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- Remove weed species along the stream and replace with indigenous streamside riparian vegetation to a width of at least 30 metres where appropriate;
- Establish a partnership between Council, the Users Advisory Group and UNITEC students and staff, for the provision of a planted riparian strip along side the Avondale Stream for research into riparian re-vegetation methodology;
- Extension of the Avondale Stream riparian buffer zone to treat stormwater runoff; and
- Development of a Karaka Grove.

Policy 4.2: Avondale Stream

To enhance the habitat, water quality, physical integrity, and landscape of the Avondale Stream environs.

Explanation

Widening/narrowing the stream to create a series of ponds, and reinforcing the stream bank to stop erosion into the closed landfill on the Wolverton land would improve water quality. This would also have landscape and habitat benefits.

Implementation

- Excavate a series ponds, and reinforce the stream bank along side the Avondale Stream, subject to resource consent being granted by the Auckland Regional Council. Plant margins with indigenous wetland species.

Policy 4.3: Landfill

To lobby Auckland City Council to urgently address the aftercare issues in the Wolverton area of the reserve.

Explanation

The Wolverton Land was formally an Auckland City Landfill. Waitakere City took ownership of this land in 1987. Auckland City has legal obligations to address aftercare issues in relation to this land. This work was scheduled for 2000/2001. Waitakere City Council is keen to have some urgency placed on this remedial work by Auckland City Council.

Implementation

- That Waitakere City initiate discussions with Auckland City Council in order to raise the priority of aftercare works on Wolverton Land.

5.0 Administration and Management

The structure for administration or day-to-day management of the Reserve is primarily established in the context of the Reserves Act 1977. Consideration also has to be given to the District Plan prepared under the Resource Management Act 1991.

The effectiveness of this Management Plan needs to be constantly monitored.

Council bylaws equally, need to be integrated within the intent of the Management Plan.

Objective – Administration and Management

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To provide appropriate Council management for the Park to enable enjoyment of the City's asset by the local and regional community both now and in the future.

Policy 5.1: Compliance with Legislation

To ensure compliance with Waitakere City Council Bylaws and other relevant legislation in respect of the management and operation of the park.

Policy 5.2: Leases

To use the control of lease agreements to ensure the most effective and equitable use of Olympic Park

Implementation

- Provide for the continuation of leasing areas of land within the Reserve to provide for community use and well-being;
- Review leases of buildings when the opportunity arises, to ensure maximum potential of the Reserve is realised for the community;
- Ensure that new applications for leases will have to conform to the criteria as set out in the Community Assistance Policy and Parks Strategy. In addition the applicant will need to satisfy the Waitakere City Council that the proposed use:
 - Will be in accordance with the Objectives and Policies of this Plan;
 - Will be in accordance with the Reserves Act 1977;
 - Will not detract from the existing environment and use of the park;
 - Will generally provide a benefit (or benefits) to the public which is greater than any adverse effects caused by granting the lease;
 - Is in an appropriate location; and
 - Will not cater exclusively to any one sector of the public, except where this is provided for and is appropriate in terms of the Objectives and Policies of this Plan.

Policy 5.3: Legal Status of Wolverton Land

To resolve the legal status of parts of the Wolverton land currently owned by Auckland City Council.

Explanation

Wolverton Land was originally a landfill owned by Auckland City Council. Three lots were subsequently purchased by Waitakere City Council in 1987. However, Auckland City Council still owns 4 lots bisecting the Wolverton Land. These include:

- Lots 81, 82, 83 and 84 of Section 2 Town of Whau North, comprising a paper road continuing from Ulster Street;
- A cul-de-sac shaped area linking to lots 81 and 82.

It makes sense to rationalise the land status of this part of the reserve.

Implementation

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- Initiate discussions with Auckland City Council to stop the paper road, and transfer land ownership from Auckland City Council to Waitakere City Council.

Policy 5.4: Trusts

Council to support the formation of a trust between the different users of Olympic Park should they chose to pursue this arrangement.

Explanation

Clubs may choose to enter into a trust arrangement, for example to pool and co-ordinate community owned facilities. The Council supports clubs who wish to share facilities or amalgamate to enable more efficient use of facilities.

Policy 5.5: Liquor Licences

To provide an opportunity for sports clubs to obtain liquor licences subject to the Liquor Licensing Authority policies and procedures under the Sale of Liquor Act 1989 with hours of operation to be approved by Parks Manager.

Policy 5.6: Review

To keep this Management Plan under regular review.

Implementation

- Changes to the emphasis or specific policies of the Management Plan will need to be addressed following the Amendment to a Management Plan process as outlined in section 41(2) of the Reserves Act; and
- Undertake a full review of the entire plan within ten years of this date of approval.

6.0 Infrastructure

Waitakere City has a large amount of vital infrastructure that needs to be acknowledged when developing and enhancing parks within the City. In order to maintain public reserve areas that are safe and useable, measures should be taken to ensure reserve areas are managed so that existing utilities are not compromised.

The Henderson-Otahuhu A 220 kV double circuit line, and the Hepburn Road-Roskill A 110 kV double circuit line represent a significant transmission line corridor and impose limitations on present and future land use activities in the reserve. It is necessary to recognise the statutory right of Transpower, under the Electricity Act 1992 to inspect, maintain and operate the existing facilities that are located on and transverse Olympic Park Recreation Reserve. Providing for the upgrading of these existing facilities maximises the utilisation of a significant physical resource without additional significant adverse effects on the environment.

Objective - Infrastructure

To ensure that the use and enhancement of Olympic Park recognises and allows for existing infrastructure and its unique requirements.

Policy 6.1: Liaison with infrastructure providers

Council to liaise with infrastructure providers while administering the management and development of the reserve.

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Policy 6.2: Separation Distances between existing transmission lines and buildings and structures

To ensure that buildings and structures have adequate separation distances from infrastructure.

Explanation

In terms of transmission lines, the New Zealand Code of Practice for Electrical Safe Distances, NZECP 34:2001 sets out the required separation distances that are necessary to reduce the risk of flashovers or contact with live conductors by mobile plant and buildings or structures.

Policy 6.3: Separation distances between existing transmission lines and the ground

To ensure that adequate separation distances between the ground and transmission line conductors are maintained.

Explanation

Adequate separation distances, as specified in the NZECP 34:2001, protect the integrity of the transmission line infrastructure and ensure public safety in the unlikely event of an emergency or a fault.

Policy 6.4: Separation Distances between existing transmission lines and trees

To ensure that the type and location of any trees planted on the reserve are selected so that no part of the trees will encroach on the necessary 4 m clearance distance from Transpower's conductors

Explanation

Adequate separation distances, as specified in the NZECP 34:2001, protect the integrity of the transmission line infrastructure and ensure public safety in the unlikely event of an emergency or a fault.

Policy 6.5: Access to existing electricity infrastructure, maintenance and upgrading

To provide for the continued and unrestricted access, inspection, operation, maintenance (including vegetation trimming) and the upgrading of the existing electricity infrastructure that traverses the area covered by the Reserve Management Plan.

Policy 6.6: Excavation near existing electricity infrastructure

To ensure that any excavation near existing towers complies with the safe separation distances specified in the NZECP 34:2001.

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Explanation

Adequate separation distances, as specified in the NZECP 34:2001, protect the integrity of the transmission line infrastructure by ensuring that the stability of the towers is not threatened.

Policy 6.7: Public access to existing electricity infrastructure

To ensure that activities such as walking tracks and buildings are located or designed to discourage public access to the electricity infrastructure.

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PART THREE :

CONCEPT PLAN

1.0 Concept Plans

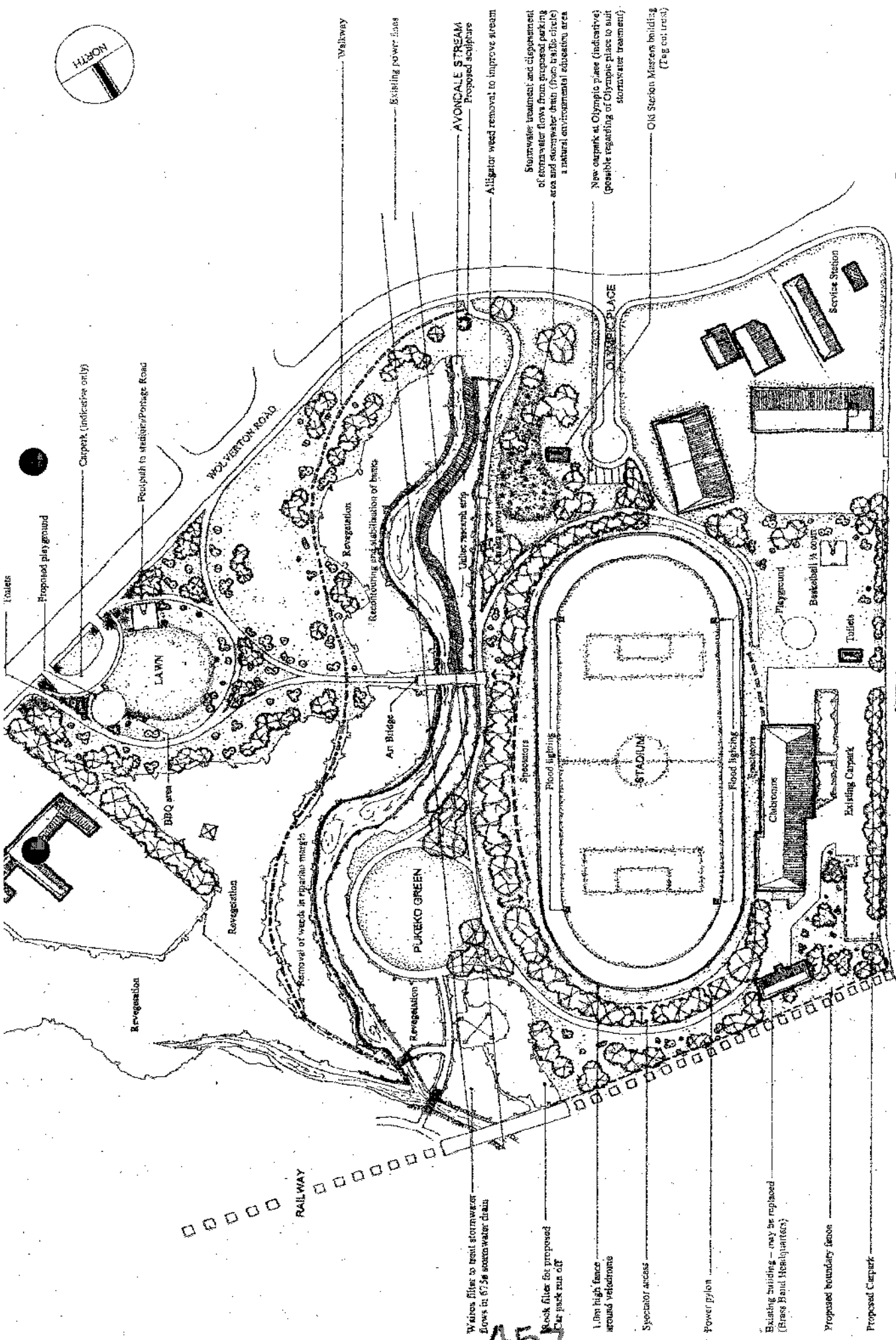
The following is a concept plan that provides a more detailed explanation of the features proposed / identified in Part 2 of this Reserve Management Plan.

The Concept Plan outlines particular elements which are related to the long term vision for the enhancement of the Reserve, as outlined in Part 2. The Plan is schematic only and more detailed design work based on the identified elements is required before implementation.

2.0 Design Guidelines

Revegetation Guideline

Included in this section, is a re-vegetation guideline. These are general guidelines for riparian enhancement. The species list is not intended to be a definitive list, but is a guideline offering suitable species and a recommended structure for their planting.



Proposed playground

Footpath to stadium/Portage Road

WOLVERTON ROAD

Revegetation

Revegetation and substitution of banks

Art Bridge

PUKEKO GREEN

Revegetation

Removal of weeds in riparian margins

Revegetation

Stadium

Revegetation

Revegetation

Revegetation

Revegetation

Revegetation

Revegetation

Revegetation

Revegetation

Revegetation

Revegetation

Revegetation

Revegetation

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Revegetation

Revegetation

Carpet (indicative only)

Proposed playground

Revegetation

Revegetation

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Wetland filter to treat stormwater flows in 6.75m stormwater drain

Rock filter for proposed 2m park run off

1.0m high fence around wetlands

Spectator access

Power Pylon

Existing building - may be replaced (Base Band Headquarters)

Proposed security fence

Proposed Carpet

AVONDALE STREAM
Proposed sculptures

Alligator weed removal to improve stream

Stormwater treatment and displacement of stormwater flows from increased parking area and stormwater basin (from traffic circle) a natural environmental education area

New carpark at Olympic place (indicative) (possible regrading of Olympic place to suit stormwater treatment)

Old Station Museum building (Tag out track)

Walkway

Existing power lines

Job No: 02328
Date: 11/11/2002
Scale: 1:1000 (A2)

OLYMPIC PARK
Concept Plan

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2.0 Design Guidelines

Re-vegetation Guideline

These are general guidelines for riparian enhancement. The aim of all revegetation is to establish a continuous healthy vegetation cover that will inhibit the re-establishment of weeds, increase the floristic structural and habitat diversity of riparian vegetation, provide an effective buffer against runoff, and increase in stream habitat quality and diversity.

In order to achieve this, dense stands of trees and shrubs should be planted clear of the margins. Planting should be undertaken in blocks, as closely as possible (depending on the species) in order to establish a continuous cover of vegetation. Vegetation structure should follow a multi-tiered approach.

Waters edge/wetland margin

Provide shade and temperature regulation to the stream channel while allowing adequate light for low growing species to develop. Suggested species:

- Bolboschoenus;
- Carex; and
- cyperus spp.

Lower stream bank

Encourage vigorous, dense ground covers. Flax is not suitable at the immediate water's edge within areas of bank subject to overland flows. Suggested species:

- grasses;
- sedges;
- low mats; and
- toetoe.

Mid bank

Small, fleshy-fruited shrubs and small trees to supply immediate food supply for birds. Kowhai and tree fuschia are recommended for stream bank stabilisation, Kowhai has a deep wide spreading root system with sparse foliage that does not inhibit the establishment of ground cover. Suggested species:

- flax;
- kowhai;
- fuschia;
- pigeonwood;
- nikau;
- coprosma spp;
- mapou;
- kanuka; and
- manuka.

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Upper bank

Larger trees including fruiting trees that will attract kereru and will also provide suitable nesting sites for a range of birds. Suggested species:

- karaka;
- kahikatea;
- rewarewa;
- pohutukawa;
- kauri;
- rimu;
- rata;
- taraire;
- puriri;
- miro;
- kohekohe;
- titoki;
- matai; and
- tawa.

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Reference Material Consulted

Auckland City Council, *Operative District Plan: Isthmus Section*

Diamond J, and Hayward B., *The Maori History and Legends of the Waitakere Ranges*, Lodestar Press, Auckland, 1979.

Scott D., *Fire on the Clay*, Southern Cross Books, Auckland, 1979

Tonkin and Talyor, *Report on Old Auckland Landfills*, Report 3, Volume 2, Ref 11867, September 1994.

Waitakere City Council, *Environmental Issues, Background Paper 12: Recreation*, August 1993

Waitakere City Council, *Greenprint*

Waitakere City Council, *Parks Strategy*, April 1999

Waitakere City Council, *Proposed District Plan* December 1998

Waitakere City Council, *Olympic Park Management Plan*, June 1997

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APPENDICES

Appendix 1 - Summary of Public Submissions

Appendix 2 - Leases

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Appendix 1

Summary of Public Submissions

Reserve	Specific Issues
Olympic Park	<p>Rehabilitation of the Wolverton Land, and incorporation into Green Network.</p> <p>Amalgamation of Reserve under one administrative jurisdiction.</p> <p>Rehabilitation of the Avondale Stream.</p> <p>Remedial and rehabilitation activities associated with the aftercare of the Taylor Street landfill.</p> <p>Provision of an art bridge and wildlife observation deck.</p> <p>Recognition of the historical and cultural associations on the park e.g. canoe (waka) portage route between the Manukau and Waitemata Harbours.</p> <p>Olympic Park to function as a gateway to Waitakere City.</p> <p>Establish a relationship with UNITEC and provide a riparian research strip.</p> <p>Provision of conservation gardens showing local ecosystem plants for educative purposes.</p> <p>New building development to be limited on the park.</p> <p>Classification of the Reserve.</p> <p>Development of a walkway network.</p> <p>Expansion/replacement of the Waitakere City 'Trusts' Brass building.</p> <p>Provision of the floodlighting for the velodrome/soccer field to allow night play.</p> <p>Increased provision for car parking.</p> <p>Increased lighting on walkways.</p> <p>Access road linking north and south access lanes.</p> <p>Use of vegetation around the velodrome/soccer field to recognise the need for spectator viewing.</p> <p>Provision of wooden railings on top of existing velodrome fence.</p> <p>Provision of informal recreational opportunities for youth e.g. basketball hoop and half court.</p> <p>Restrictions/constraints associated with the high voltage transmission lines on the Reserve.</p>

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Appendix 2

Leases

Certificates of Title

Olympic Park is identified as:

Lots 5, 6, 23, 24, 80 and 81 Section 1 Town of Whau North situated in Block III Titirangi Survey District on S.O Plan 20070	22 864m ²
Allotment 46 Section 1 Whau Township North situated in Block III Titirangi Survey District on S.O 40763	6935m ²
Section 7 Town of Wolseley, Block III Titirangi Survey District, Certificate of Title CT 43/134 on S.O Plan 3062B	1012 m ²
Section 10 Town of Wolseley, Block III Titirangi Survey District, Certificate of Title CT 417/268 on S.O Plan 3062B	1012m ²
Section 12 Town of Wolseley, Block III Titirangi Survey District, Certificate of Title CT 367/232 on S.O Plan 3062B	1012m ²
Section 14 Town of Wolseley, Block III Titirangi Survey District, Certificate of Title CT 480/22 on S.O Plan 3062B	1012m ²
Section 18 Town of Wolseley Lot 1 DP 36352, Block III Titirangi Survey District, Certificate of Title CT 1117/180	809m ²
Sections 4A and 13 Town of Wolseley, Block III Titirangi Survey District, Certificate of Title CT 1117/180 on S.O Plan 3062B	2024m ²
Sections 6, 9 and 11	

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Town of Wolseley, Block III Titirangi Survey District, Certificate of Title CT 43/125 on S.O Plan 3062B	3036m ²
Sections 16 and 19 Town of Wolseley, Block III Titirangi Survey District, Certificate of Title CT 396/32 on S.O Plan 3062B	2024m ²
Section 1A, 2A and 8 Town of Wolseley, Block III Titirangi Survey District, Certificate of Title CT 386/156 on S.O Plan 3062B	3036m ²
Lot 7 DP 3635 Block III Titirangi Survey District, Certificate of Title CT 943/77	<u>809m²</u>
Total Area	4.8621 ha

Wolverton Land is identified as:

Allotment 86 Section 2, Town of Whau North Certificate of Title CT 299/51 ON S.O Plan 58036	223m ²
Allotment 87 Section 2, Town of Whau North Certificate of Title CT 299/51, CT 757/262, CT 50/134, 135 and 136 on S.O Plan 58036	3499m ²
Allotment 88 Section 2, Town of Whau North DI 13A 225 on S.O Plan 58036	<u>1.5200 ha</u>
Total Area	1.8922 ha

Classification Under the Reserves Act 1977

The land comprising Olympic Park (formerly New Lynn Domain) was gazetted as 'Recreation Reserve' on the following dates:

Lot 5, 6, 23, 24, 80 and 81 of Section 1 Whau Town North
NZ Gazette 8 March 1979, no. 17, p. 522

Section 7 Town of Wolseley
NZ Gazette 21 January 1982, no. 5 p. 190

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Allotment 46, Sections 20, 4A, 13, 6, 9, 11, 16, 1A, 2A, and 8 Town of Wolseley

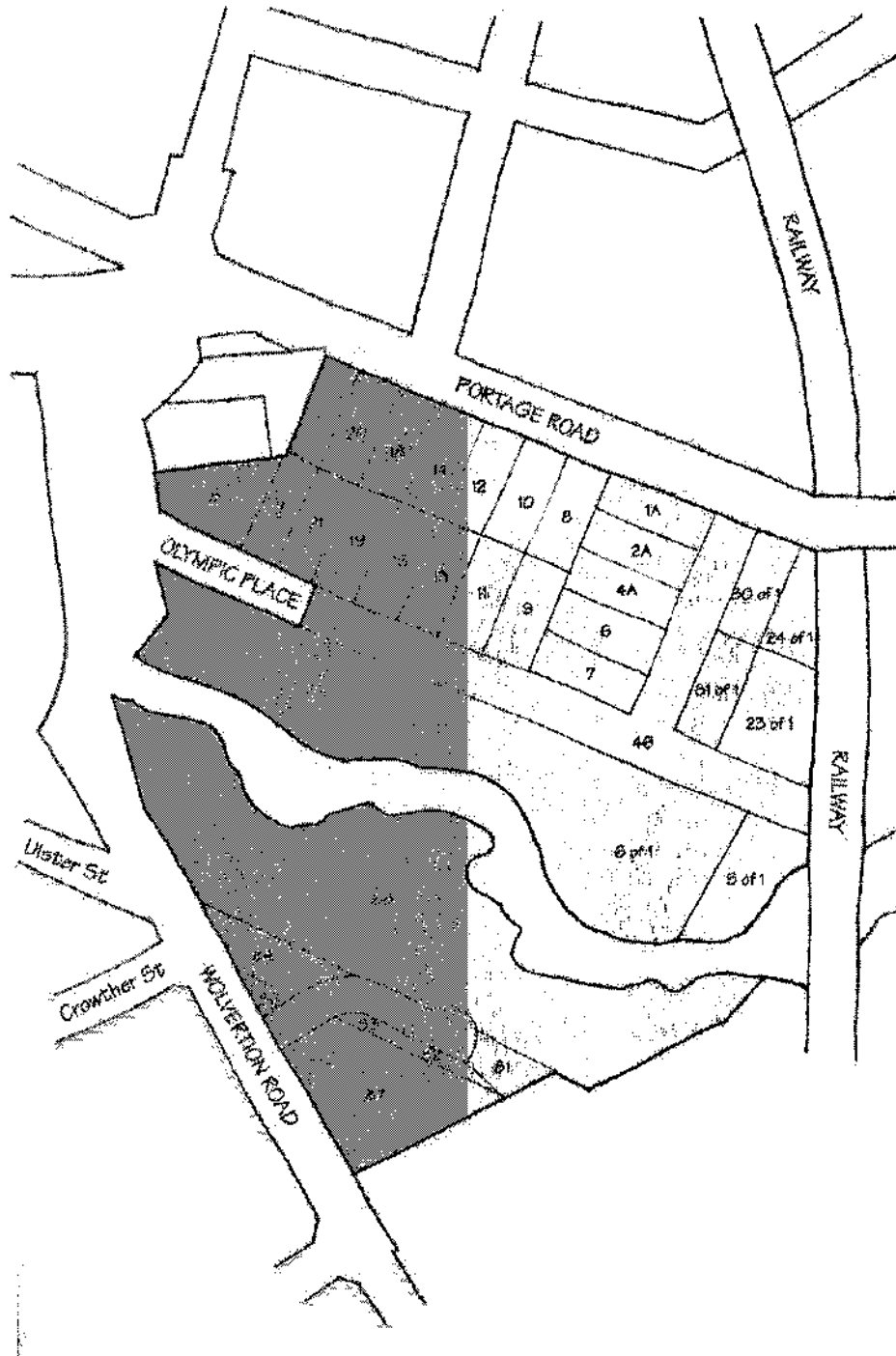
Lot 1 DP 36352

NZ Gazette 23 June 1983, no 88, p. 1952

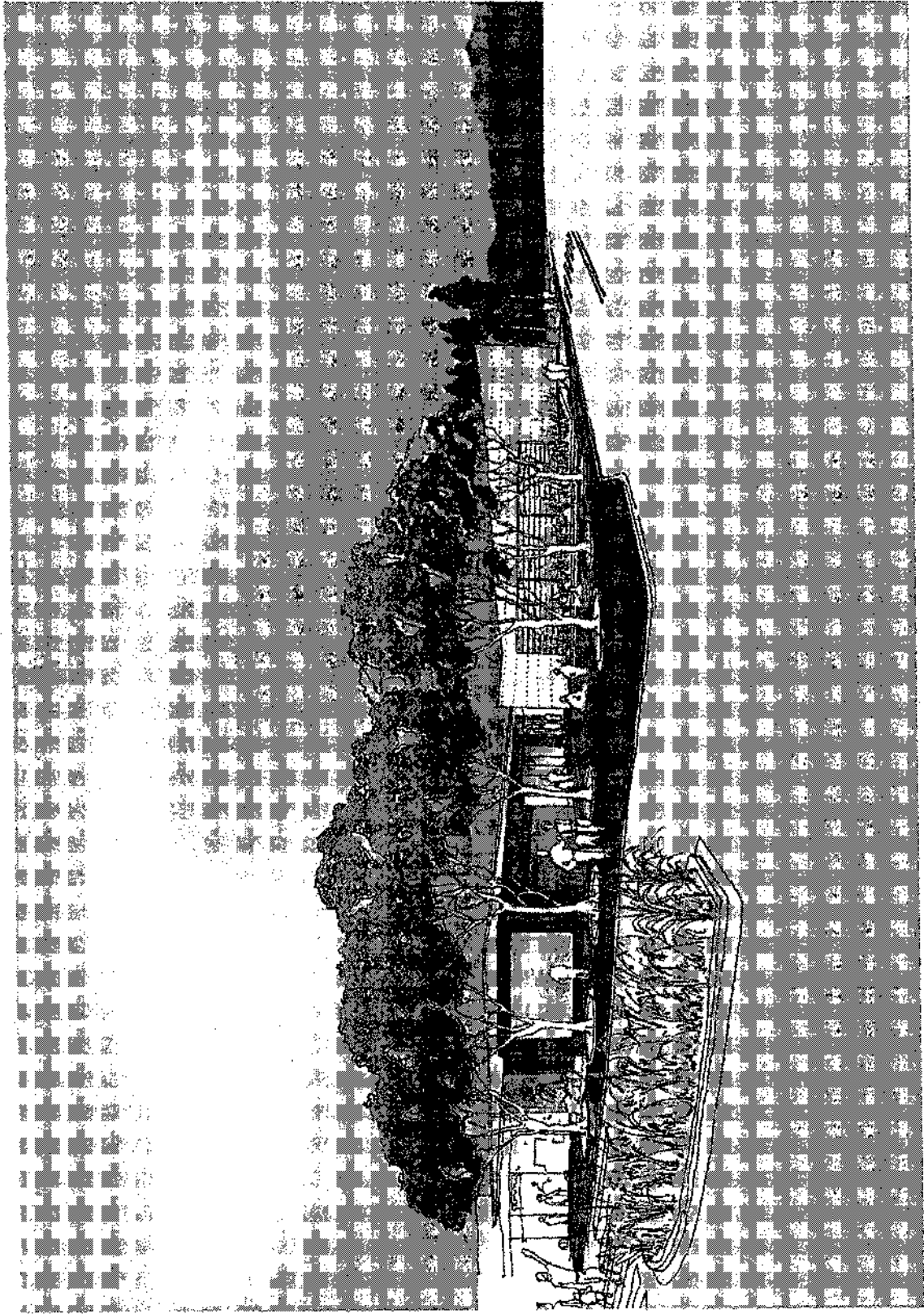
Lot 7 DP 36352 and Sections 7, 10, 12, 14, 18 and 21 Town of Wolseley

NZ Gazette 29 August 1985, no. 160, p 3737

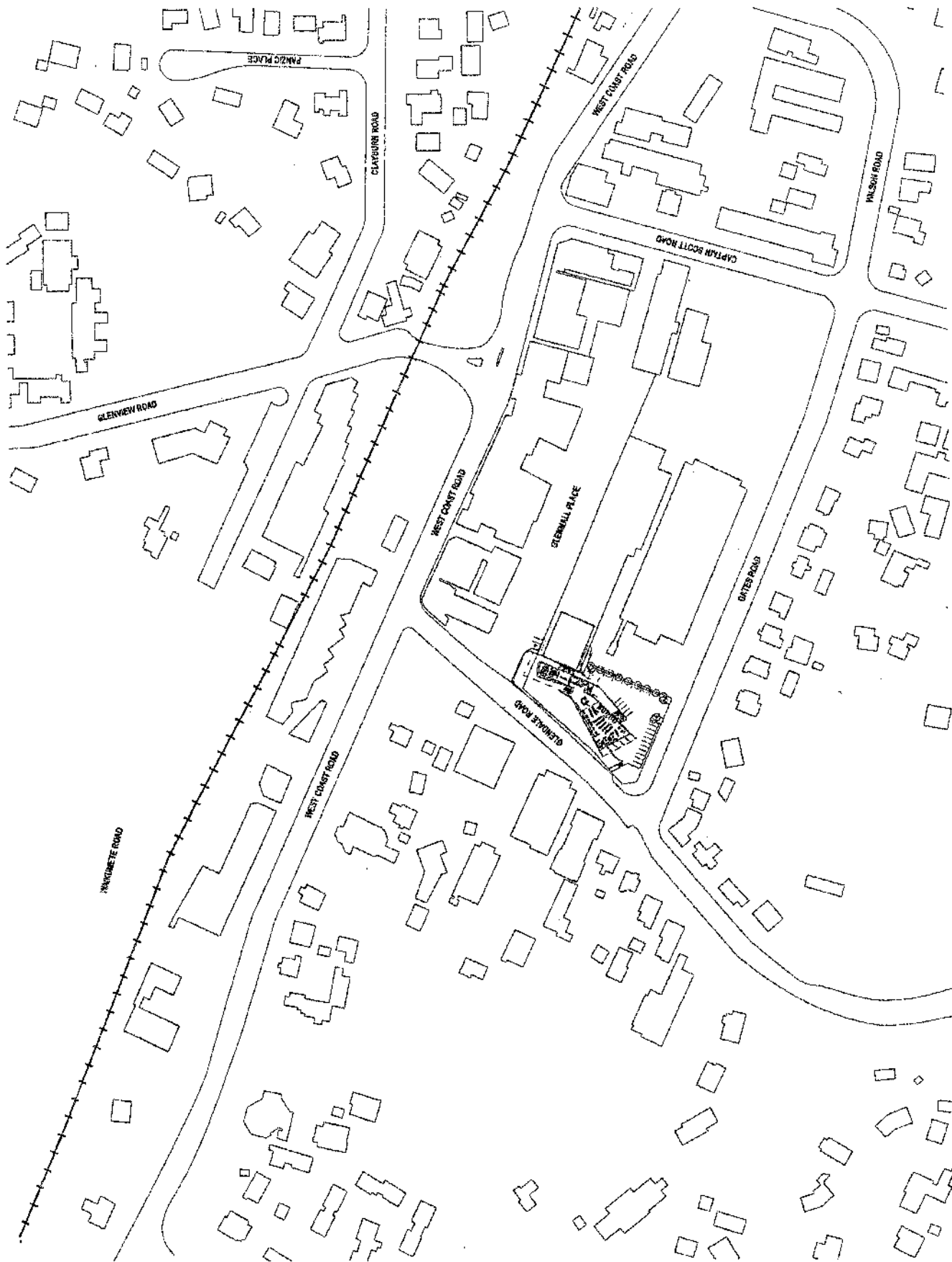
The status of the land comprising Wolverton Land is not known.



Lots Comprising Olympic Park

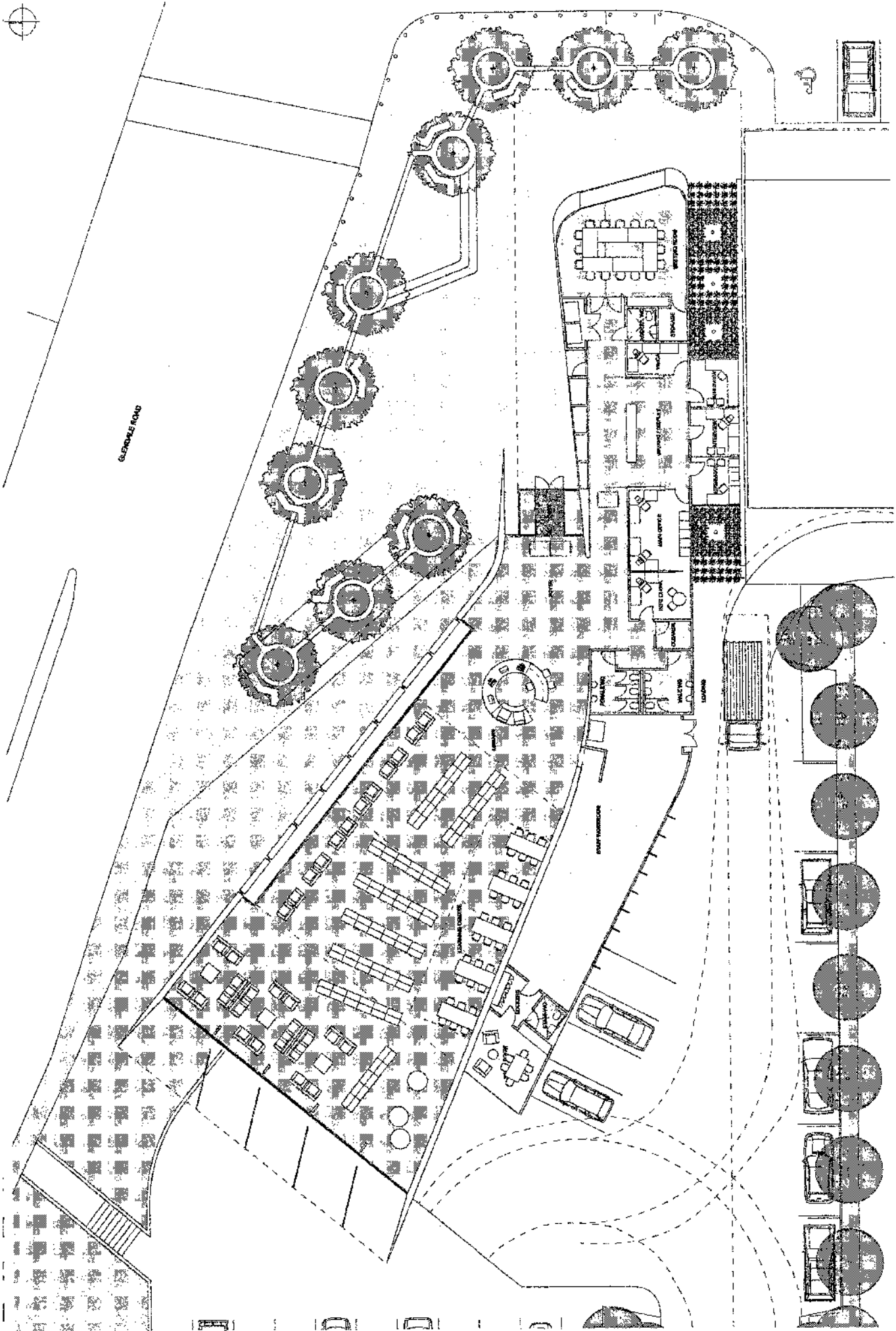


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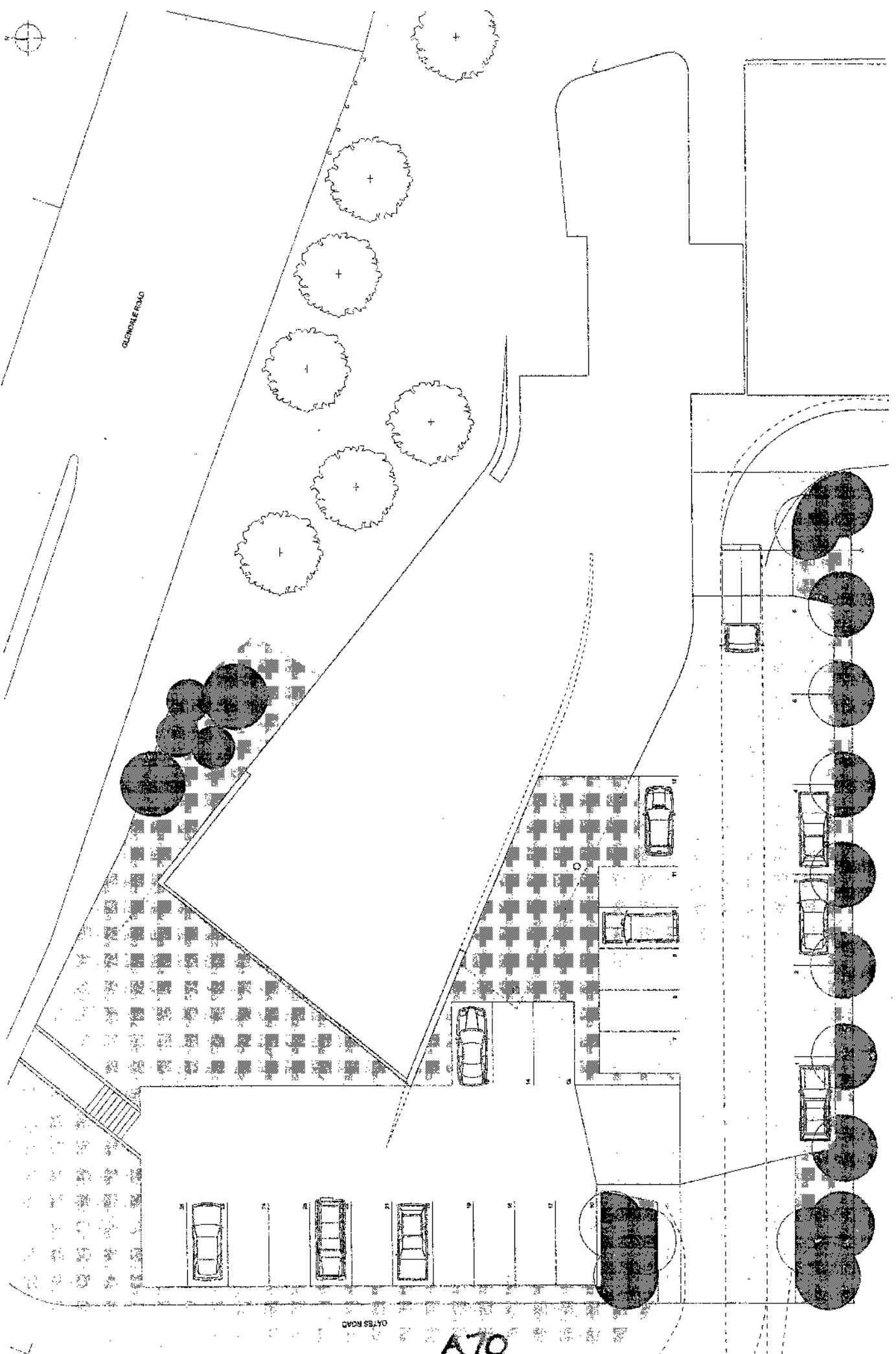


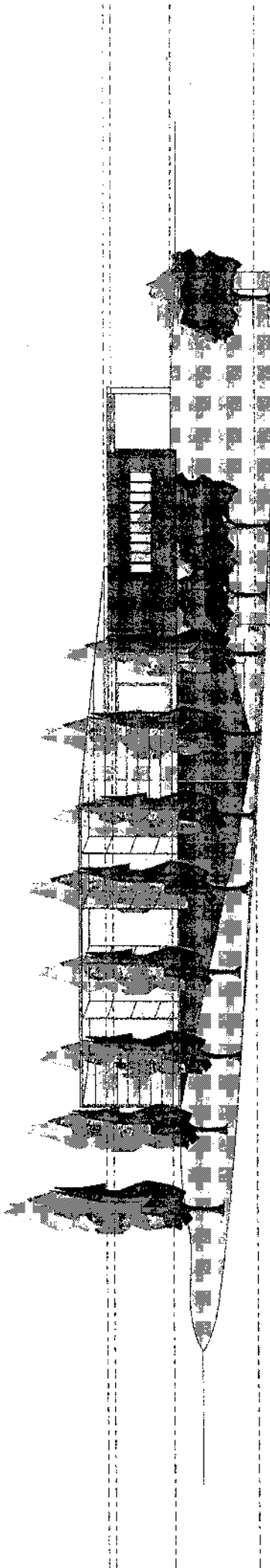


EXPANDED ROAD

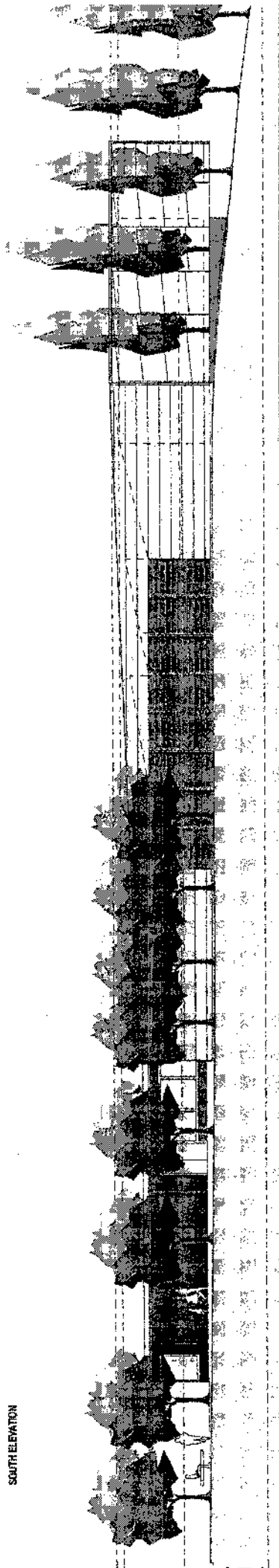


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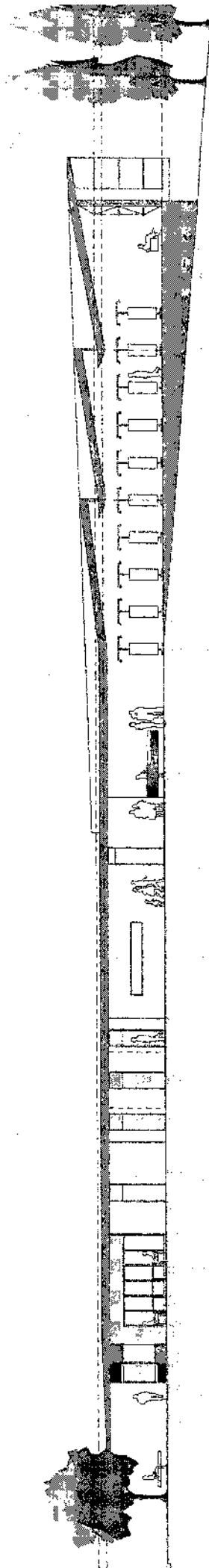




SOUTH ELEVATION



WEST ELEVATION



SECTION A-A

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