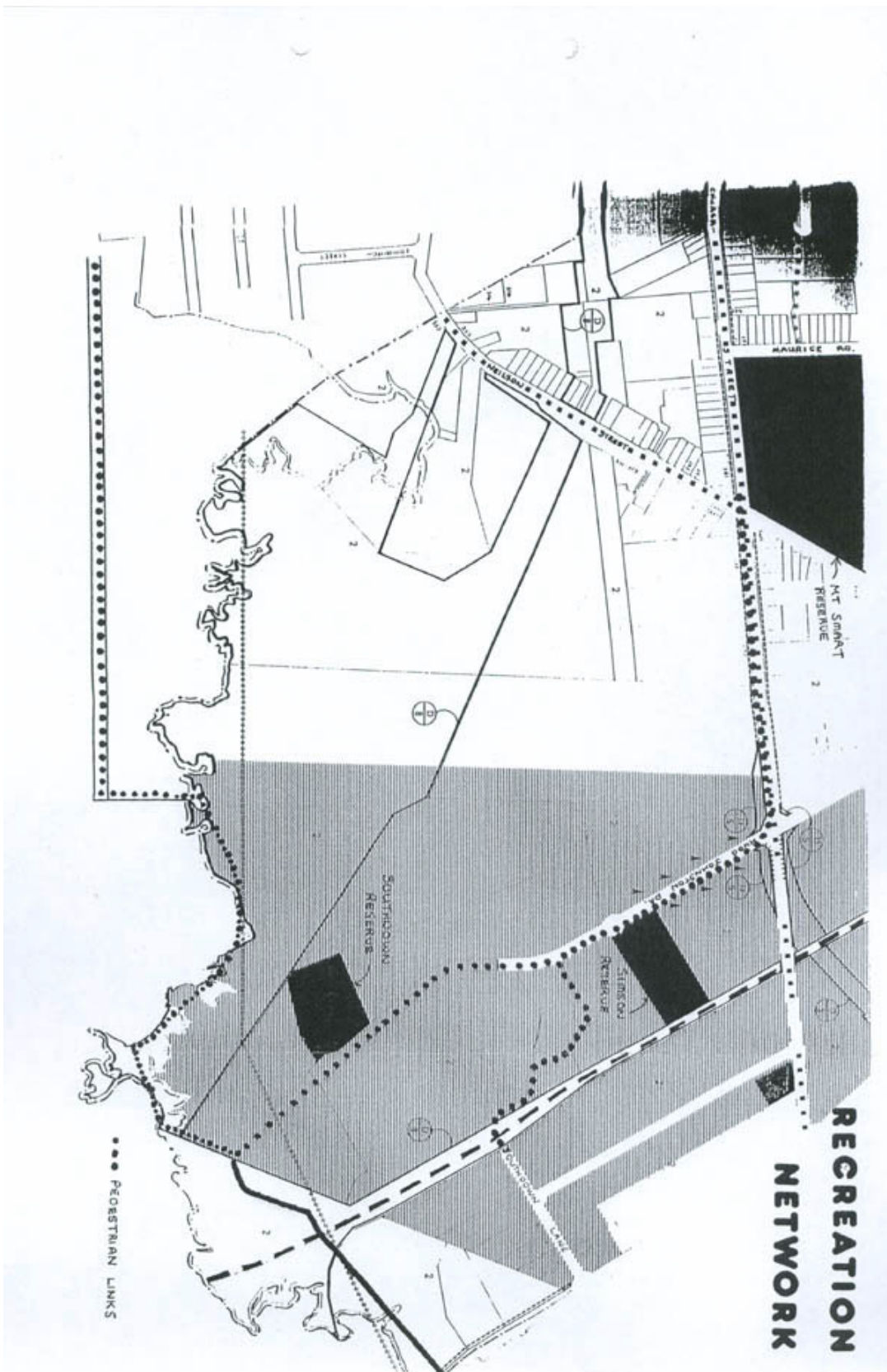
### **3.9 Pedestrian Network**

- To link the reserve into the pedestrian/cycle network by promoting it as a focal point and rest area on the route between the Mangere Inlet Walkway, Mt Smart Complex and Great South road.



# **Appendix One**

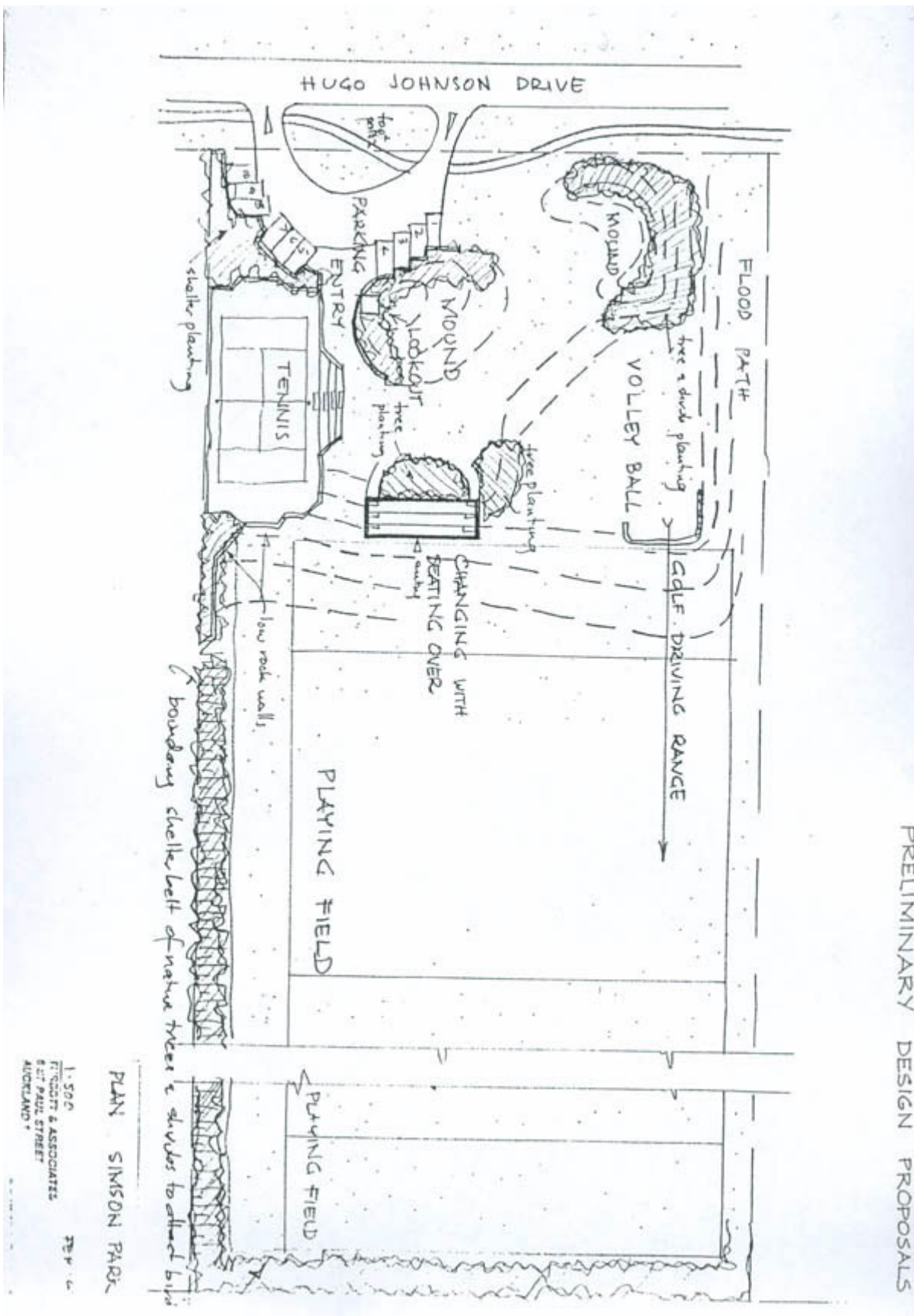
## Recreation Network Showing Pedestrian Links



# **Appendix Two**

## **Preliminary Design Proposal**





PLAN SIMSON PARK

1:500  
FITZGERALD & ASSOCIATES  
811 PAUL STREET  
AUCKLAND

2011