

Southern Residential Recreation Reserves

First approved Management Plan, One
Tree Hill Borough Council

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

Printed 1 May 2001

Contents

Statutory framework	1
1.0 Part one – Background information	1
1.1 Location and access	1
1.2 History of acquisition and development	4
1.3 Adjoining land uses	8
1.4 Present use and function	8

Part Two – Objectives	10
Part Three – Policies	11
3.1 Vegetation	11
3.2 Policies	11
3.3 Existing facilities	11
3.4 Future use and development	11
3.4.1 <i>Future use</i>	11
3.4.2 <i>Future development</i>	12
3.5 Pedestrian access	12

Part Four – Preliminary Design Proposals	13
---	-----------

Statutory framework

These Management Plans have been prepared by One Tree Hill Borough Council to meet the requirements of Section 14 of the Reserves Act 1977.

All of the Reserves have been classified as Recreation Reserves.

Konini Domain – N.Z. Gazette 1979, No. 17, Pg 522.

Rockfield Reserve – N.Z. Gazette 1981, No. 51, Pg 1204.

Marei Reserve – N.Z. Gazette 1979, No. 79, Pg 2525.

Maroa Reserve – N.Z. Gazette 1980, No.35, Pg 1047.

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 Part one – Background information

1.1 Location and access

All of the reserves lie within the southern residential part of One Tree Hill Borough. Their exact locations are shown on Map 1.

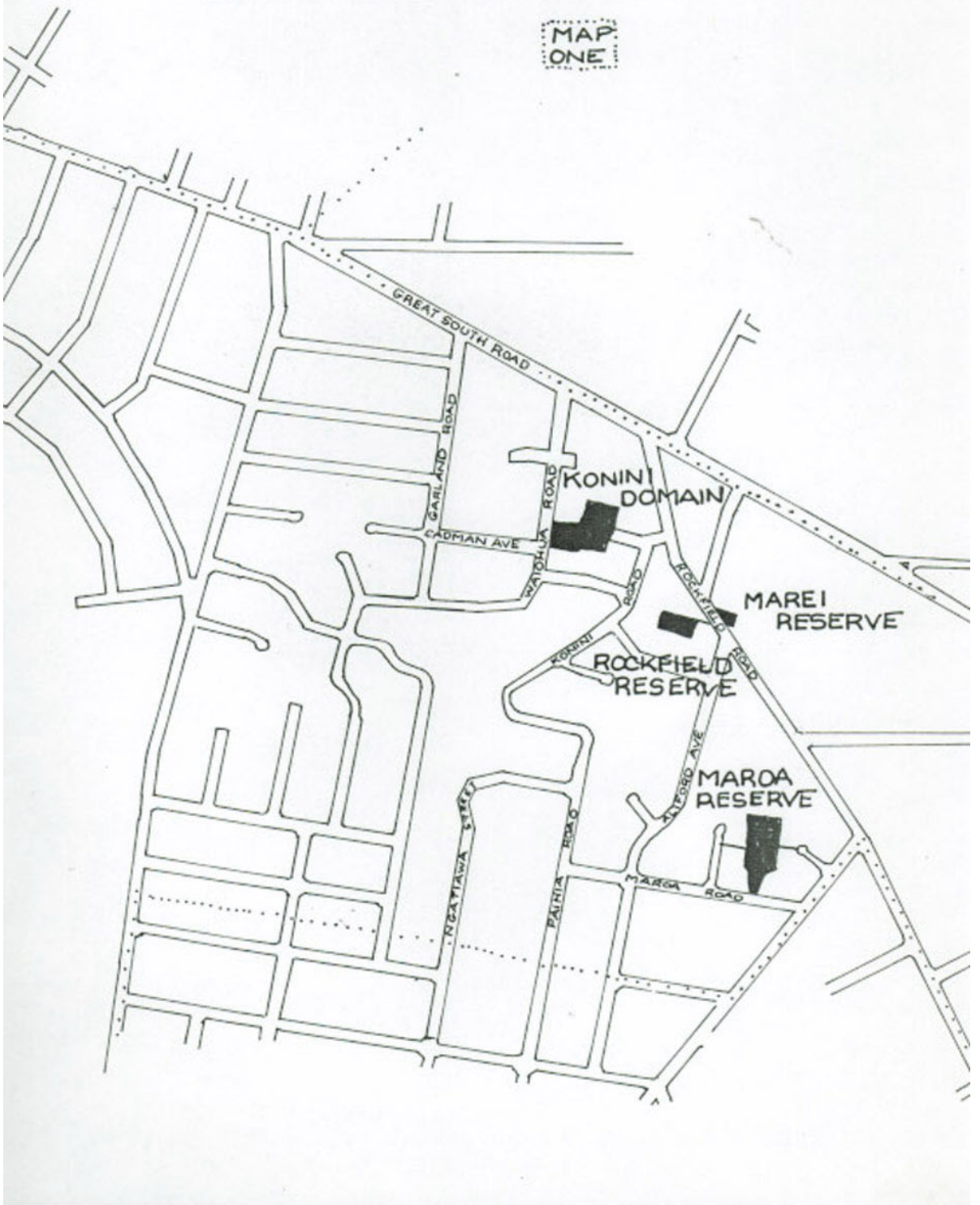
There is access to Konini Domain from both Waiohua Road and Rangiora Ave and the reserve provides a pedestrian link between these two streets.

Marei Reserve has direct street frontage to Rockfield Road.

The entrance to Rockfield Reserve is between 25 – 27 Rockfield Road. The Maroa Reserve is accessible from Maroa Road or via pedestrian accessways from Ngapora St. and Tuata St. The reserve functions as a pedestrian link between these residential streets.

LOCATION PLAN

MAP ONE



Map 1 Location Plan

Legal descriptions and areas

Konini Domain: 8,060 m², Sec. 19, 20, 21 Carroll Settlement S.O. 23611.

Marei Reserve: 809 m², Lot 9, DP 18690.

Rockfield Reserve II: 2,460 m², Lot 46, DP 20363 and Lot 3, DP 87701.

Maroa Reserve: 7,494 m², Lot 61, DP 37894.

1.2 History of acquisition and development

Konini Domain

In 1935, the Domain was reserved for recreational purposes and brought under Part II of the Public Reserves Domains and National Parks Act 1928. One Tree Hill Borough Council was appointed as the Domain Board.

The Domain was then leased as a peppercorn rental to the Konini Social Club, an incorporated body of local residents. The first project undertaken was the construction of 3 tennis courts in the northern portion of the Domain. The work was carried out by relief workers, council employees and social club members.

In 1938, trees were planted throughout the Domain and a children's play area was laid out. Many of the trees planted were donated by local companies and in 1939, the Rose Gardens were established with specimens donated by a nursery.

During the late 1930's, extensive housing development was carried out in the surrounding area by the Ministry of Housing. In view of the increase in demand for recreational space that this created, a request was made to the Department of Housing Construction, that two Crown sections, Lots 19 and 20 which front Waiohua Road be set aside for recreational purposes is added to the Domain. This was agreed to and the two sites were gazetted for recreation purposes in 1942.

A tennis pavilion incorporating quarters for Council staff engaged in maintenance of the Domain was completed in 1957. This building was destroyed by fire in 1974 and has now been replaced with a multi-purpose community hall.

Marei Reserve

This site has been vested in the Crown as a Reserve since 1925 and is administered by One Tree Hill Borough Council.

Rockfield Reserve

This is Crown land vested in One Tree Hill Borough Council (Gazette 1946, Pg. 966) as a Reserve.

In the past, the Council has considered the feasibility of developing the site for pensioner housing. If in future, firm proposals for such a development should eventuate, the Council will first ensure that they are acceptable to the community and then apply to the Minister for a change of classification and purpose of the Reserve in accordance with Section 24 of the Reserves Act 1977.

In 1979, the Housing Corporation set aside as a reserve contribution 27 m² triangular piece of land on the south western boundary of the reserve (marked 'B' on Map 2). This land which is now vested in One Tree Hill Borough Council (Gazette 1979, Pg. 2525) adjoins a site of an obsolete pumping station with access through to Ewenson Ave (marked 'A' on Map 2). Recently, this site was also vested in the Council.

The potential therefore exists for the development of a pedestrian accessway to the reserve from Ewenson Ave.



Map 2 Rockfield Reserve

Maroa Reserve

This Reserve is Crown land vested in One Tree Hill Borough Council for recreational purposes (Gazette 1953 Pg. 592).

In 1980, an easement was granted to the Broadcasting Corporation of N.Z. to allow for the erection of a Television Translator on the western boundary of the Reserve.

1.3 Adjoining land uses

The Reserves are in an area of residential development most of which was established by the State between 1930 – 1950. Many of the houses are now owner occupied.

All land adjoining the Konini Domain, Rockfield Reserve & Maroa Reserve is zoned Residential B in the operative District Scheme. This is a medium density zone which allows for limited unit development.

The rear boundary of Marei Reserve adjoins the grounds of Penrose High School and Residential properties to the north and south of the Reserve are zoned Residential C which caters for relative intense residential development.

1.4 Present use and function

Konini Domain functions as a neighbourhood park serving the needs of the surrounding local community. The other three Reserves provide additional areas of open space.

Map 3 shows other parks and their facilities within a 2 km radius of the Domain.



Map 3 Other Parks and Facilities Within a 2km Radius

According to the 1981 census statistics, the area has a very high proportion of people over the age of 65. This is typical of the first generation of State Housing areas now nearing the end of their first occupancy cycle and it is anticipated that a change in population structure could be imminent.

At present, the Konini Domain accommodates the following uses:

• **Tennis courts**

There are three courts with all-weather surfacing. These courts are open to the general public, except during specified hours (approved and notified in accordance with the by-laws) when a Veteran's Club has priority use.

• **Community hall**

At present this is used by the tennis club, a pre-school centre and for weekly hobby classes. It also provides facilities for Domain maintenance staff.

• **Children's playground**

Equipment includes a small sand-pit, a multiple climbing and slide unit and a static modular fibre glass form. These are all suitable for use by younger children and are used by the pre-school centre. An adventure-type structure was completed in 1976.

The remainder of the area is devoted to open space with a grove of native and exotic trees and a formal rose garden.

Maroa Reserve and Rockfield Reserve and Marei Reserve are open areas of mown grass.

Household survey

In April 1982, a household survey was conducted in the residential area south of Campbell Road. The sample was 1 in 9 households and 1 resident in each household was interviewed. The response rate was 78 out of 100.

The purpose of the survey was to ascertain current use and knowledge of the Marei, Rockfield & Maroa Reserves and to gain some indication of the residents' view on the future use and development of the reserves.

Following is a brief summary of the results of this survey.

(Note: Several respondents mentioned various types of community buildings but as these would not be in accordance with the reserve classification of the reserves, they have not been included.)

a Maroa Reserve

44% of the respondents knew of this reserve. Uses observed there were various types of informal children's play, strolling and jogging. A large number of respondents suggested an adventure playground or play facilities. Other common suggestions were that the area should be landscaped and that seats and picnic facilities should be provided.

b Rockfield Reserve

Only 32% of the respondents knew of this reserves existence and very few of those had observed any use being made of the area. Most felt that the reserve could be improved by general landscaping and several suggested the installation of childrens' play equipment.

c Marei Reserve

36% of the respondents are aware that this was a Council Reserve. Few had noticed any use being made of it. Suggestions for development included seats, trees and children's play equipment.

Part Two – Objectives

- To develop facilities within each reserve to serve the needs of the immediate neighbourhood.
- To provide a functional area of open space which provides visual relief from the built-up environment.
- To develop a landscape character in each Reserve, having regard to the adjoining area, land reforms and uses.

Part Three – Policies

3.1 Vegetation

To prohibit, where appropriate, any activity which is detrimental to the vegetation in the Reserves.

To remove any noxious or undesirable weeds from the Reserves.

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

To remove existing trees which have died back, been seriously damaged or are dangerous.

3.2 Policies

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

All signs will be designed to harmonise with the natural landscape and whenever possible, located together near the entrance to the Reserves.

To place identification signs at the entrance to each Reserve.

3.3 Existing facilities

Community hall

To allow for limited expansion of the community hall in order to better accommodate recreational facilities which serve the needs of the immediate neighbourhood.

To encourage the multiple use of facilities within the community hall.

Tennis

To allow for the continuation of priority use during specified hours by the Veterans Tennis Club in accordance with the By-Laws.

To ensure that a reasonable playing surface is maintained on the courts.

Children's playground

To maintain existing equipment and structures in safe working order.

3.4 Future use and development

3.4.1 Future use

- To ensure that the type and scale of any proposed use is related to the needs of the community.

- To periodically review the extent to which the Reserves are serving the needs of the local community.

Explanation

As outlined in Section 1.4 a change in the population structure of the neighbourhood is anticipated and this may result in a change in recreational needs.

To oppose the alienation of Reserve land for private land use.

To ensure that any proposed use will not have a detrimental effect upon neighbouring residential uses within the Reserves.

3.4.2 Future development

- To formulate design proposals for the development of landscape works and facilities appropriate to each Reserve.
- To identify the Reserves within the residential area by the development of a common theme of design detailing.
- To utilise wherever possible, low maintenance and robust landscape and construction materials.

3.5 Pedestrian access

- To maintain all existing pedestrian accessways.
- Wherever appropriate, to facilitate and promote the use of the Reserves as convenient and pleasant pedestrian links between streets and adjoining neighbourhoods.

Part Four – Preliminary Design Proposals

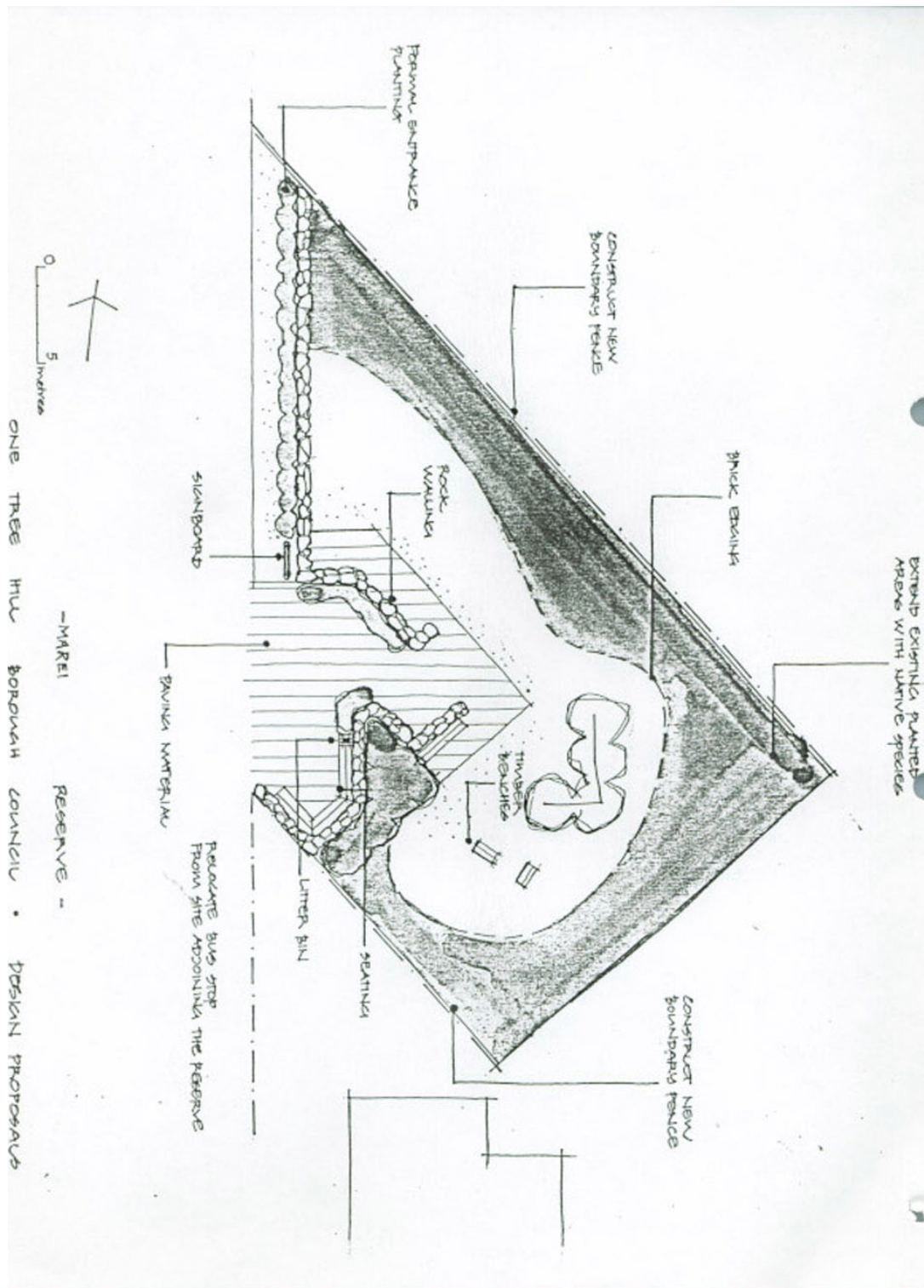


Figure 1 Design Proposal 1

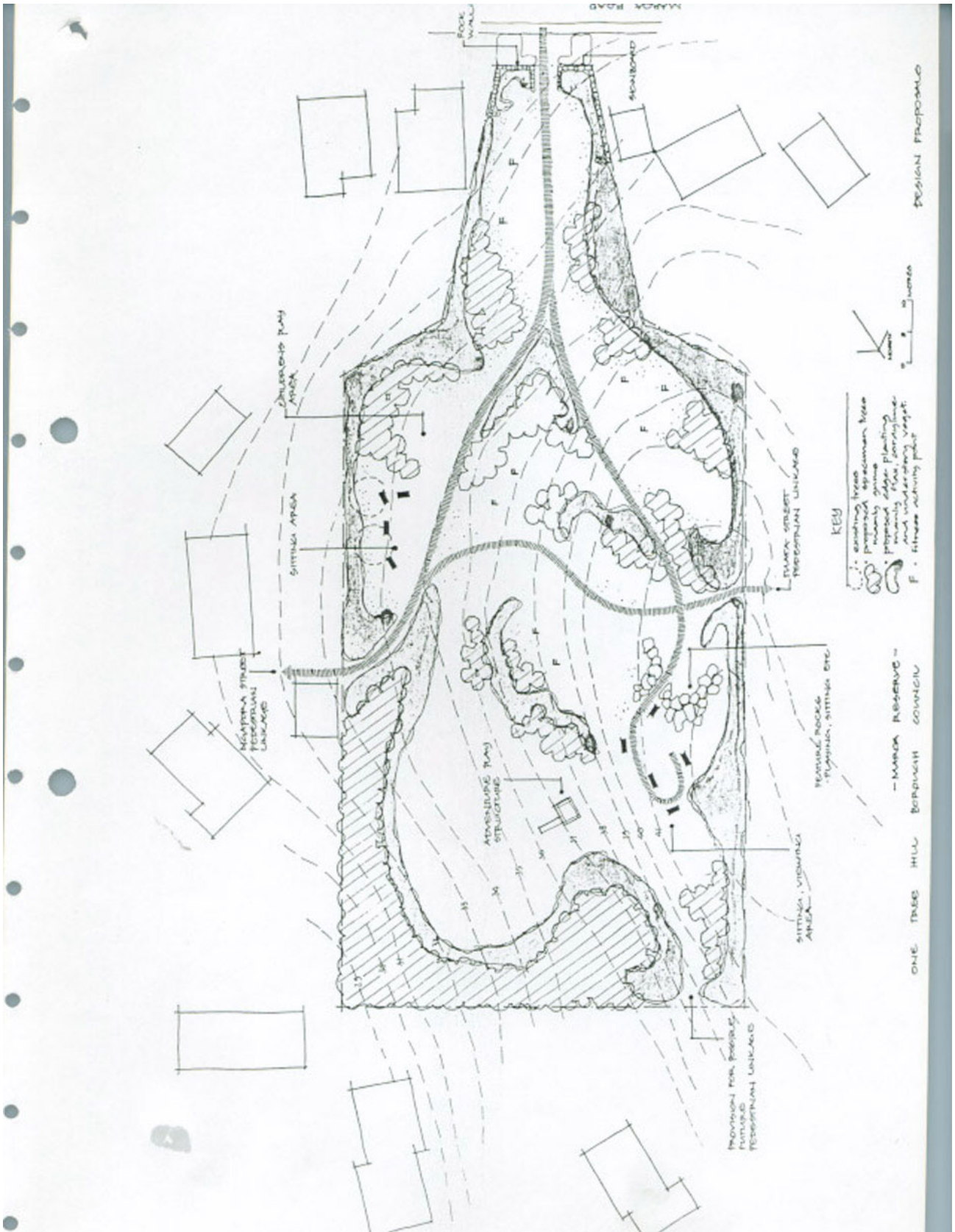


Figure 3 Design Proposal 3

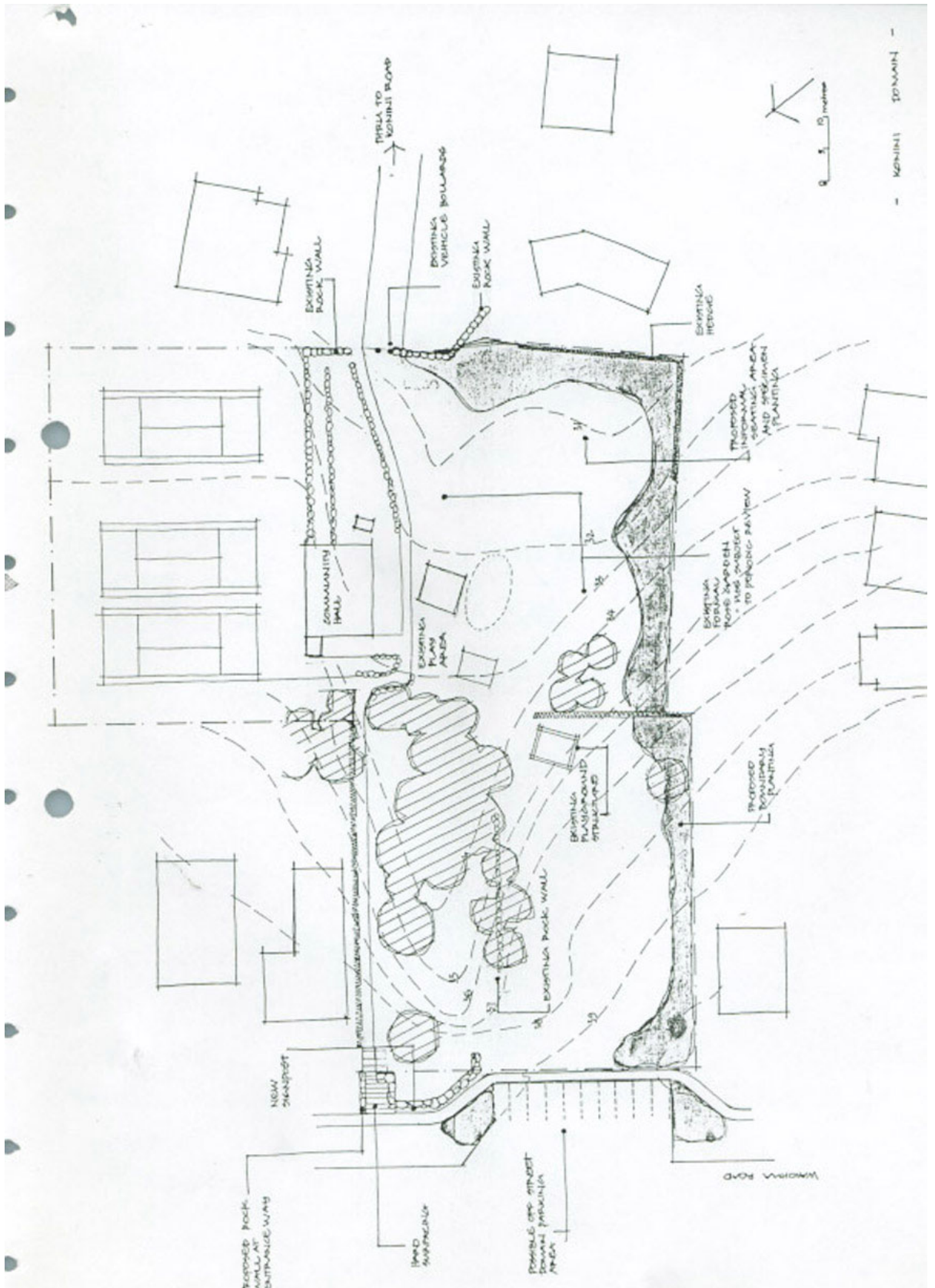


Figure 4 Design Proposal 4

