

# **Southdown Reserve Management Plan**

One Tree Hill Borough Council

October 1989

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## **Statutory Framework**

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

The 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.”

## **Part One – Background Information**

### **1.1 Legal description**

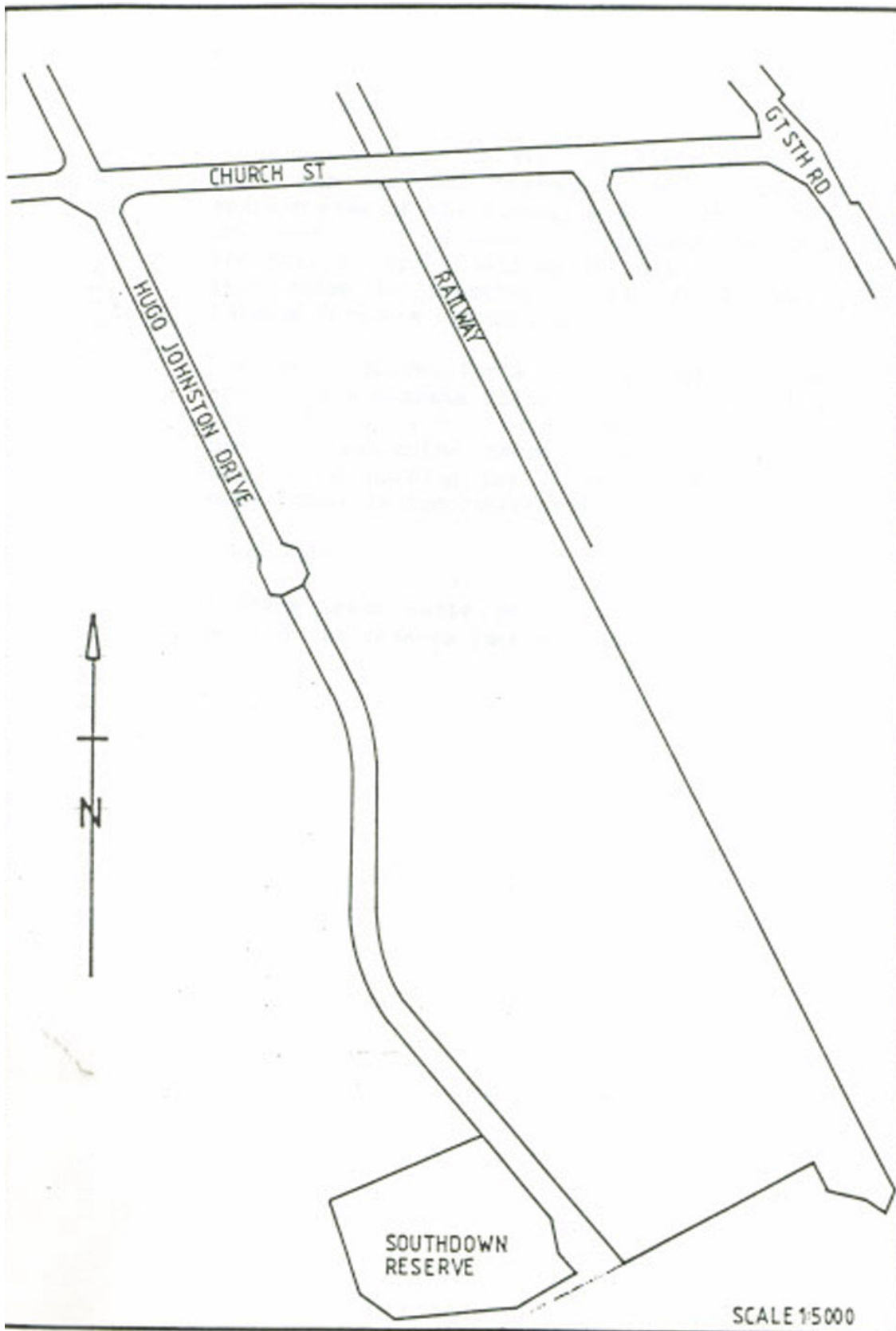
Southdown Reserve: Lot 3 DP 101529

### **1.2 Classification under Reserves Act 1977**

Southdown Reserve: Recreation (recommended)

### **1.3 Area**

Southdown Reserve: 1.7012 ha.



**Map 1 Location of Southdown Reserve**

#### **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 Southdown Freezer 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 landholders 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**

Immediately surrounding land is currently vacant and provides an overgrown untidy setting for the reserve. Development is, however, likely to occur during the next planning period and the extension to Hugo Johnston Drive, which provides access to the reserve, will be fully formed.

To the west is an area of raupo swamp which forms a valuable existing native habitat. The Council has had preliminary discussions with the owner about the possibility of acquiring this land as an addition to the reserve.

To the south beyond the land designated for N.Z.R. use is the Mangere Inlet which provides an extensive estuarine habitat.

#### **1.6 Site constraints and characteristics**

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

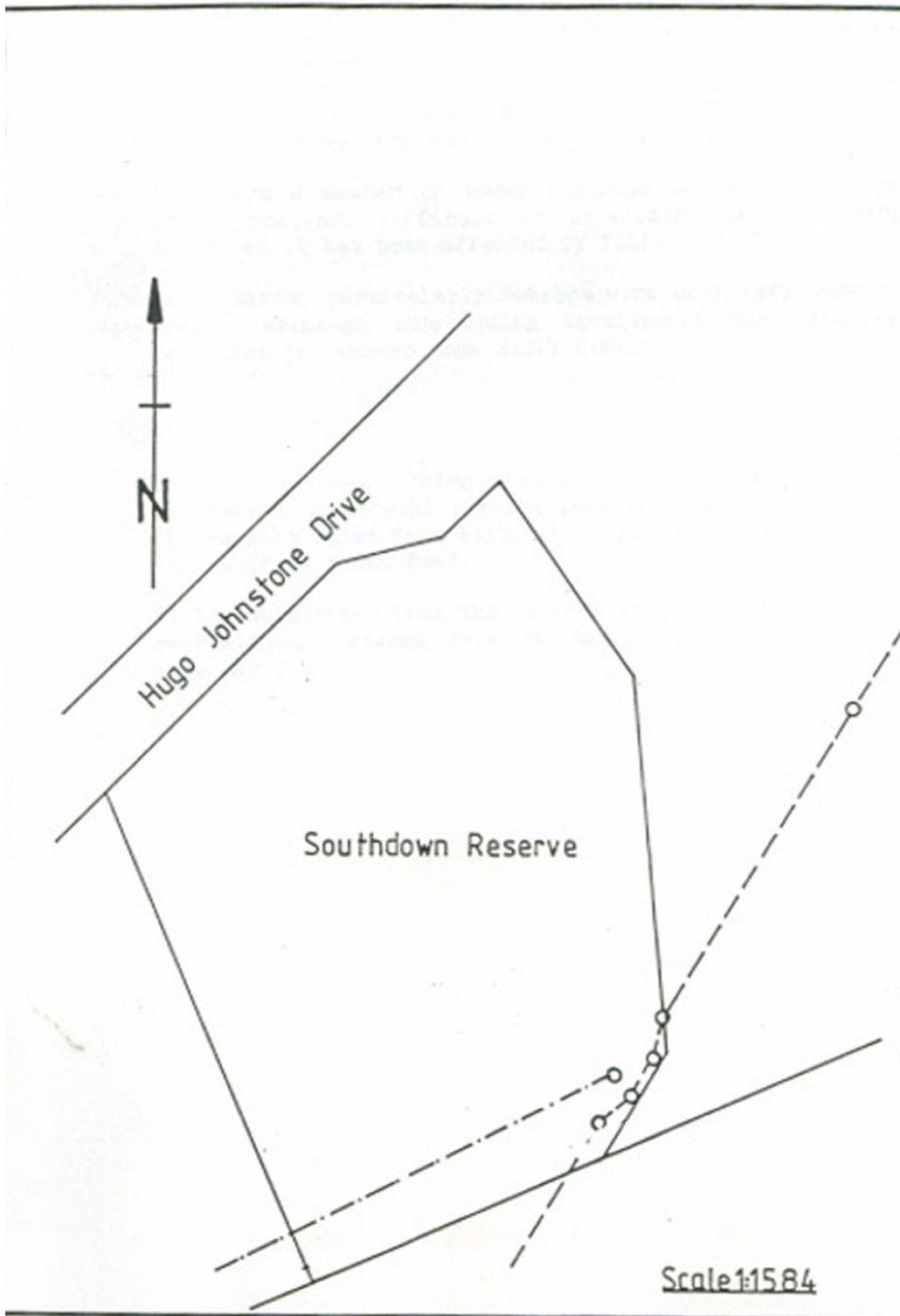
###### **a) Stormwater drainage**

In December 1980 the Regional Water Board issued a water Right for the main stormwater reticulation in the southeastern 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 Ltd. in July 1981.

This report allows for a ponding area in Southdown Reserve and shows a maximum flood level of R.L. 2.8 with a ground level of R.L. 2.0 Development within the reserve will need to recognise these constraints and a depression capable of holding the volume of water indicated in the report must be incorporated in any ground formation.

**b) Trade waste**

A 300mm trade waste sewer runs across the southwestern part of the reserve (see Map 2).



**Map 2 Showing Trade Waste Sewer**

### ***1.6.2 Physical features***

The southern part of the reserve is low-lying and is traversed by an open watercourse. This flows into a culvert beneath the railway line on the southwestern edge of the reserve and through an outlet to the Mangere Inlet. Tidal water flows back through this system and has created a small area of salt marsh in the southwestern portion of the reserve.

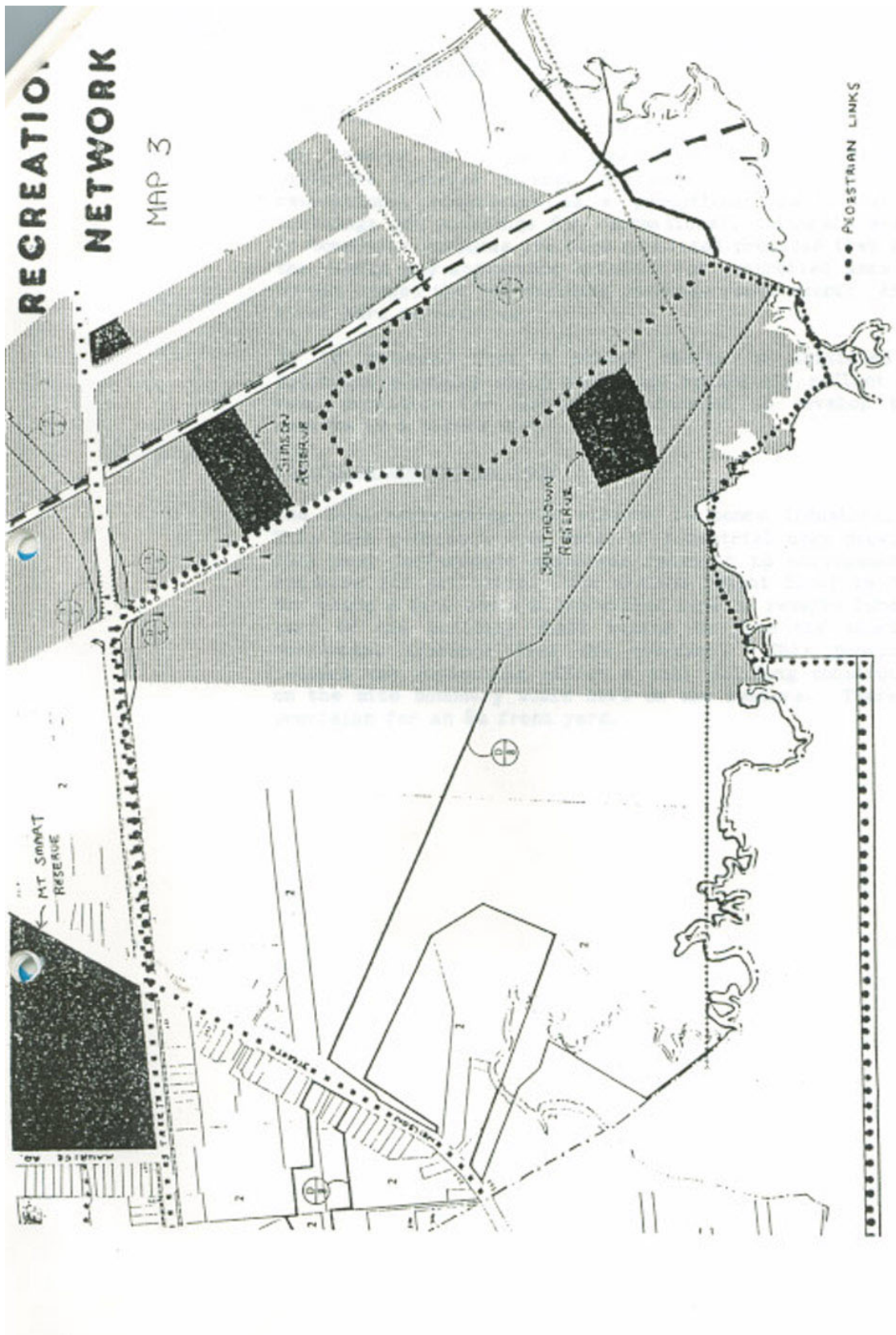
There are a number of rocky outcrops throughout the reserve. It is however, difficult to ascertain the underlying soil strata as it has been affected by fill.

Waterbirds, particularly Pukekos were once very common in the area. Although surrounding development has resulted in a depletion in numbers some still remain.

### **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 from Mt. Smart to the Manukau Harbour (see Map 3).



Map 3 Recreation Network

## **1.8 District scheme provisions**

### **a) Reserve zoning**

The reserve is currently zoned Recreation 4 under the operative District Scheme. The zone provides for outdoor recreational activities as a predominant use. Amenity buildings and buildings for recreational, cultural, social or community purposes are also permitted provided that 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.

It is proposed that a scheme change be initiated to introduce a zoning which will more accurately reflect and make provision for Council's intention to develop this reserve as a nature park.

### **b) 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 would have on the reserve. There is provision for an 8m front yard.

## **Part Two – Objectives**

### **2.1 Function**

To create an urban nature reserve with a wide reputation of native habitats.

### **2.2 Protection and maintenance**

To protect the habitats from pollution and destructive threats.

To minimise the need for maintenance work within the reserve.

### **2.3 Promotion and use**

To provide an educational and environmental resource, a relaxation area for local workers and a visual amenity for the surrounding area.

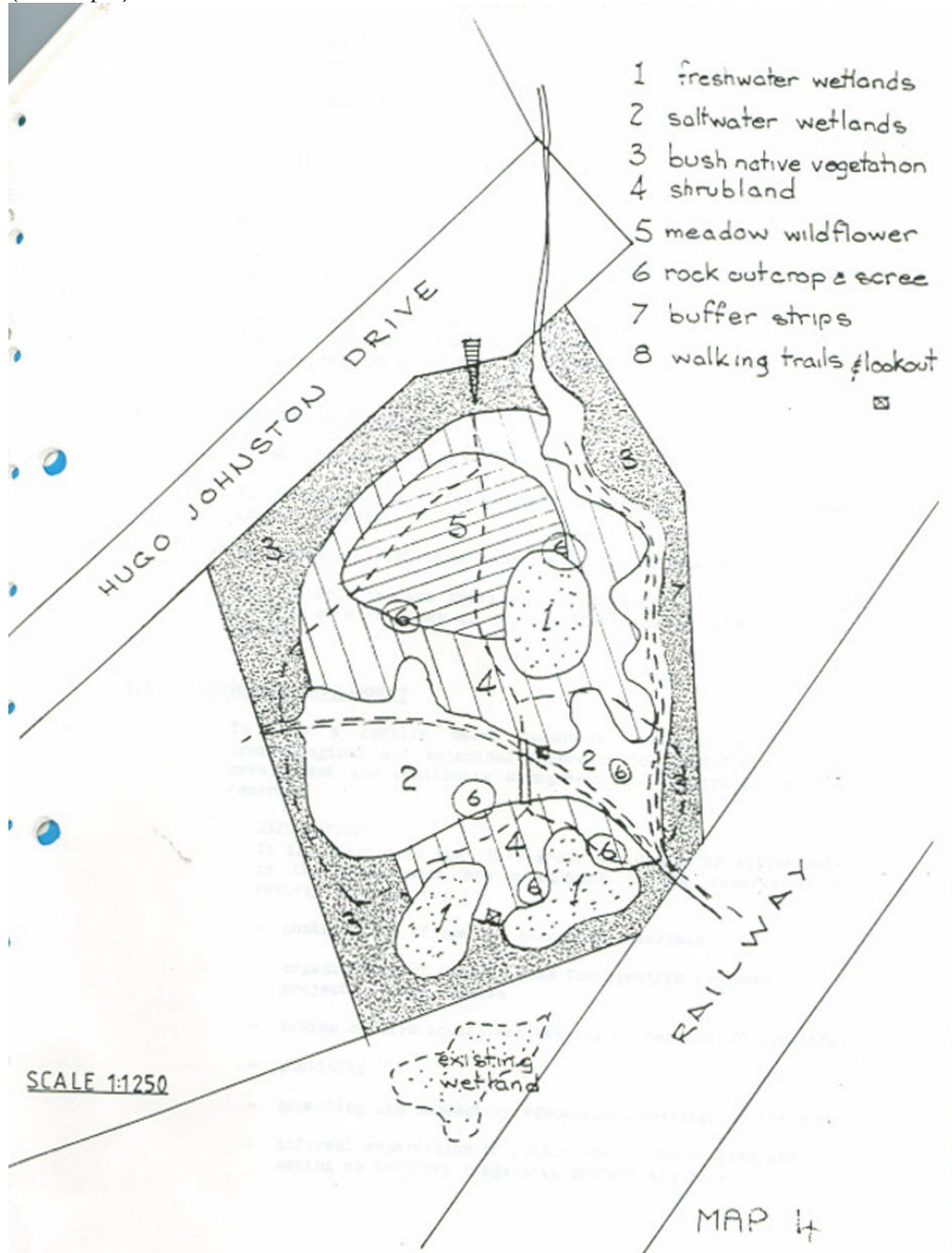
To promote community involvement in the development of the reserve.

## Part Three – Policies

### 3.1 Developments

#### 3.1.1 Habitats

To create a range of natural habitats in the general locations indicated on the proposed layout plan (see Map 4).



Map 4 Proposed Layout Plan

*Explanation:*

The reserve is to be developed as a city nature reserve by not only preserving remnants of the original landscape such as wetlands and rock outcrops but by also developing a range of completely new native habitats. These habitats will be created in stages by the application of ecological principles under the guidance of expert scientific advice.

### **3.1.2 Structures**

To fence the reserve in order to demarcate boundaries and facilitate protection of habitats.

To construct and maintain boardwalk, pedestrian bridges, lookouts, lunch places with decks, seats and tables, bird roosts, resting boxes and feeding stations.

### **3.2 Vegetation maintenance**

To select plants which will require minimal maintenance.

To prohibit any activity which is detrimental to the vegetation in the reserve.

To remove any noxious or undesirable plants from the reserve.

To regularly inspect trees and if necessary to carry out tree surgery work in order to improve their health, appearance and safety.

### **3.3 Community involvement**

To form a locally based voluntary community group with ornithological and botanical interests to participate in the development and continuing management and supervision of the reserve.

*Explanation:*

It is anticipated that this group could take an active role in the development and management of the reserve in a variety of ways e.g.:

- Contribution of special plants and materials
- Organisation of working bees for specific approved projects in the reserve
- Taking of birdcounts and keeping of records of birdlife
- Publicity
- Promoting and conducting educational meetings on the site
- Informal supervision of public use of the reserve and acting as honorary rangers to protect the park.

All work carried out by this group to be under the direct supervision of the Council or persons delegated by the Council.

All work to be in strict accordance with this Management Plan and any drawings and specifications prepared for the reserve by the Council.

### **3.4 Publicity**

To promote the use of the reserve for educational purposes by providing information and assistance to school groups and individuals.

To erect an educational display within the reserve.

To publicise the involvement of the reserve through the One Tree Hill Borough Council Newsletter to residents and the local newspapers.

### **3.5 Pedestrian network**

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

### **3.6 Flood control**

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

### **3.7 Pollution control**

To periodically monitor streams to ensure compliance with pollution controls under the Water and Soil conservation Act.

### **3.8 Animal control**

To take measures to control noxious animals such as rabbits and opossum if they are adversely affecting the ecological balance in the reserve.

To prohibit dogs from the reserve.

### **3.9 Signs**

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

To place identification signs at the entrance of the reserve.

All signs will be designed to harmonise with the natural landscape and, where ever possible, located together near the entrance of the reserve.