

Taiere Terrace and Moana Avenue Management Plan

This Management Plan was produced as a first draft for the Auckland City Council in 1988.

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1.0 Introduction and background information

1.1 Location

This reserve is located on the south-western corner of Taiere Terrace and Moana Avenue.

1.2 Access and identification of reserve

This reserve is a very small open space within a residential area and has access from both street frontages with the longest road frontage being to Moana Avenue. The reserve is an open grassed area, which has no identifying signage or features indicating that it is public land.

1.3 Legal description

785m², more or less, being lot 47 DP 38572, situated in Block 1, Otahuhu Survey District.

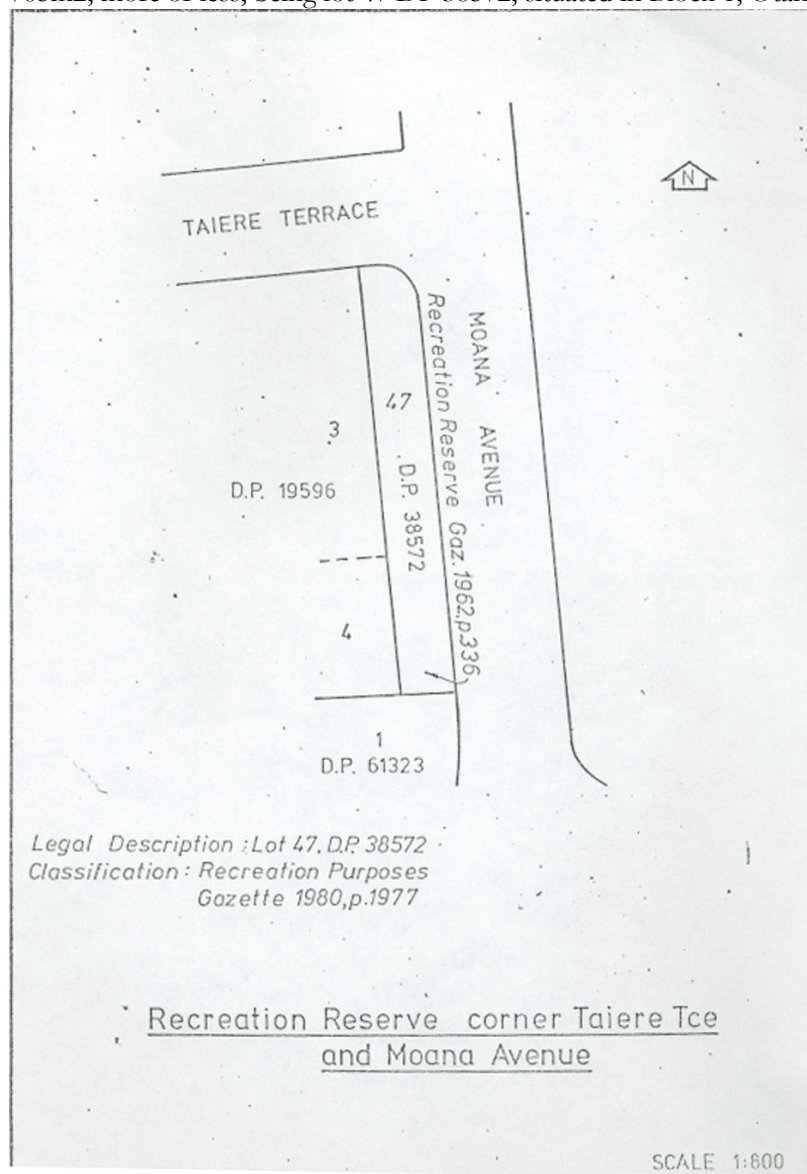


Figure 1 Legal Description

1.4 Acquisition

The land was probably acquired as a reserve contribution from the surrounding residential subdivision. It is vested in the Council as a reserve for recreation purposes (New Zealand gazette 1962, page 336)

1.5 Classification

The reserve has been classified for recreation purposes pursuant to the Reserves Act 1977 (New Zealand Gazette 1980, page 1977). The general purpose of a recreation reserve is set out in Section 17 subsection 1 of the Reserve Act 1977:

“Providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public and for the protection of the natural environment and beauty of the countryside wit, with emphasis on the retention of open spaces and on outdoor recreation activities, including recreational tracks in the countryside.”

1.6 Zoning

The Council’s proposed district scheme review zones the reserve Recreation B. This zone identifies those areas in the Borough to be used mainly for amenity purposes and which provide open space for informal use by individuals. These reserves are suitable for local neighbourhood use.

1.7 Physical Characteristics

The reserve is aligned approximately north/south. It is mainly level, being long and narrow with two residential properties adjoining it. The southern end is slightly elevated above road level and has a crossfall to Moana Avenue. Native trees have been planted on the reserve, but have been susceptible to damage by vandals. Only one, a Karaka, has survived earlier plantings. A Kowhai tree has been planted more recently at the Taiere Terrace end. A substantial hedge defines the western boundary. As the reserve is on a corner, it is visually prominent to the surrounding neighbourhood.

1.8 Present Use

The reserve is used mainly by neighbourhood families for ball games, with football and cricket being especially popular

1.9 Adjoining land uses

The reserve is wholly within a residential area containing a variety of housing types ranging from residential dwellings on large lots to more intensively developed multi-unit dwellings. Redevelopment of larger sites for multi-unit housing and the cross leasing of sections are trends which are likely to continue in the near future. The amount of open space surrounding residential dwellings is therefore continuing to decline.

1.10 Present Management

Management of the reserve is vested in the Onehunga Borough Council, which has been responsible for maintaining the reserve. It is not envisaged that this land will at any future time be allocated for use or development by any individual organisation.

2.0 Management Objectives

2.1 Functions

- To provide a functional area of open space which offers visual relief from the built up environment.

- To develop the reserve to serve the needs of the surrounding local community.

2.2 Use

- To provide for safe children's play.
- To encourage informal use of the reserve by the general public at a scale which reflects its small size and limited development potential..

3.0 Management Policies

3.1 Uses

To maintain the reserve as an uncluttered open space suitable for informal use by the local neighbourhood.

3.2 Development

To provide for the future development of the reserve as follows:

- regarding of contours to provide a more level surface
- partial enclosure of the reserve along the road frontage to facilitate its use for informal games and ball practice (a cricket net-type enclosure)
- provision of a seat and rubbish bin on the Moana Avenue frontage.

Alternative development could include a small skateboard bowl at the southern end which utilises the contour. This should still leave enough room for ball games.

3.3 Access and Signs

The reserve will be signposted with the Council's standard reserve sign.

3.4 Landscaping

- To plant two or three large specimen trees on the reserve, the species being selected to meet the following criteria:
- trees should not impinge on the limited area of grassed open space available for informal games.
- Trees should make a significant contribution towards the creation of a reserve having a unique identity and should accordingly include any or all of the following characteristics – be of visual interest, be attractive to birds, have attractive flowers or leaf colour/shape.

3.5 Boundaries

In addition to partial enclosure of the reserve (3.2 above), the existing hedge along the western boundary will be regularly trimmed in co-operation with the adjoining property owners.

3.6 Buildings

No buildings will be permitted on the reserve.

3.7 Leases

The reserve will not be leases to any public or private body.

3.8 Noxious Plants

To exterminate any noxious plants which may be identified on the reserve.

4.0 Administration

4.1 Administration

The reserve will be administered by the Council's parks superintendent.

4.2 District scheme provisions

The proposed third review of the district scheme provides the broad framework, through the Recreation B zoning and the types of uses permitted in the zone, for the future use and enjoyment of a variety of passive recreation facilities in the Borough. The three categories of permitted uses – predominant, controlled and conditional – are designed to allow varying degrees of control over those uses according to their characteristics. In framing management policies for this reserve, it is recognised that the small area of open space available is best suited to simple improvements of a type which are permitted as of right under the Recreation B zoning. Accordingly, the policies for restricted development and a limited range of permitted uses in the management plan prevail over the broader range of use categories in the district scheme.

4.3 By-laws

All uses and development on the reserve shall comply with the relevant Council by-laws

4.4 Review of Management Plan

The management plan will be reviewed at the time of the district scheme review, to take account of changing community needs or increased knowledge.

Appendix 1: Proposed Schedule of Works

Taiere Terrace/Moana Avenue Reserve

(not in priority order)

- 1 Skateboard bowl – southern end
- 2 Regarding of contours
- 3 Seat on Moana Avenue frontage

- 4 Rubbish bin Moana Avenue frontage
- 5 Large tree or trees
- 6 Cricket net type enclosure
- 7 Sign

Appendix 2: Taiere Terrace/Moana Avenue Reserve Submissions

Suggestions for Improvements:

- 1 Development should include a children's play area – swing, climbing frame, trees
- 2 Trees should be evergreen and provide shade
- 3 Provide seats
- 4 Provide cricket pitch/volleyball area/roller-skating area
- 5 Level the area
- 6 Construct a boundary fence

- 7 Provide flower beds

Development/Uses Considered to be Unsuitable:

- 1 Any development that encourages loiterers (eg: shrubs) would be undesirable.
- 2 During summer periods the grass has been left to grow high and rough cutting has left long rows of uncut grass which is difficult to play on.