

**THIRD AVENUE RESERVE  
MANAGEMENT PLAN**

Prepared for the Community Planning Group of Auckland City Council by .... Approved by the ...  
Committee of Auckland City Council on ....

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# 1.0 INTRODUCTION

## 1.1 Context

Third Avenue Reserve is situated in the settlement of Onetangi, Waiheke Island (Figure 1). It is bordered on three sides by roads, these being Third Avenue, Waiheke Road and Fourth Avenue. The reserve is situated in a relatively quiet area of Onetangi, and apart from the Waiheke Road frontage is surrounded by open space, much of it in public reserve.

The Park is formally gazetted as recreation reserve. It occupies Lot 129 SO53477, Waiheke Parish Block IV, being 1.1140 ha in size (Figure 2). Management of the reserve is vested in Auckland City Council. Under the provisions of the Auckland City District Plan (Hauraki Gulf Islands section) the reserve is zoned as Land Unit 17 : Landscape Amenity. The objectives, policies and rules of this zoning are given in Appendix 1 to this management plan. The reserve is also part of a Special Policy Area within the context of the District Plan. The objectives, policies and rules of this designation are given in Appendix 2 to this management plan.

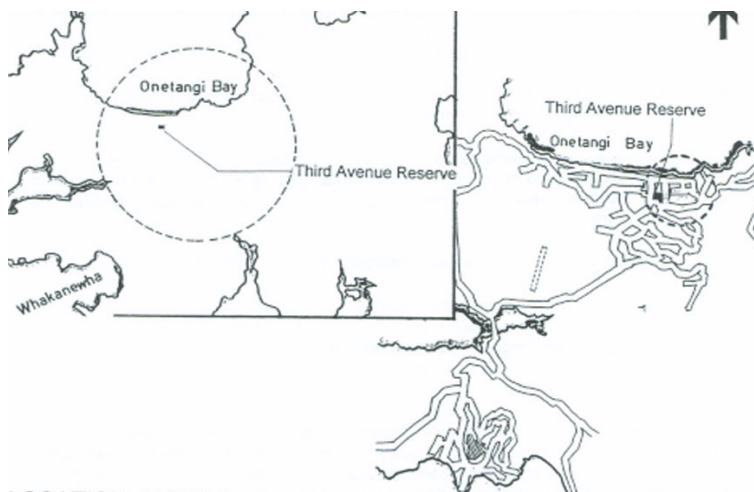


Figure 1 Locality Plan

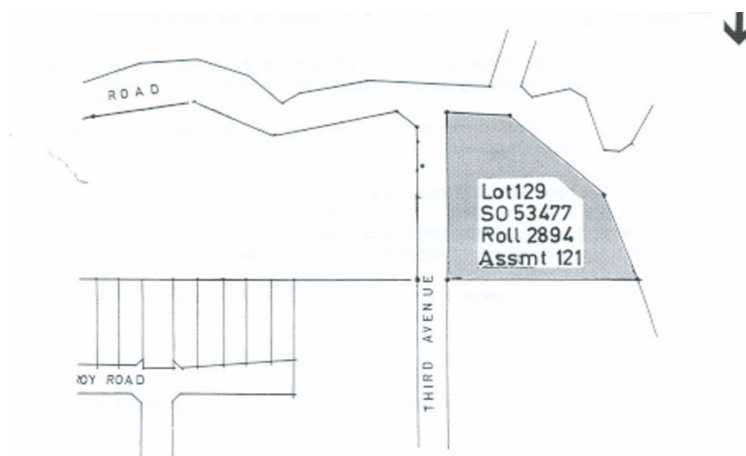


Figure 2 Legal Description

## 1.2 General Characteristics and Use

The Park occupies a small area of low lying flat land, Historically this area was a natural raupo wetland which provided a valuable water filtering function within the local hydrological system. Long since modified by drainage, the area now supports a vegetation of long grass and exotic nuisance weeds.



**Figure 3 Third Avenue Reserve used to be a raupo swamp and flood plain**

A large open stormwater drain runs down one side of the reserve, parallel with Third Avenue. In addition to this a drainage channel runs west-east along the northern boundary before emptying into the stormwater drain. Due to the low lying nature of the terrain the Park is subject to flooding in times of heavy rainfall, particularly if these drains and channels are not maintained. This same low lying character is also responsible for surface ponding of water following prolonged or intensive rainfall.

Presently the reserve consists solely of open space, with no attendant recreational or leisure facilities, structures or Park furniture. The greatest potential for this reserve however, is to manage it for a variety of purposes. Firstly (in recognition of the policies contained within the District Plan for Special Policy Area : Onetangi) the area needs to be managed in such a way that it retains its flood control function and continues to act as a flood plain.

Secondly, part of the area should be dedicated to the restoration of an extensive area of raupo wetland. This will provide both and the return of a wildlife habitat for all to enjoy.

Thirdly, the flood plain area should be kept for open space activities, recognising it as an existing and relatively large flat area which local residents could use on a casual and informal basis whenever it is dry enough for use.

This latter use in particular would fit it in well with the existing network of Parks and reserve which lie to either side of the reserve. To the west (on the other side of Fourth Avenue) there is a popular children's play area complete with play equipment, while to the east (on the other side of Third Avenue) lies the Onetangi Hall and hillslopes of the Pohutukawa Reserve. Hence, maintenance of the general "kick-about" open space character of Third Avenue Reserve would provide an integrated network of Parks at Onetangi serving a wide variety of recreational and leisure pursuits as well as serving wider community benefits (ie. flood control and protection).

Further to the above reserve network as it currently exists, there are provisions in the Auckland City District Plan (Hauraki Gulf Islands section) to legally close the southern portion of Third Avenue and incorporate the land thus made available into the reserve (see Appendix 2). It is proposed that this land would be used to construct multi-purpose hard courts which would serve a variety of sports. The closure of this end of Third Avenue will need to ensure that enough area is made available to provide for a suitably sized car park to service both the hard courts and the open parkland area.

### **1.3 Summary of Management Suggestions Received**

Auckland City Council publicly notified its intention of preparing a management plan for Third Avenue Reserve in 1994, and invited members of the public to submit suggestions as to its future use and development. The suggestions which Council received in response to this are summarised below:

- Upgrade and maintain the stormwater drain.
- Provide tennis courts and bowling greens.
- Use the reserve for active recreational use in conjunction with the closure of the southern portion of Third Avenue, and construct a by-pass road across the northern boundary of the reserve to link Fourth and Third Avenues.
- Mow the reserve to allow for informal use such as touch rugby, football, cricket, walking, and such forth.
- Enhance the wetland area and carry out flood protection measures so recreational uses of the reserve can occur all year round – plant and restore the wetland area with wetland species and native species around the perimeter.
- Use the area as a wilderness campground.
- Retain the current uses of the reserve.
- Provide playing fields and/or a cricket pitch.

### **1.4 Draft Concept Plan**

The suggestions on the future use and development of Trig Hill Reserve that were received were duly considered by Council. The outcome of these considerations were then compiled into a draft concept plan. This itemised all of the proposed future uses of (and developments within) the Park, with these being summarised below:

- Consider a more appropriate name for the reserve and signpost this. Seek suggestions from the community.
- Mow the reserve for summer use to provide for a variety of casual uses, such as walking, touch rugby, cricket, etc.
- Carry out eradication of the nuisance weeds that are present, in particular "Croffers" weed.
- Maintain the open space grassed area.
- Provide for the placement of two hard courts in front of the Onetangi Hall (ie. On Third Avenue and partly within the reserve) following:

- i. the legal closure of Third Avenue at the Waiheke Road end;
- ii. constructing a roadway across the northern boundary of the reserve to link Fourth Avenue and Third Avenue;
- iii. realigning the stormwater drain along Third Avenue and creating a wetland in the western area of the reserve and planting this with wetland species.



Figure 4 Draft Concept Plan

### **1.5 Submissions Analysis and Decisions**

The draft concept plan containing the above proposals was then publicly released and the local community invited to make submissions. These submissions were then analysed and considered by the Waiheke Island Community Board. A summary of the key decisions taken by that Board is given below:

- Consult with local iwi and the Historical Society with regard to a more appropriate name for the Park.
- Ensure that consistency with the provisions of Special Policy Area 6 : Onetangi in the implementation of the provisions for the reserve management plan, in particular with regard to the issues of stormwater, drainage, flooding and wetland restoration.
- Ensure that future activities will not affect the wetland restoration and flood control measures, in particular the proposed new multi-purpose hard courts and the proposed new road linking Third and Fourth Avenues.
- Confirm that the location of the multi-purpose hard courts will be in front of the Onetangi Hall, to be sited partly on the existing road (Third Avenue) and partly with in the existing reserve.
- Confirm closure of the southern portion of Third Avenue and its legal vesting within the reserve.
- Confirm that the multi-purpose hard courts will have an east-west alignment, and that there will be access between the courts and the Onetangi Hall.
- Identify all nuisance weeds and develop a weed management programme – ensure this is consistent with the provisions of the Waiheke Island Weed Management Strategy.
- Continue the planting programme as provided for in the nursery team development plan for the area.
- Incorporate appropriate mechanisms to deal with issues including special events, future developments, commercial activities, plan monitoring, leases and compliance with District Plan provisions.
- Approve all other proposed uses and facilities as per the amended draft concept plan.

These decisions of the Board have provided the basis for the development for the management policies which are contained within the following sections. These policies have been summarised diagrammatically in the concept plan (Figure 4) for this Park.

### **1.6 Objectives of this Management Plan**

The intention under this plan is to achieve responsible management of the natural, landscape, recreational and leisure values of Third Avenue Reserve for community benefit and enjoyment. The Objective for the Park is therefore established as:

#### **Third Avenue Reserve Management Objective**

**FOR THE BEEFIT AND ENJOYMENT OF THE COMMUNITY, TO ENHANCE THE LEISURE AND RECREATIONAL OPPORTUNITIES OF THIRD AVENUE RESERVE WHILE IMPROVING ITS NATURAL AND AESTHETIC VALUES.**

## 2.0 VISUAL AND AMENITY VALUES

### 2.1 Background

The landscape qualities and sensitivities of the reserve are influenced by both its visual context and its visual amenity. The former refers to the visual relationship which exists between the Park and its adjoining areas, whereas the latter refers to the relationships between the various elements which comprise the landscape character of the Park itself.



**Figure 5 View of the Park showing landscape character**

Residential and commercial subdivision adjoins the Park on two sides, with houses lying to the south (adjacent to the Waiheke Road frontage) and a hotel and motel adjoining the northern boundary. None of these developments are currently particularly intensive and this, together with the open space areas to the east and west of the Park, gives the Third Avenue Reserve a somewhat spacious and uncluttered visual context. The Onetangi Hall overlooks the Park and visually is seen as part of the integrated collection of reserves within the locality.

Views into the Park can be obtained readily from all three boundary roads and the surrounding valley slopes. In all cases these views are across the reserve rather than to features within, due to the lack of visual features of interest that are present therein – apart from a few border trees the Park is completely flat and featureless. Within this context, there are opportunities to improve the visual amenity and character of the reserve whilst protecting its open space qualities and flood plain functions.

There are no external features which significantly intrude into or adversely affect the aesthetic and amenity values of the Park. However, traffic and buildings (both residential houses and the hotel

and motel) do little to enhance the amenity values of the Park, and appropriate planting would assist in improving this situation.

Such boundary planting would not only assist in improving the visual integration between the reserve and its environs but would also enhance the visual amenity of the Park itself. However, there is little opportunity to enhance the aesthetic qualities and visual appeal of the Park by plantings other than along these boundaries, given that the open space of the reserve is valued as a flood plain, wetland and general “kick-about” area and therefore needs to be kept free of obstacles.

Significant development including hard courts, access and car parking is proposed for the area to the immediate north of the reserve, as part of the provisions of Special Policy Area 6 : Onetangi (see Appendix 2). It will be necessary to ensure that when these developments eventuate they are appropriately planted and so not visually intrude into the Park or the local area, thereby degrading its amenity values.

## 2.2 Visual and Amenity Values Issues

- Much of the Park boundaries have a weak spatial definition.
- Views into and out of the Park require enhancement and/or reinforcement through plantings (both for screening and amenity purposes).
- The open nature of the reserve and its values as a flood plain, wetland and general “kick-about” area should be protected.
- Possible future development adjacent to the reserve (in particular car parks) could result in adverse visual and amenity effects unless appropriately designed and planted.



**Figure 6 The boundaries of the park require screen planting**

## 2.3 Visual and Amenity Values Policies

**Policy 1** To improve the visual qualities of the Park particularly along its boundaries

### Explanation

The reserve would benefit visually from a more attractive (planted) frontage along all of its boundaries.

### Implementation

- Plant appropriate specimen trees along the Park boundaries, in particular those adjoining the northern boundary (to screen out the hotel and motel and the proposed future access road and its associated car parks – see appendix 2).
- Ensure that all plantings are consistent with the provisions of the Auckland City District Plan (Hauraki8 Gulf Islands section) Special Policy Area 6 : Onetangi (Appendix 2).

**Policy 2** To enhance the visual character of the Park.

### Explanation

While it is important to retain much of the existing open space within the Prk there are areas which could be visually enhanced by way of appropriate plantings. Furthermore, it will be important to ensure that any new features added to the Park as a result of this plan enhance rather than detract from the existing visual character and quality.

### Implementation

- Undertake appropriate planting for amenity purposes within the following areas of the Park:
  - The north east corner;
  - The north west corner;
  - The corner adjacent to the intersection of Waiheke Road and Third avenue.
- Ensure that all plantings are consistent with the provisions of the Auckland City District Plan (Hauraki Gulf Islands Section) Special Policy Area 6 : Onetangi (Appendix 2)
- Ensure that any new structures, features or activities to be sited within the Park as a result of this management plan are located with appropriate regard to existing visual quality and landscape sensitivities.

**Policy 3** To co-ordinate and integrate all planting undertaken within the Park.

### Explanation

It is important that all planting, whether for screening or amenity purposes or for the enhancement of natural values, be co-ordinated and carefully planned. This will optimise the success of such plantings.

### Implementation

- Planting plans will be prepared for all areas of the Park which are scheduled for amenity and/or screen plantings or for revegetation.

- These planting plans will list species, source, numbers, planting locations and will also schedule all maintenance works for planted areas (ie. watering, mulching, weeding, etc).
- Up-to-date records will be kept with regard to the success of plantings to enable the ongoing development of planting policy.
- This planting plan will apply to both native and exotic species.
- Integrate this planting plan with the provisions of Policy 7 (predominant use of native species).

**Policy 4**

**To ensure that the proposed new car parks associated with Special Policy Area 6 : Onetangi do not adversely affect the overall experience of the Park.**

**Explanation**

Special Policy Area 6 : Onetangi provides for two large car parks to be established adjacent to the northern boundary of the reserve. When these facilities eventuate they will doubtlessly be used by Park visitors.

**Implementation**

- Ensure that the proposed two new car parks associated with Special Policy Area 6 : Onetangi are appropriately designed and planted when they eventuate.

## 3.0 NATURAL VALUES

### 3.1 Background

The primary purpose of the flat low lying land of the park is to serve as a flood plain for peak-flow storage of stormwater. As such this area provides an important protective function for those other parts of Onetangi where development opportunities are sought by land owners. In addition to this flood protection role such stormwater storage also helps to improve water quality by providing a ponding area with in which sediment and contaminants can settle out.

These two roles encapsulate the predominant natural values of the Park, and it is important that they be maintained. Apart from these the reserve contains very few natural values – indeed, with the exception of some planted flax within the stormwater drain and a few natives scattered along the reserve boundaries this site has no natural character whatsoever (a full list of the native and exotic plant species found within the Park is given in Appendix 3).

Notwithstanding this, opportunities exist to enhance the natural values of the Park. There are three such opportunities in this regard – firstly, by utilising indigenous species when undertaking screen plantings; secondly, by keeping the Park free of weeds; and thirdly, by developing a wetland (in association with the existing stormwater drain) which will serve both ecological as well as sediment control functions.



**Figure 7** The area to be developed in to a wetland

The latter will require the construction of a stormwater retention pond, which will be expanded to restore the historic raupo wetland which once occupied this area. Such wetlands have a proven record in enhancing the performance of stormwater retention ponds, but they also have the advantage of creating habitat for native flora and fauna, in particular fish and bird species.

In association with the creation of this artificial pond and wetland the existing stormwater drain through the reserve will have to be realigned. At the same time it needs to be redesigned into a more natural watercourse. It will be important to ensure that this water way remains open to the coast at Onetangi Beach, providing a physical link between the wetland and the sea as well as providing a habitat in its own right.

### **3.2 Natural Values Issues**

- The existing natural values of the Park are limited to its functions as a peakflow storage area and settling pond for stormwater. These functions are important to the local area and need to be maintained.
- There exist opportunities for enhancing the natural values of the Park, principally by using native species in the screen plantings, by keeping the area free of weeds and by restoring an historic raupo wetland in association with a storm water retention pond.
- Weed control will need to follow a weed management programme if it is to be effective.

### **3.3 Natural Values Policies**

**Policy 5**            **to restore an historic raupo wetland in association with a stormwater retention pond.**

#### **Explanation**

In order to better fulfil its hydrological and water quality role within the wider catchment area the reserve will need a stormwater retention pond. This creates the opportunity to expand such a feature to include the restoration of the historic raupo wetland which once occupied the site, for the purposes of enhancing both the pond's performance and the ecological values of the reserve.

#### **Implementation**

- Following specific location and design studies, construct an appropriate size stormwater retention pond in the south east corner of the Park.
- Expand this pond to include a significant wetland area planted in appropriate native rushes such as raupo. Ensure the wetland features of the system are fully and functionally integrated with the stormwater retention features.
- Redesign the existing stormwater drain so that it is more in keeping with the character of a natural watercourse.
- Realign the existing stormwater drain so that it feeds from the most appropriate point of the artificial wetland. Ensure that this drain (and thereby the wetland and pond) remains open to the sea.
- Plant the riparian margins of the pond, the wetland and the redesigned stormwater drain with appropriate native species. Ensure the application of the ecological principles of Policy 7 in the selection criteria for the species and individual specimens to be planted.



**Figure 8 The storm water drain to be rehabilitated**

**Policy 6 To retain the stormwater control functions of the Park**

**Explanation**

The low lying areas of the Park serve an important role as a peak flow storage area and settling pond for stormwater.

**Implementation**

- While other informal and/or passive recreational activities may take place within the low lying areas of the Park when conditions permit, the effectiveness of these areas as a stormwater storage and settling pond shall not be compromised by any future works, use and/or development therein.

**Policy 7 To predominantly use indigenous species in the boundary plantings.**

**Explanation**

Tree planting within the reserve will be limited to that which is necessary for boundary enhancement purposes. A bias towards the use of native species in these plantings is appropriate.

**Implementation**

- Plant native trees and shrubs in most of the planting areas, with an emphasis on coastal species such as pohutukawa, tawapou, wharangi, flax, karo, kowhai and taupata.
- The following three ecological principles will apply to the use of native species in all plantings:
  - Use species which are naturally occurring on Waiheke Island;
  - Use plant material sourced from Waiheke Island;
  - Locate plants only within their natural habitat types.
- While the predominant species planted will be native trees and shrubs, a selection of exotic species may also be appropriate. These should be selected on the basis of their form, visual appeal and/or other features of interest or benefit (such as their contribution as an off-seasonal food source for native bird species).

**Policy 8 To eradicate or control all weeds within the Park**

**Explanation**

Eradication or control efforts will be most effective if undertaken within the context of a weed management strategy.

**Implementation**

- The weed management strategy for Third Avenue Reserve is as follows:
  - short term (1 year)
    - removal of banana passionfruit and woolly nightshade on the northern boundary;
    - weed the corner of Fourth Avenue and the proposed new road to encourage native regeneration and remove the threat of cape ivy to the pohutukawa;
  - mid term (1-5 years)
    - weed along the Fourth Avenue boundary between the Waiheke Road corner and the area of native regeneration;
    - weed the Waiheke Road boundary;
  - long term (5-10 years)

- remove the wattles;
- ongoing
  - periodic checking of reserve for reinfestation;
  - periodic mowing and other mechanical methods where necessary.
- Weed control methods should be in accordance with the Waiheke Island Weed Management Strategy.

## 4.0 RECREATION AND USE

### 4.1 Background

As was emphasised in the previous section, one of the primary functions of this reserve is to serve as flood plain for the retention and control of stormwater peak flows. However, such a function has ancillary recreational benefits by providing open space for leisure activities (whenever the grounds are dry enough for use).

In terms of its location the Park is well situated to cater for many of the recreational and leisure requirements of the Onetangi community. Furthermore, given the flat nature of its terrain it is also ideally suited for some form of sports-orientated development, in particular that of multi-purpose hard courts. Such facilities could be constructed here with the minimum of earthworks, thereby reducing adverse environmental effects (and costs).

Its location adjacent to other reserves of Onetangi is also an advantage, with the Pohutukawa Reserve and Onetangi Hall situated to the east and a small public reserve (featuring a well-equipped children's play area to the west. These adjacent reserves are ideally suited to different recreational and leisure pursuits, and provide a network of parks catering for all community requirements – the Pohutukawa Reserve is best suited for leisure pursuits (such as walking and picnicking), the Onetangi Hall provides for indoor community needs, the small reserve to the west caters for children's activities, and the Third Avenue Reserve itself is ideally suited for informal recreational activities (when conditions permit).



**Figure 9 The park is part of a wider network of adjoining reserves**

The recreational values of the Park can be enhanced by taking advantage of the Special Policy 6 : Onetangi provisions contained with the District Plan. These provisions entail the closure of the

southern part of Third Avenue, and the suggestion is that the land thus closed be vested within the reserve and developed as multi-purpose hard courts catering for a variety of organised sports.

Presently the reserve is not well used by the public, principally due to its often saturated surface, generally unkept nature and lack of facilities. The potential for recreation within this reserve will always be somewhat limited, given the primary flood control function of the area. However, the multi-purpose hard courts (which are to be sited on the higher ground currently occupied by the Third Avenue roadway) will doubtlessly prove popular and increase Park patronage.

#### **4.2 Recreation and Use Issues**

- The Park is well suited to provide for a wide range of recreational uses and activities – these will all need to be accommodated and provided for.
- While the primary purpose of the Park is for flood control purposes and informal recreation there may be periodic requests for special events and/or activities. Criteria need to be developed against which to assess these requests.
- While the primary purpose of the Park is for flood control purposes and informal recreation, there may be requests for concessions to be granted for a variety of commercial activities. Criteria need to be developed against which to assess these requests.
- Some informal recreation activities, while not being mutually exclusive, have the potential to cause conflict if undertaken in the same area (eg. Horse riding, walking and exercising dogs).

#### **4.3 Recreation and Use Policies**

**Policy 9**            **To encourage informal recreation and leisure pursuits within the grassed open areas of the Park.**

##### **Explanation**

The low lying open areas of the Park are predominantly used for flood control purposes. However, they are also well suited for informal recreation, leisure and low key activities when conditions permit ( ie. When they are dry). It is important to ensure that these are not displaced by other more active or organised activities.

##### **Implementation**

- The open grassed area of the Park will remain as freely available open space for the informal recreational use and enjoyment of all visitors.
- With regard to the grassed open areas of the Park, any sports, whether organised or otherwise and whether by professional, amateur or social teams, which:
  - Require permanent fields and markings; and/or
  - Establish a need for regular use of car parking, and/or
  - Require exclusive occupation of an unreasonably large area; and/or
  - Are likely to periodically or occasionally “spill over” out of the area of play, and thereby disrupt other Park users –are not permitted.

- Activities which may temporarily affect informal recreational use of the Park will only be permitted where they comply with the provisions of Policies 12 and/or 13.

**Policy 10 To provide for multi-purpose hard courts within the Park**

**Explanation**

When the proposals associated with Special Policy Area 6 : Onetangi (see Appendix 2) are implemented the closure of the southern end of Third Avenue and subsequent vesting of the land thus made available into the Park provides an ideal opportunity and place to construct multi-purpose hard courts.

**Implementation**

- Following legal closure of the southern end of Third Avenue (see Policy 23), construct two multi-purpose hard courts on the area formerly occupied by the road.
- While this will minimise any necessary earthworks and re-contouring, ensure that any earthfill operations adjacent to the closed road which are necessary in order to accommodate the two hard courts here are undertaken with all appropriate sediments controls in place.
- The construction of these hard courts may also require realignment of the Stormwater drain running parallel with Third Avenue. Integrate this realignment with Policy 5 (restoration of the historic wetland).

**Policy 11 To provide for a variety of informal recreational pursuits while respecting the needs and values of all users.**

**Explanation**

People may wish to ride their horses and to exercise their dogs within the Park. This creates the potential for conflict either between dogs, between dogs and people, between dogs and horses and/or between horses and people.

**Implementation**

- Dogs must be controlled at all times.
- Appropriate signage will be provided.
- Compliance is required with all relevant Council bylaws.

**Policy 12 To provide for short term special events**

**Explanation**

It is important to ensure that while short term special events are provided for they do not displace recreational uses of the Park. Criteria are needed to assess the appropriateness or otherwise of special events.

**Implementation**

- Proposals for short term special events will be assessed against the following criteria:
  - events must be of public interest and value;
  - events must be consistent with informal recreation and/or leisure;
  - there must be no conflict with the Park’s values;
  - there must be no long term occupation or utilisation of any part of the Park;
  - there must be no conflict with any other Auckland City policies.
- There must be full compliance with all conditions Council attaches to the permit allowing the short term special event.

**Policy 13 To discourage permanent commercial activities from operating within the Park.**

**Explanation**

Commercial activity which would permanently occupy otherwise public space within the Park is not appropriate. Even where such exclusive occupation would be minor it is considered that commercial activities would result in other adverse effects, in particular noise and litter generation as well as landscape, aesthetic and intrinsic impacts. However, temporary concessions may be appropriate in certain circumstances, such as when associated with short term special events.

For the purposes of this policy “commercial activities” include anything involving a vendor. However, they do not include recreational or community groups which may charge a membership fee, such as a tennis club.

**Implementation**

- No concessions shall be granted for commercial activities with the exception of temporary concessions for commercial activities which are associated with short term special events approved by Council pursuant to Policy 12.
- The activities to which any such temporary concessions may apply must fulfill the following criteria:
  - be wholly compatible and entirely in keeping with the nature and intent of the short term special event.
  - be of a character which does not place pressure upon nor pose a threat to any of the values associated with the Park;
  - be of a temporary duration not exceeding the duration of the short term special event it is to be associated with.
  - be of a form and structural nature which will enable the concession holder to return the site to its original state by the expiry term of the concession.

## 5.0 ACCESS AND CIRCULATION

### 5.1 Background

While access into the Park can be gained from anywhere along its road frontages there are no formal entrance ways. Furthermore, access from Third Avenue is made difficult by the presence of a large stormwater drain running parallel with this road. In addition to the lack of formal entrances, there are no paths or tracks through the Park, and no formal car parking facilities other than the adjacent road berms.

Issues regarding access to the reserve are further complicated by the Auckland City District Plan (Hauraki Gulf Islands section), which identifies Onetangi as a Special Policy Area (see appendix 2). Part of the provisions of this Special Policy Area relate to vehicle access. With specific regard to the reserve, these provisions (when implemented) will close the southern end of Third Avenue and create a new road linking Third and Fourth Avenues along the northern boundary of the Park.

As has been discussed in the preceding section, the closure of part of Third Avenue provides the opportunity to create multi-purpose hard courts in this area. It also creates the opportunity to provide sufficient car parking to service these courts.

With regard to the proposed new road linking Third and Fourth Avenues, when this is instructed it will be the primary feeder to two large car parks which are planned to be built just to the north of the reserve. The intention of these is to provide safe parking while visitors travel on foot to Onetangi Beach. These same car parks will also be able to service those visitors who wish to use the reserve. Hence, formal entrances to the Park should be positioned opposite the locations of the intended car parks when they eventuate.

Given the open space character of the reserve it is not appropriate that formal pathways be provided through it. However, there should be formal linkages between the hard courts and the reserve, and given that the proposed wetland will be in the vicinity of these hard courts there is the opportunity to extend such a linkage to include a loop path or boardwalk around this natural feature.

### 5.2 Access and Circulation Issues

- There are no formal entrance to the reserve.
- The open space character of the Park needs to be maintained and pathways through it are inappropriate.
- Physical linkages are required between the hard courts and the rest of the Park.
- Access and car parking needs to be fully integrated with the provisions of Special Policy Area 6 : Onetangi, recognising all constraints and taking advantage of opportunities.

### 5.3 Access and Circulation Policies

**Policy 14**      **To provide for off-street parking within and adjacent to the reserve.**

#### **Explanation**

General enhancement of the Park as a recreational resource together with the provision of hard courts will doubtlessly increase patronage of the reserve. Adequate car parking facilities will need to be provided as a consequence.

### Implementation

- Promote the use of the proposed car parks (ie. Those which will be associated with the proposed future road linking Third and Fourth Avenues) as parking facilities also for visitors to the reserve.
- Provide small car parks to the immediate north and south of the hard courts.
- Design and landscape these small car parks with sensitivity to the reserve.

### Policy 15 **To improve pedestrian accessibility and entrances into the Park.**

#### Explanation

Parks require clearly visible and appropriately positioned entrances in order to both invite visitation and guide circulation. Formal pedestrian-only entrances into the park should take advantage of the opportunities offered by the provisions of Special Policy Area 6 : Onetangi.

#### Implementation

- Create formal entrance ways into the reserve opposite the car parks listed below following their construction:
  - the proposed western car park associated with the future new road;
  - the proposed eastern car park associated with the future new road;
  - the proposed hard courts and their associated car parks in the closed portion of Third Avenue.
- Integrate these formal entrance ways with Policy 1 (ie. Boundary plantings).



**Figure 10 Carparking adjacent to the reserve is presently inadequate**

**Policy 16**      **To provide a limited number of pathways within the reserve.**

**Explanation**

The open spaces of the reserve are not appropriate for pathways. However, formal linkages between these open spaces and the hard courts should be provided. In addition, the wetland proposed for the reserve offers an ideal opportunity for a small walkway which will not interfere with the use of the Park's open space.

**Implementation**

- Create a formal and safe all-weather pathway along the following alignment:
  - starting at the entrance from the proposed northern car park which will be associated with the hard courts;
  - following the eastern bank of the stormwater drain (see Policy 5);
  - looping around the proposed wetland (and including a board walk section here);
  - linking back to the entrance way again via a pathway and bridge over the stormwater drain.
- With the exception of the pathway described above, no pathways will be constructed within the grassed open spaces of the reserve.

## 6.0 PARK FURNITURE AND STRUCTURES

### 6.1 Background

Park furniture and structures include items such as play equipment, signs, plaques, statues, memorials, seating, picnic tables, fencing and rubbish bins. Although small in scale, these elements can reinforce the character and identity of a Park or visually degrade and conflict with the area.

The Park currently has no furniture or structures whatsoever. However, this will change with the proposed legal closing of Third Avenue and the subsequent construction of hard courts and their associated nets, hoops, fences, gates and furniture (ie. Seating). Furthermore, the entrance ways will feature signs and certain structures which would make them clearly visible and denote them as entrances.

When selecting the furniture for this Park it will be important to ensure that their respective designs are complementary and provide a sense of cohesion. This will ensure a recognisable Park identity through a unity of design and a distinct “family” of furniture and structures.

### 6.2 Park Furniture and Structures Issues

- The Park’s furniture and structures are non-existent and need to be expanded.
- All furniture and structures need to present a coherent unity of design and contribute to the overall quality of the Park as a recreational environment.
- Park furniture and structures need to be located in appropriate places.
- There may be some future proposals for additional Park furniture and/or structures within the reserve, and criteria needs to be developed against which to assess such requests.

### 6.3 Park Furniture and Structures Policies

**Policy 17**      **To adopt a unified approach to the design of Park furniture and structures.**

#### **Explanation**

A unified design approach to all Park furniture and structures, located and maintained to meet the needs of Park users, is essential to convey an image of quality.

#### **Implementation**

- Apply similar standards of design and materials when selecting which furniture and structures to use in the Park. Ensure these designs and materials are complementary, both to each other and to the nature and character of the Park.

- Locate seats within and around the proposed hard courts and at appropriate places around the wetland.
- Locate all other furniture at strategic or otherwise appropriate places within the Park.
- Develop and adopt a standardised design for all Park signs, utilising a size and colour sympathetic to the aesthetic values of the Park.
- Following specific design and siting studies, locate up to two composting toilets within the Park.

**Policy 18**      **To ensure that any future Park Furniture or structures are complementary to the values and qualities of the Park.**

**Explanation**

There may be some future proposal(s) for additional Park furniture and/or structures to be located within the Park. Accordingly, criteria are needed against which to assess the appropriateness or otherwise of any such proposals.

**Implementation**

- Assess any future proposals for Park furniture and/or structure against the following criteria:
  - the need for such to be within the Park.
  - the appropriateness of the intended location.
  - the protection of values and views from disturbance.
  - the contribution it would make to the quality and experience of the Park.
  - the particular design and its relationship to the Park character.
  - the public benefit to be obtained from such.
  - the impact on the immediate neighbourhood.
  - an ability to meet relevant District Plan requirements.
  - an ability to meet the objective and policies of this plan.
- Ensure that the following is achieved in relation to all future Park furniture and/or structures:
  - Design which is appropriate to the site and consistent with both the character of the Park and all other existing Park furniture and structures.
  - Locations appropriate to the function of the Park furniture or structure.

## 7.0 ADMINISTRATION AND MANAGEMENT

### 7.1 Background

The primary mechanism by which the provisions of this management plan will be implemented is through the Auckland City Council Annual Plan. This specifies the works and actions which will be undertaken in any given financial year.

In order to feed into this process an annual works programme for the Park will need to be prepared. It will be necessary for the staff who prepare this annual works programme to have due regard to the longer term Park management strategies, in particular any building maintenance or planting programmes as well as the weed management strategy.

### 7.2 Administration and Management Issues

- The implementation of this plan will require appropriate management processes to be in place.
- There are other statutory documents which apply to the Park and which need to be complied with.
- There may be more appropriate names for the Park other than Third Avenue Reserve.
- The effectiveness of this management plan will need to be continuously monitored, with provisions for a periodic full view.

### 7.3 Administration and Management Policies

**Policy 19**      **To implement the provisions of this plan in a structured and integrated manner.**

#### **Explanation**

There is a need to develop appropriate, integrated and well planned strategies in order to secure adequate resources for the effective implementation of the provisions of this plan.

#### **Implementation**

- An annual works programme shall be prepared for the Park based upon the provisions of this management plan. This works programme will be used to prioritise management tasks and to estimate the budget required from Council's Annual Plan for Park management purposes.
- The preparation of this annual works programme will have particular regard to the provisions of both the Park weed management strategy and the Park planting programme.

**Policy 20**      **To have regard to other statutory documents and Council policy in implementing this plan and managing the reserve.**

#### **Explanation**

There needs to be compliance with Auckland City policies and other relevant legislation in respect to the management and operation of this plan.

### **Implementation**

- There will be compliance with all legislation, District Plan provisions, strategies, council policy and by-laws as it affects the Park in all activities and actions undertaken therein.
- There will be compliance with council's policy on the disposal of waste water from off-site sewage treatment plants onto Council public reserves (see appendix 4).

**Policy 21      To keep this management plan under continuous review.**

### **Explanation**

All parts of this plan will be kept under a continuous review in order to be able to adapt to changing circumstances or to adapt in accordance with increased knowledge. Notwithstanding this, a full review will be undertaken ten years from the date of the final approval by Council of this plan.

### **Implementation**

- Adapt parts of this plan as required in order to meet changing circumstances or to adapt in accordance with increased knowledge.
- Ensure public input into any plan changes.
- Undertake a full review of the entire plan within ten years of its date of approval.

**Policy 22      To consider re-naming the Park.**

### **Explanation**

There may be more appropriate names for the Park other than Third Avenue Reserve.

### **Implementation**

- In consultation with local iwi and the Historical society, consider giving the reserve a more appropriate name.

**Policy 23      To legally close the southern portion of Third Avenue and vest the land in the Park when implementing the provisions of special Policy Area 6 : Onetangi.**

### **Explanation**

In accordance with the provisions of Special Policy Area 6 : Onetangi, the southern end of Third Avenue will be eventually closed. In order to facilitate the use of the land thus made available for recreational purposes (ie. The provision of multi-purpose hard courts and associated car parking facilities) it needs to be legally vested in the reserve.

### **Implementation**

- Legally close the southern portion of Third Avenue when implementing the provisions of special Policy Area 6 : Onetangi and vest the land thus freed into the reserve.

# **Appendix One**

## **Proposed Development Plan**

Pedestrian linkage  
Service access  
Building site car/park



Future road upgrading  
Possible active recreation





## **Appendix Two**

### **District Plan provisions for Land Unit 17: Landscape Amenity**



## APPENDIX 1

### District Plan Provisions for Land Unit 17 : Landscape Amenity

#### 6.17.0 DESCRIPTION

Land Unit 17 applies to neighbourhood reserves and esplanade reserves. These reserve areas occur mainly throughout the Western Waiheke SMA and form a substantial and important community asset.

#### 6.17.1 RESOURCE MANAGEMENT ISSUES

- Protection of public open space for amenity and recreational values.
- Protection of coastal edge and habitats, ecological systems and flora and fauna therein.
- Maintaining and expanding passive recreation areas in proximity to urban development.
- Reduction of visual impacts from buildings and land use activity.
- Protecting heritage values and ensuring adequate access to the land unit, where appropriate, to enjoy such values.
- Securing an integrated network of reserves, walkways and accessways to create wider opportunities for enjoyment by the public of the coastal environment.
- Provision for appropriate public access such as bridlepaths and cycleways and associated signage.

#### 6.17.2 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for Land Unit 17 is to ensure the protection of the natural characteristics of land within the land unit in order to protect coastal edges and the natural environment. The emphasis of the strategy is based upon a recognition of the community importance of smaller areas of natural landscape and the main outcome sought through the strategy is the preservation of natural areas, achieved through limiting use opportunities. In addition the opportunities for any buildings to be erected or works to be carried out within the land unit that may conflict with the strategy are limited by rules specific to the land unit.



#### 6.17.3 OBJECTIVES AND POLICIES

##### 6.17.3.1 OBJECTIVE

To provide for the management and protection of public open space for passive recreation.

*Policies:*

- By limiting the use and development of the land unit.*
- By protecting and conserving all native trees, and bush, wetlands, habitats, and other natural features.*
- By protecting those landforms contained within the land unit.*
- By seeking to maintain and expand public access to the coastline.*

##### 6.17.3.2 OBJECTIVE

To limit buildings and land use activities within the land unit.

*Policies:*

- By controlling the number and location of buildings.*
- By controlling the design and appearance of buildings.*
- By limiting land use activities to those allied to the protection and enjoyment of the natural environment.*

#### 6.17.4 LAND UNIT RULES

##### 6.17.4.1 PERMITTED ACTIVITIES

###### A. GENERAL RULES

Any activity shall be a permitted activity where it:

- Conforms to the standards contained in Part 6B, and except where it has been otherwise provided





## Part 6A - LAND UNITS

for in the rules for this land as a controlled, discretionary or prohibited activity.

- (b) Meets the requirements of Rule 6.17.4.1B below.

### B. PARTICULAR RULES

- (a) Any use of land or buildings must be consistent with any operative management plan pursuant to the Reserves Act 1977 or the Conservation Act 1987.

### 6.17.4.2 CONTROLLED ACTIVITIES

#### A. GENERAL RULES

Application must be made for a resource consent for a controlled activity under the following circumstances:

- (a) Where it is proposed to erect, alter or add to (528) any building(s).
- (b) Where required by policy area rules in Part 7 of this Plan when the land unit is contained within Policy Areas 5 and 6.

#### B. PARTICULAR RULES

- (a) Any building shall meet all those standards contained in Part 6B.

#### C. CONTROLLED ACTIVITY CRITERIA.

The Council shall give consideration to the following criteria in assessing an application for a controlled activity:

- (a) All existing native bush, or other vegetation which contributes to visual amenity shall be retained, except where it is necessary to remove vegetation to create a building platform, or where sufficient landscape planting of appropriate species is provided to ensure that buildings are integrated with the existing natural character of the surrounding landscape.
- (b) Any earthworks necessary for the creation of building platforms or access shall be such that they create minimum disturbance to the landform and character of the area.
- (c) Any driveway, parking and turning areas shall be constructed in a manner which requires minimal disturbance to existing landform or vegetation. Generally, any driveway should have a gradient of less than 1 in 6.
- (d) The exterior finish of proposed buildings shall be complementary to those which are found in the surrounding natural landscape.

**Note: Reference will be made to the document Colour for Structures in the Landscape, Heath.T. for the interpretation of this criterion, (available at Auckland City Council Offices).**

- (e) The scale and form of proposed buildings shall be such that they are integrated with and complementary to forms in the surrounding natural landscape.
- (f) Development proposals shall ensure that any runoff or stormwater resulting from the development does not lead to siltation or sedimentation or a reduction in water quality in natural watercourses.

**(g) Any extension or alteration to an existing building shall:**

**(i) comply with (d) and (e) above,**

**(ii) be sympathetic to the design and external appearance of the existing building.**

#### D. CONTROLLED ACTIVITY CONDITIONS

In granting consent to a controlled activity the Council may impose conditions relating to any or all of the following matters:

- (a) The removal or retention of vegetation.
- (b) Landscaping.
- (c) Drainage and effluent disposal.
- (d) The screening of buildings, yards or vehicle parking and manoeuvring areas.
- (e) The orientation, cladding, scale, form and colour of buildings.
- (f) Location of buildings on a site.
- (g) The height of buildings.
- (h) The location and construction of vehicle entry, egress, manoeuvring and parking.
- (i) The orientation of pedestrian areas.

### 6.17.4.3 DISCRETIONARY ACTIVITIES

#### A. GENERAL RULES

Application must be made for a resource consent for a discretionary activity under the following circumstances:

- (a) Where it is proposed to vary any of the standards for permitted activities contained in Part 6B. An application for a discretionary activity consent may only be granted to vary those standards to



the extent provided for in Part 6C and will be assessed in terms of the criteria contained in Part 6E and must meet the standards specified in Part 6C unless otherwise provided for in the rules.

- (b) Where it is proposed to establish any of those particular discretionary activities listed in Rule 6.17.4.3B below. Any such application will be assessed in terms of the criteria contained in Parts 6E and 6F.
- (c) Where consent to subdivide land to create a lot pursuant to the rules contained in Part 8 of this Plan is sought.
- (d) Any use of land or buildings where there is no operative management plan pursuant to the Reserves Act 1977 or the Conservation Act 1987.

#### **B. LISTED DISCRETIONARY ACTIVITIES**

Refer to Part 6F for the relevant assessment criteria.

- (a) Community Facilities

The above activities are automatically discretionary activities as they need particular assessment in this land unit because of potential effects.

Any standard specified in Part 6F (Assessment criteria for listed discretionary activities) shall prevail over a parallel standard in Part 6C.

#### **C. CONSIDERATION OF APPLICATIONS**

Where discretionary activity consent is sought for a proposal in terms of more than one of those provisions of Rule 6.17.4.3A the Council will consider the applications together.

#### **6.17.5 OTHER REQUIREMENTS AND INFORMATION**

The information and requirements outlined in Parts 6B-6G must be referred to prior to making an application for any resource consent.

#### **6.17.6 SUBDIVISION**

The rules for subdivision are contained in Part 8 of the Plan.

#### **6.17.7 HERITAGE**

The rules relating to heritage protection are contained in Part 10 of the Plan.

# **Appendix Three**

## Native and Exotic Vegetation Within Third Avenue Reserve



## Description of Native and Exotic Vegetation Within Third Avenue Reserve

The reserve is largely flat, low-lying and open, the only vegetation apart from grasses and wetland species occurring around the edges of the reserve on road reserve. Most of this vegetation is exotic species with heavy infestations of exotic weeds underneath. There are some significant native trees, notably pohutukawa, and some indication of regeneration at the Fourth Avenue end of the reserve. Towards the eastern end of the reserve, on the flat area diagonally down from the corner of Fourth Avenue and Waiheke Road, is a clump of pampas grass. In and around the wetland area there is “Crofton” weed or Mexican devil weed (*Ageratina adenophorium*). There are several poplars on the boundary, beside where the proposed road will go.

Native Species Present: Karamu (*Coprosma robusta*), pohutukawa (*Metrosideros excelsa*), mahoe (*Meliccytus ramiflorus*), kawakawa (*Macropiper excelsum*), karaka (*Corynocarpus laevigata*), nikau (*Rhopalostylis sapida*), five finger (*Pseudopanax arboreus*), ponga (*Cyathea dealbata*), totara (*Podocarpus totara*), flax (*Phormium spp*), bracken, mapou (*Myrsine australis*), mamaku (*Cyathea dealbata*), bindweed (*Calestegia spp*), puriri (*Vitex lucens*), karo (*Pittosporum crassifolium*).

Main Problem Weeds: Cape ivy (*Senecio angulatus*), wild ginger (*Hedychium*), European spindle tree (*Euonymus europaeus*).

Other Weeds Noted: Wattle (*Acacia*), kikuyu, gorse (*Ulex europaeus*), woolly nightshade (*Solanum mauritianum*), inkweed (*Phytolacca octandra*), wandering jew (*Tradescantia fluminensis*), climbing asparagus (*Asparagus scandens*), smilax (*Asparagus asparagoides*), Japanese honeysuckle (*Lonicera japonica*), pampas grass (*Cortaderia*), nasturtium (*Tropaeolum majus*), banana passionfruit (*Passiflora*), mothplant (*Araujia sericifera*).

Fourth Avenue Boundary: At the corner of Fourth Avenue and Waiheke Road there are several wattle trees, some of which appear dead. Underneath these are kikuyu, inkweed and gorse bushes. The only native species apparent in this patch are a karo and karamu.

Heading away from the corner towards the beach there are several more wattle trees and an extensive cape ivy infestation, which covers the ground and is climbing the wattles and the telegraph pole. Further along there is an extensive area of ginger with cape ivy struggling for dominance along the roadside. Amongst the ginger there is also wattle, woolly nightshade, gorse, boneseed and kikuyu.

On the corner of Fourth Avenue and the proposed road, there is a significant pohutukawa tree (12 metres) with cape ivy in the canopy and the canopy of the neighbouring pine. In the sub-canopy below this there is cape ivy, crassula, wandering jew, and small patches of climbing asparagus and smilax. Natives in this area include mahoe, kawakawa and karaka, all small and struggling. On the flat ground in this corner are some small nikau, mahoe, kawakawa, five finger, ponga, karaka, one good sized karo and one totara (misshapen). Weeds on the flat area include Japanese honeysuckle, boneseed, European spindle tree which is increasing in numbers, smilax, woolly nightshade, gorse, arum lily, wandering jew, cape ivy and wattle. There are several large exotic trees in this area. There is evidence in this whole corner of the reserve of native regeneration, but the plants are struggling due to overshadowing from these exotic trees. This corner should get a priority for weed management. Some trimming of the exotics is required to encourage the few native species found here.

Waiheke Road Boundary: The vegetation on the edge of Waiheke Road occurs in several small clumps, with kikuyu in between and kikuyu on the road edge. The first clump heading down Waiheke Road from Fourth Avenue contains kikuyu, cape ivy, wattle and woolly nightshade. Native species are mahoe and karamu. There are several gorse bushes between this clump and the next.

The second clump contains pampas grass, wattle, kikuyu, nasturtium and woolly nightshade. Native species include pohutukawa, mahoe and bracken.

The third clump contains woolly nightshade, European spindle tree, gorse, smilax, nasturtium and Japanese honey suckle. Native species include mahoe, karamu, manuku, pohutukawa, native bindweed, kawakawa and bracken.

The fourth clump, opposite Victoria North Road, has a pine tree with nasturtium, kikuyu and arum lily growing on the ground. Natives include puriri, mahoe and bindweed. There is also a fuchsia “little mother” which is covered in Japanese honeysuckle.

The fifth clump, on the corner of third Avenue, contains nasturtium, wattle, wandering jew, inkweed and kikuyu. There is a large pohutukawa in this corner.

Third Avenue Boundary: The Third Avenue boundary contains very little of note. There is a clump of flax toward the Waiheke Road end, then a large open area where the proposed hard courts will go. At the seaward end, the corner of the proposed road, there is nasturtium, kikuyu, banana passionfruit, and a row of woolly nightshade. One mothplant vine was found and pulled out. There is also in this area a patch of karamu and some ponga.

Recommendations and Priorities: As there are very few trees in this area, the exotic trees, including the larger wattles, should be retained until natives have grown to sufficient height to replace them. Any small wattles should be pulled out. The central area could be controlled with mowing, slashing and weed eating. Smilax and climbing asparagus appear to be currently small in numbers and could be tackled using manual means, and should be eradicate before they get more of a hold in this reserve. The other weeds could be taken out with manual/mechanical means.

The ginger patch is quite large and manual means may prove difficult in eradicating this. Careful raking of the wandering jew will control this species, but care must be taken of the few small natives amongst it. The highest priority for this reserve is the seaward corner of the Fourth Avenue boundary (as detailed above), the asparagus species (because foew in number), and the banana passionfruit on the seaward corner of the Third Avenue boundary, which could become a serious problem if left.

# **Appendix Four**

## **Council Policy on the Disposal of Waste Water**

## **Council Policy on the Disposal of Waste Water From Off-Site Sewage Treatment Plants onto Council Public Reserves**

### **Resolved:**

THAT the Board accept the principle that disposal of water from off-site sewerage treatment plants onto Council public reserves and properties be permitted subject to the following conditions:

- (a) THAT any application of this nature be treated as a notified application.
- (b) THAT the water be treated and disinfected to recyclable water standards that are accepted and approved by Auckland City Council, Auckland Regional Council and the Health Department.
- (c) THAT the design, construction and operation of the plants and the distribution systems are to standards approved by the same authorities.
- (d) THAT standby storage for three normal days operation be an integral part of the design and installation.
- (e) THAT disposal of recycled water be by sub-surface irrigation, or by a method approved by the Authorities under clause (B) above, but shall not be by spray irrigation.
- (f) THAT the quality of discharge of the recycled water onto reserves be limited to levels that will ensure continuous public access.
- (g) THAT the use of these waters on reserve areas be subject to a Management Plan approved by the Community Board.
- (h) THAT, in principle, a charge be made for recycled water onto council property.
- (i) THAT this motion amend any previous motion dealing with the disposal of water from effluent treatment plants onto Council Reserves.