

AREA OF ESPLANADE RESERVE TO BE



A101

**12. ARBITRATION**

All disputes between the parties shall be submitted to arbitration under the Arbitration Act 1908.

**13. RENT REVIEW**

- i The Landlord may review the annual rent by sending to the Tenant a written notice not earlier than three months prior to the review dates referred to in the First Schedule above. The Landlord's notice shall stipulate a rent which is in accordance with its policy at that time for leases similar to this present lease.
- ii The Tenant may no later than 28 days after receipt of the Landlord's notice send a written notice to the Landlord stating that the rent stipulated in the Landlord's notice is unacceptable to it and that it wishes to terminate this Lease whereupon this Lease shall terminate forthwith.
- iii Should the Tenant fail to give the notice referred to above in this clause then the Tenant shall be deemed to have accepted the rent stipulated in the Landlord's notice.

**14. REGISTRATION**

The Landlord shall not be required to register this Lease under the Land Transfer Act 1952 and the Tenant shall not register a caveat in respect of its interest therein.

**15. INSURANCE**

Insurance against fire and other damage to any assets of the Tenant on the land shall be arranged and paid for by the Tenant.

# DEED OF LEASE

DEED made the

11<sup>th</sup>

day of

July

2001

LANDLORD:

THE WAITAKERE CITY COUNCIL

TENANT:

SWANSON RAILWAY STATION TRUST

WHEREAS the Landlord is empowered to enter into this lease pursuant to section 601 of the Local Government Act 1974 **NOW THEREFORE** the Landlord leases to the Tenant and the Tenant takes on lease the land described in the First Schedule **FOR** the term from the commencement date and at the annual rent set out in the First Schedule and on the conditions contained in the Second Schedule.

SIGNED by the Landlord  
by affixing its common seal  
in the presence of:

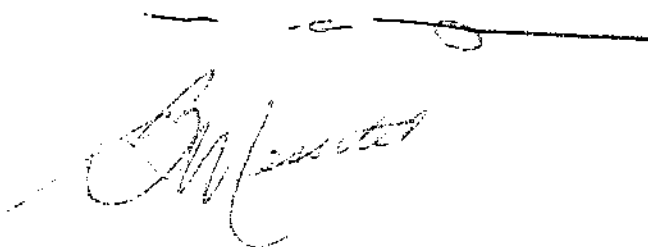


  
MAYOR/DEPUTY MAYOR

  
CHIEF EXECUTIVE

SIGNED by the Tenant  
by affixing its common seal  
in the presence of:





## FIRST SCHEDULE

**PROPERTY:** The Railway Station marked in yellow on the attached plan being part of that parcel of land containing 1.1836 hectares being the Allotments marked A and B on Survey Office Plan 68133.

**TERM:** Five years

**COMMENCEMENT:** 1 December 2000

**FURTHER TERM:** Two of five years

**RENEWAL DATES:** 1 December 2005 and 1 December 2010

**FINAL EXPIRY DATE:** 1 December 2015

**ANNUAL RENT:** One hundred and fifty dollars plus GST

**RENT PAYMENT DATE** In quarterly payments on the 1st day of December, 1<sup>st</sup> day of March, 1<sup>st</sup> day of June and 1<sup>st</sup> day of September each year commencing on the 1st day of December 2000.

**RENT REVIEW DATES** The 1<sup>st</sup> of December in 2002, 2004, 2006, 2008, 2010, 2012 and 2014.

A104

## SECOND SCHEDULE

### 1. RENT

The Tenant shall pay the rent as specified in the First Schedule above by automatic deduction from their bank account in quarterly payments.

### 2. PAYMENT OF OUTGOINGS

The Tenant shall pay the following charges:

- i. Water, gas, electricity, telephone and other utilities or services
- ii. Rubbish collection
- iii. New Zealand Fire Service charges and those relating to the maintenance of all fire detection and fire fighting equipment.

### 3. GST

The Tenant shall pay to the Landlord GST on all payments payable to the Landlord hereunder.

### 4. OWNERSHIP OF BUILDING ON LAND

- i. The Landlord acknowledges that the building which was formerly the Avondale Railway Station and is at present situated on the property ("the building") is owned by the Tenant but the Tenant shall not be entitled to remove the building from its present position on the property.
- ii. The building shall remain in the ownership of the Tenant so long as the Landlord and Tenant relationship commencing with this lease continues between the parties. However once this relationship ceases for any reason whatsoever the ownership of the building shall pass absolutely to the Landlord without any compensation being paid to the Tenant.
- iii. Should the termination of Lease referred to in paragraph ii above occur then the Landlord shall forthwith honour the obligations assumed by it under Clause 3 of a certain Deed of Arrangement dated the 22nd day of November 1995 entered into between the Landlord and the Trustees of the Balefill Trust.

### 5. MAINTENANCE OF BUILDING

- i. The Tenant shall maintain the interior and the exterior of the property in good order and repair.
- ii. Without detracting from the generality of paragraph (i) above the Tenant shall repair broken windows attend to all electrical and plumbing maintenance including the repair of light fitting and power points the replacement of electric

light bulbs, the repair of all taps sinks hand basins and toilets and shall ensure that these plumbing facilities are used for their designed purposes only.

- iii. Without detracting from the generality of paragraph (i) above the Tenant shall ensure that the exterior of the building is painted as often as good building maintenance practice requires in accordance with a colour scheme which shall be decided upon after consultation with the Landlord.
- iv. The Tenant shall keep the property in a neat and tidy condition and ensure that all rubbish is regularly removed therefrom and that rubbish bins are kept in a tidy condition.

#### **6. TENANTS INDEMNITY**

The Tenant shall not by any act or omission with respect to the property cause any damage or loss to the Landlord and shall indemnify the Landlord for any loss so caused.

#### **7. COMPLIANCE WITH STATUTES**

The Tenant shall comply with all statutes, ordinances, regulations and by-laws relating to its use of the property.

#### **8. STRUCTURAL ALTERATIONS**

The Tenant shall not make any structural alterations to the building nor make any excavations of the land without the prior written consent of the Landlord.

#### **9. TENANT TO TAKE OUT INSURANCES**

- i. The Tenant shall forthwith at its own expense insure the building under a full replacement and re-instatement policy which it shall keep current during the term of this Lease.
- ii. Should the building be destroyed by fire or otherwise then the Tenant shall either re-instate it with all due haste or advise the Landlord in writing within fourteen days of the buildings destruction that it wishes to terminate this Lease and the Lease shall then terminate immediately. In the event of the termination of this Lease under this paragraph the Tenant shall clear the site upon which the building rested of all rubbish and debris within three months of the date of termination.

#### **10. ASSIGNMENT OR SUBLETTING**

The Tenant shall not without the prior written consent of the Landlord assign transfer sublet part with possession mortgage or charge the land or the building but such consent shall not be unreasonably or arbitrarily withheld and the use of the building for the purposes enumerated in clause 11 shall not be a breach of this clause.

**11. PERMITTED USE**

The Tenant shall use the property only for the following purposes:

- i. The provision of a shelter for railway passengers.
- ii. The operation of a facility for the display and sale of the art and craft work of local residents.
- iii. The operation of a restaurant / cafe.
- iv. The provision of a Community Hall for the use of local residents.
- v. Such other purposes as the Landlord may approve in writing.

**12. TENANTS ANNUAL ACCOUNTS**

The Tenant shall produce to the Landlord if so requested a copy of the Tenants latest annual accounts registered with the Registrar of Incorporated Societies together with a report on the extent of the use of the building.

**13. RE-ENTRY AND TERMINATION**

The Landlord may re-enter the land and terminate this lease at any time after the occurrence of any on of the following:

- i. The rent remains in arrears for thirty days after the Landlord sends written notice of the arrears to the Tenant.
- ii. The Tenant is in breach of any of its obligations under this lease
- iii. The Tenant is wound up or dissolved under the provisions of the Charitable Trusts Act 1957.

**14. RIGHT OF INSPECTION**

The Landlord shall be entitled to enter the property at all reasonable times to view its condition.

**15. RENEWAL OF TERM**

- i. If the Tenant has not been in breach of this Lease and has given to the Landlord written notice to renew the Lease at least three calendar months before the end of the term then the Landlord will at the cost of the Tenant renew the Lease for the term referred to in First Schedule above.
- ii. The renewed Lease shall in all respects including annual rent be in accordance with the Landlord's policy for leases similar to this present lease but shall otherwise contain the covenants and agreements herein contained except that the term of this Lease plus all further terms shall expire on or before the final expiry date.

16. REGISTRATION

The Landlord shall not be required to register this Lease under the Land Transfer Act 1952 and the Tenant shall not register a caveat in respect of its interest therein.

17. SERVICE OF NOTICES

Any notice served under this Lease may be served in accordance with Section 152 of The Property Law Act 1952.

18. ARBITRATION

All disputes between the parties shall be submitted to arbitration under the Arbitration Act 1996.

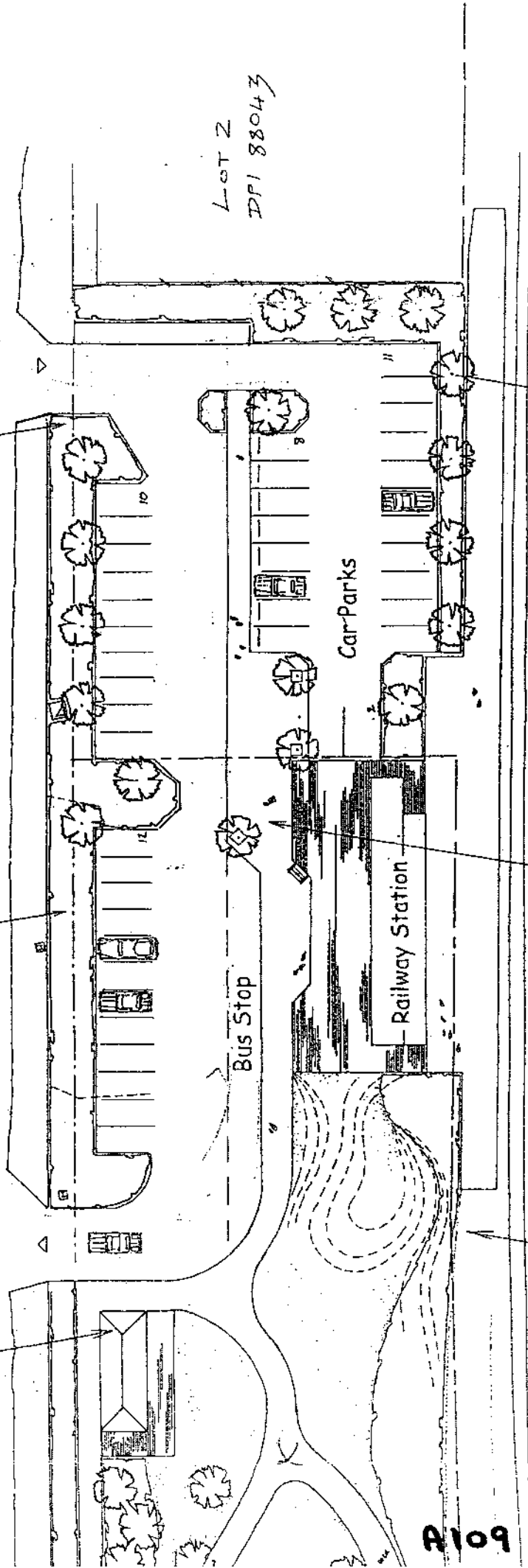
19. RENT REVIEW

- i The Landlord may review the annual rent by sending to the Tenant a written notice not earlier than three months prior to the review dates referred to in the First Schedule above. The Landlord's notice shall stipulate a rent which is in accordance with its policy at that time for leases similar to this present lease and the reviewed rent shall take effect from that review date .
- ii The Tenant may no later than 28 days after receipt of the Landlord's notice send a written notice to the Landlord stating that the rent stipulated in the Landlord's notice is unacceptable to it and that it wishes to terminate this Lease whereupon this Lease shall terminate forthwith.
- iii Should the Tenant fail to give the notice referred to above in this clause then the Tenant shall be deemed to have accepted the rent stipulated in the Landlord's notice.

Community Building

Existing Planting

Mixed Shrub Planting



Lot 2  
DPI 88043

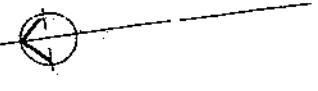
Car Parks

Railway Station

Bus Stop

Paved Market Area

Claret Ash Specimen Tree Planting



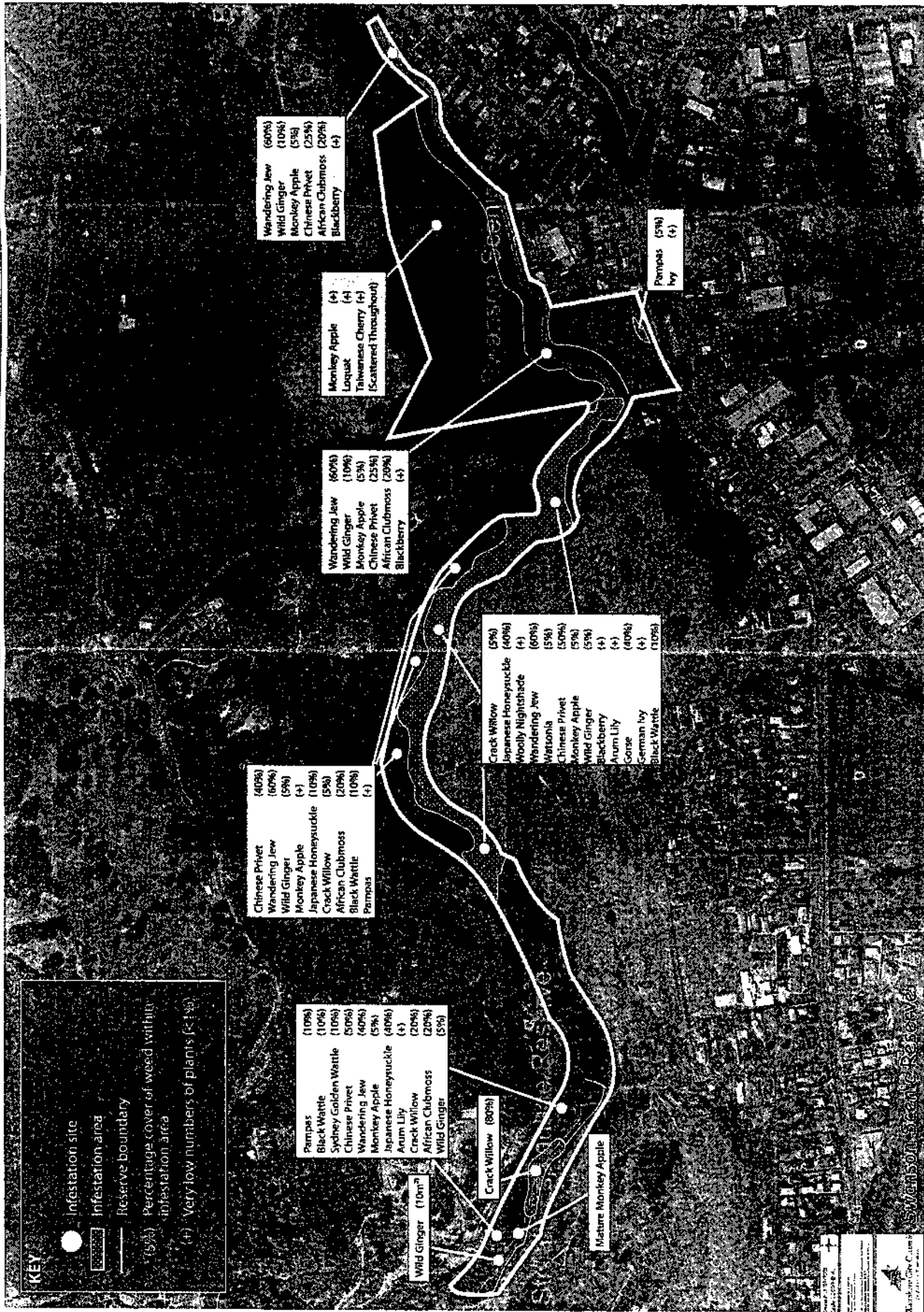
Amphitheatre

REVISED 20 SEPT. 1999

Approx. CADASTRAL Boundaries  
as per Waitakere City Council  
survey 13.7.89

# SWANSON RAILWAY PARK

A109



DATE: JULY 2002  
 PROJECT NO: 102001  
 FIGURE NO: 4.1

DISTRIBUTION AND ABUNDANCE OF WEEDS RECOMMENDED FOR CONTROL IN SWANSON SCENIC RESERVE,  
 SWANSON ESPLANADE RESERVE AND SWANSON MARGINAL STRIP

TITLE:  
 CLIENT: WAITAKERE CITY COUNCIL



### 3.7.2 Swanson Stream B (Site 19)

□ **Location**

Parklands Ave, Swanson.

□ **Habitat**

A large stream with an average width of 4.0m and depth of 1.0m. Instream habitats consisted predominantly of large pools connected by shallower areas of run and riffle. The substrate consisted of mud. Fish cover (instream debris, bank vegetation) was occasional. Riparian vegetation consisted of mixed exotic and native scrub and grass. The Habitat Assessment score in 2002 was 85, and in 2003 was 82, both medium scores.

□ **Macroinvertebrate Communities**

2002 The most abundant groups were Amphipoda (hoppers) and Mollusca. One EPT group was recorded, and indicative site condition was *good*.

2003 As in 2002 the most abundant groups were amphipoda and mollusca. A total of 7 groups were recorded including 2 EPT groups, and indicative site condition was *good*.

Survey	Macroinvertebrate Communities				Habitat Assessment Score
	No. of major taxa	Most abundant taxonomic groups	No. of EPT groups	Indicative Site Condition	
2002	4	Amphipoda, Mollusca	1	<i>good</i>	85 (medium)
2003	7	Amphipoda, Mollusca	2	<i>good</i>	82 (medium)

□ **Fish Communities**

2002 A total of four fish species and koura were recorded in the 2002 survey. Shortfin eels and longfin eels were occasional, inanga were occasional, common bully were rare, and koura were common. Overall abundance was high.

2003 Longfin eel and common bully were recorded, and koura. Shortfin eel and inanga, recorded in 2002, were not recorded in the 2003 survey.

		2002	2003
Eels	shortfin	o	-
	longfin	o	r
Galaxiids	inanga	o	-
Bullies	common	r	c
Others	koura	c	o
No. Species		5	3
Overall abundance		HIGH	MEDIUM

□ **Fish Access**

Habitat accessibility to upstream migratory species was good. Inanga, a species with poor climbing ability, was recorded as being present here in 2002.

Distance inland (km):	5.0
Altitude (m):	30
Downstream barriers:	None observed



Map Scale: 1:2500

Print Date: 22/01/2003



# Swanson Stream B

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 Digital Colours of Database DCDB  
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-  Streams
-  Access Points
-  Esplanade Reserve
-  Sampling Sites

A112

### 3.7.3 Swanson Stream C (Site 20)

**□ Location**

Tram Valley Road, Swanson.

**□ Habitat**

A large stream with an average width of 4.0m and depth of 0.3m. Instream habitats consisted predominantly of runs with some pools and riffles. The substrate consisted of sand, gravel, cobble and bedrock. Fish cover (instream debris, substrate, undercut banks) was common. Riparian vegetation consisted of native forest. The Habitat Assessment score in 2002 was 128, and in 2003 was 132, both of which were very high.

**□ Macroinvertebrate Communities**

2002 The most abundant group was Trichoptera. Two EPT groups were recorded, and indicative site condition was *good*.

2003 The most abundant group were Diptera. There were 8 major groups and 3 EPT groups, and indicative site condition was *good*.

Survey	Macroinvertebrate Communities				Habitat Assessment Score
	No. of major taxa	Most abundant taxonomic groups	No. of EPT groups	Indicative Site Condition	
2002	9	Trichoptera	2	<i>good</i>	128 (very high)
2003	8	Diptera	3	<i>good</i>	132 (very high)

**□ Fish Communities**

2002 A total of four fish species and koura were recorded in the 2002 survey. Longfin eels were recorded as rare, while inanga, common bullies, crans bullies and koura were common. Overall abundance was high.

2003 Longfin and shortfin eels, crans bully and koura were recorded. Inanga and common bully were not recorded in 2003, and total abundance was lower than in 2002.

		2002	2003
Eels	longfin	r	o
	shortfin	-	r
Galaxiids	inanga	c	-
Bullies	common	c	-
	crans	c	o
Others	koura	c	r
<b>No. Species</b>		5	4
<b>Overall abundance</b>		HIGH	LOW

**□ Fish Access**

Habitat accessibility to upstream migratory species was good. Inanga, a species with poor climbing ability, was recorded as being present here in 2002.

Distance inland (km):	6.0
Altitude (m):	50
Downstream barriers:	None observed



Map Scale: 1:2500  
 Print Date: 22/01/2003



### Swanson Stream C

-  Streams
-  Access Points
-  Sampling Sites
-  Esplanade Reserve

Coloured Information from Land Information New Zealand  
 Digital Colour Database DCD8  
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A114

### 3.8 Billy Joe Stream

#### 3.8.1 Billy Joe Stream A (Site 21)

**□ Location**

Parklands Avenue, Swanson.

**□ Habitat**

A small stream with an average width of 1.0m and depth of 0.3m. Instream habitats consisted predominantly of runs with some pools and riffles. The substrate consisted of mud. Fish cover (instream debris, bank vegetation, undercut banks) was common. Riparian vegetation consisted of willows and mixed native and exotic scrub. The Habitat Assessment score in 2003 was 98, which was medium.

**□ Macroinvertebrate Communities**

2003 The most abundant group was Amphipoda. There were 8 major groups and one EPT group, and indicative site condition was *good*.

Survey	Macroinvertebrate Communities				Habitat Assessment Score
	No. of major taxa	Most abundant taxonomic groups	No. of EPT groups	Indicative Site Condition	
2003	8	Amphipoda	1	good	98 (medium)

**□ Fish Communities**

2003 Four species of fish and koura were recorded. The fishes were longfin and shortfin eel, banded kokopu and common bully. Overall abundance was medium.

		2003
Eels	longfin	0
	shortfin	1
Galaxiids	banded kokopu	8
Bullies	common	1
Others	koura	1
No. Species		5
Overall abundance		MEDIUM

**□ Fish Access**

Habitat accessibility to upstream migratory species was good, as for the Swanson Stream Site B that is located just above its confluence with the Billy Joe Stream.

Distance inland (km):	6.0
Altitude (m):	50
Downstream barriers:	None observed

### 3.8.2 Summary – Billy Joe Stream

2003

This stream was first sampled in 2003. It is a small stream with extensive growth of willows forming pools and root mats. The community features large eels and abundant banded kokopu, which appear to favour this small stream rather than adjacent habitats in the main Swanson Stream. Macroinvertebrates indicated good water quality although decaying willow leaves are likely to reduce dissolved oxygen near the bed of the deeper pools. Habitat Assessment scores were medium.



Cultural Wāhanga from Land Information New Zealand  
 Digital Cultural Database DCDB  
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# Billy Joe Stream A

Streams  
 Access Points



Sampling Sites  
 Esplanade Reserve

Map Scale: 1:2500

Print Date: 22/01/2003



Waitakere City Council  
 Te Hōkari o Waitākere



# Ritchies Transport Holdings Ltd

Auckland Office: P.O. Box 95085, Swanson, Auckland. Phone (09) 833-6053, Fax (09) 833-6511. Depots throughout New Zealand

15 July 2004

WAITAKERE CITY COUNCIL

16 JUL 2004

M McMullin  
Waitakere City Council  
Private Bag 93109  
Waitakere City

606863

Re: Swanson Scenic Reserve Car Park

Dear Mandy,


Since receiving the indicative costs in order to comply with the various consents we regret to advise that we will not be pursuing the matter any further.

The reason for our original request was to relieve our site of congestion of employee's cars and at the same time offer some financial benefits to the council and local residents. However the indicative costs to carry out the exercise was totally disproportionate to any benefits derived and now raises the question as to whether we consider moving part of our operation out of the area.

This of course would mean the loss of some 65 jobs for the area, reduction in revenue for the council and a disruption to our business we could well do without.

We would like to thank you and your team for your time and kind assistance but unless we can find some common ground we will be looking for an alternative accommodation to our problem.

Yours faithfully

  
T Lindsay  
Auckland Manager

Chief Executive	
Corporate Services	
City Services Roselle	✓
Consultancy Services	
BOU WATER	
Strategic Group	
Consent Services	
Field Services	



09 833 6053  
09 833 6511

# Ritchies Transport Holdings Ltd

✓ 583280

Auckland Office: P.O. Box 95085, Swanson, Auckland. Phone (09) 833-6053, Fax (09) 833-6511. Depots throughout New Zealand

Mandy McMullin  
Reserve Management Planner

Waitakere City Council  
Private Bag 93 – 109  
Henderson  
Waitakere City

**COPY FOR YOUR  
INFORMATION**

Friday 17 October 2003

Subject: Swanson Scenic Reserve Car Park

Further to our telephone conversation, I wish to make a submission on the draft management plan 2003, Re: Swanson Scenic Reserve Car Park.

I support Ritchies own application for all day off road staff car parking. As you are well aware Ritchies Transport have made application to the Community Board to seal and compact the Swanson Scenic Reserve Car Park.

Ritchies have already made representation to the Waitakere Community Board and I have addressed the said board on the company's behalf.

The area of the car park is 80 meters long by 17 meters wide; this car park when sealed will be able to park sixty cars. Ritchies are happy to undertake work and supervise all work on the Swanson Scenic Reserve Car Park.

Ritchies also understand that the car park is on a first come first served basis, there will be no exclusive parking for Ritchies staff.

As you are well aware Waitakere Community Board has recommended that Ritchies Transport should go ahead with the proposed plan – Businesses working with the Council.

Therefore I wish to support the construction of the car park. For further information please contact the below signed, telephone number 833 - 6053.

Yours Faithfully

John Ritchie

Chief Executive	
Corporate Services	
City Services Moselle	✓
Consultancy Services	
ECO WATER	
Strategic Group	
Consent Services	
Field Services	

A119



10 OCT 2003

582541

## REDWOOD PARK GOLF CLUB INC.

Telephone and Fax: 833-8253

P.O. Box 95-142  
SWANSON

6 October 2003

Mandy McMullin  
Reserve Management Planner  
Waitakere City Council  
P.O. BOX 93-109  
HENDERSON

Dear Mandy,

Herewith the Submission to the Swanson Reserves Draft Management Plan from the Redwood Park golf Club Inc.

To quote from the draft document:-

"The purpose of the Reserve Management Plan is to provide sporting, ecological and recreational opportunities for the local and wider community".

Redwood Park Golf Club In., is certainly not in conflict with any of these objectives of the Plan. In fact, with 1000 members the Club believes it is providing a valuable recreational and sporting space for people who are mostly residents of Swanson and West Auckland, especially when it is considered that this membership includes a range of groups, including youth, older people, women and all cultures and people from all economic groups. Keeping the subscription affordable has always been the aim of the Board of Management. Golf, as a game for the rich has long ago been discredited.

A golf architect has been engaged by the Club to see if parts of the esplanade reserve could be excluded from the course. Any loss of area would prove to increase the danger of flying golf balls to any future pedestrians or trampers. It is therefore essential that there is no interference to the status quo, as far as course layout is concerned.

The Club notes that the walkway from the Swanson Scenic Reserve to Crows Park Linkages map is shown on the north side of the Swanson Stream where there would be no problems associated with the golf club use. The Club strongly supports this location and endorses the statement on page 63 of the Draft document. "the current design of the golf course incorporates the use of the esplanade reserve land so a walkway on the southern side of the stream would compromise

the integrity of the course. In addition, without a clear boundary demarcation (such as a fence), concerns are likely to arise regarding trespass on the private property and the safety of walkway users from flying golf balls".

It should be noted that greater public access to some golf courses has resulted in greater vandalism, in the form of digging up greens and stealing of pins. There have been times when Redwood Park has had to employ people to collect the pins at night and put them out early in the morning.

The Club is pleased to note the recognition of the 5 yearly lease of the Swanson Stream Esplanade Reserve, but is a little concerned at the suggestion that this is only until such time as the public requires greater public access. Locating the walkway on the northern side would solve this problem.

It is noted that the Dead of Lease for the Swanson Railway Park includes a clause giving the Swanson Railway Trust a further term of two of five years, so the final expiry date of 1 December 2015. The Golf Club would feel more secure if a similar lease could be negotiated in the future.

The golf club is quite prepared to work with the Project Twin Streams in designing a programme of appropriate riparian planting that will enhance the natural values of the Swanson Esplanade Reserve without impacting on the functioning of the golf course.

The golf club is pleased to see that the significant contribution made by Redwood Park Golf Club Inc., in the community, by providing and maintaining a quality, well-used regional recreation facility is recognized. It is therefore hoped that there will be no future problems associated with the 5 yearly roll-over of the lease of the Swanson Esplanade Reserve.

Yours faithfully,

B Moss. (President)

*B L Moss*

D Stevenson. (Secretary/Manager)

*D Stevenson*

Chief Executive	
Corporate Services	
City Services Moselle	<input checked="" type="checkbox"/>
Consultancy Services	
ECC WATER	
Strategic Group	
Consent Services	
Field Services	

## Mandy McMullin

---

**From:** Ian Hutchinson [ianhutch@soreniarsen.co.nz]  
**Sent:** Wednesday, 10 December 2003 00:49  
**To:** 'mandy.mcmullin@waitakere.govt.nz'  
**Subject:** Swanson Reserves Management Plan

To Mandy McMullin

From Ian Hutchinson  
Swanson Residents & Ratepayers Association regarding the Draft Swanson Reserves Management Plan.

Thank you for this opportunity to collect community input and forward this late submission.

-Kay Rd Balefill  
Support the inclusion of the Kay Road Balefill & Billy Joe Stream site as part of the management plan.  
Maintain existing timeframe and management, but investigate ways of giving earlier access/walkways to the Billy Joe stream site.

-Green Network  
Support the aims and outcomes outlined in 4.1, page 22. Corridors and linkages for wildlife, native vegetation and connections to the Foothills and then the Ranges are seen as important.

-Weed strategy and weed control is an obvious investment priority, throughout the reserves but especially the Swanson Stream and adjoining reserves.

-Swanson Scenic Reserve  
Concur with the issues raised in the Draft Plan, ie. under-used, and under-managed yet has great potential for recreational and sporting uses. Better drainage solutions that would allow for winter use was mentioned as another need on this land.

-Scenic Reserve carpark & proposal from John Ritchie's contribution to the upgrade. The obvious and immediate need for the substantive upgrade of the carpark is seen as one of the main reasons why the park is under-utilised, however we do not support the proposal mentioned to share the usage with Ritchie's Coaches as it was felt that the business interests and use and development of public reserves should be kept quite separate. This is not an anti-business position but one specific to the issue of this Reserve and its requirements.

-Swanson Stream & Esplanade Reserve  
The Stream was identified in the Beyond 2000 Project as having the potential to be a key walkway and linkage. The R&R supported the Twin Streams project application for funding to include Swanson Stream as we see the upgrade, weed reduction and walkway development as a key aspiration.  
The present state of the Stream, from the Swanson Road/Parklands end through to the Scenic Reserve and beyond Richies is deplorable and significantly detracts from the ecological value of the area. Weed infestation, particularly bamboo infestation, is a problem along the stream area and its tributaries.  
We note that the golf course seeks to have a walkway placed on the northern side of the stream, and we would agree that practical plans are developed in conjunction with the golf course's needs.

-The outer bush reserves are little known and even less used, and improved access and walkways, even in a simple and informal way, would greatly improve the use and appreciation of these areas.

-Linkages and Walkways

For both ecological and recreational benefits, these would seem to be a crucial part of this plan, which we would support and endorse as a key priority. Plans for bridle trails are also well received, although we realise these are dependent upon the outcome of the final Structure Plan results. However, the point was made that relatively few residents would ride horses on them, compared to those requiring walkways and trails for walking dogs, cycling or mountain biking. In fact, provision for the use of cyclists in any of the parks or walkways is barely mentioned in the Plan, and this was raised in community discussions over recreational opportunities for young people.

-Are dog owners sufficiently recognised in the recreational uses of the Reserves? This comment was raised by a number of people.

-Landscape Values are briefly mentioned in the Plan, however we feel they play a far more important role that is often given credit, in the overall rural/semi-bush character of Swanson and significant priority should be given to preserving and enhancing them. The rural character of Swanson has been identified again and again as being the most highly cherished attribute of our community, which people feel is under threat from development, subdivision and the rapid pace of change in the City, and would like to see this objective confirmed/strengthened in the Draft Plan.

-Village parks, Swanson Station Park and the recently completed Swanson Oaks are proven successes with community input and council management/implementation, creating valuable assets for Swanson.

- The Heritage Park is the community's next priority. We want to see the existing concept plan developed and finalised and implemented, which includes the provision for a community building. Another amenity that was previously discussed, were tennis courts, although their possible location on either the Heritage Park or at the Swanson Scenic Reserve was undecided.

-The objectives, outlined in Policy 2.1 & 2.2 on page 58/59, would seem to be at the heart of a coherent management plan for reserves in Swanson and these are supported.

-While it is understood this is a draft plan, we note that there is little mention of a prospective timeline for implementation or prioritising of the objectives contained. We see this as a valuable document that requires action rather than a comprehensive study for future planners..

-The community in Swanson does value extended consultation and it has been shown that successful results have been more regularly achieved through this, and we would want to continue being a partner in the process.

Ian Hutchinson  
on behalf Swanson Residents and Ratepayers Association.

+++

**SUBMISSION BY ROSALIE YOZIN  
ON THE DRAFT RESERVE MANAGEMENT PLAN**

I have only just recently had the opportunity to peruse the Draft Reserve Management Plan, because I was not aware that report existed.

I support protecting the ecology of the area, but the report does not disclose enough information to assess whether the Management Plan would be achieving this. There is a lot of vagueness in the descriptions given.

I support walkways and public access to certain areas so that they can enjoy and appreciate their natural surroundings.

I am totally oppose to a domain (in the context domain is described in the report) in Swanson. A domain is not suitable for Swanson, because domains are set up for urban suburbs. Swanson does not need another domain. Swanson Scenic Reserve has been open to the public for years. It is flat land suitable for a huge variety of sports, yet I very rarely see it being utilise. This land could have the improvements made on it to facilitate and develop sporting requirements. I consider this a low priority.

I am against anything that would destroy Swanson now unique rural character. No intense urbanisation, just because there is a train station located in the area.

Several projects just recently completed in Swanson had had extravagant expenditure outlaid on those projects, eg Swanson 2000 and Swanson Oaks. The end result is very disappointing and is certainly not what was sold to the community originally. The end results do not justify the amount of money spend on them.

The concept Plan for the Swanson Heritage Park looks like another ugly extravagant stereotype urban creation, which is totally inappropriate for Swanson.

The key areas that should be developed in the Swanson are:

Walking Tracks – first priority

Something for the youth where they can get out by themselves or with a group of friends like Skate Board areas (possibly on the Swanson Heritage Park and, Mountain bike tracks. This should be given precedent over horse trial tracks, which only a small minority in the community participate in.

I support Council giving the weed management problem a high priority and attending to the problems relating to the streams.

I do not support Ritchies deal to seal the car park until the community has been given full details of how the deal proposal is suppose to work. I attended the SR&R session when this was raised and there was not sufficient information disclose to assess whether this 'deal' did offer a benefit to the Community or whether it was just a commercial company seizing the opportunity for their benefit only.

In the long term I believe a site should be set aside for a Community Multi purpose Hall, probable sites, near the Station or on the Swanson Scenic Reserve.

Rosalie Yozin  
P O Box 95041  
Swanson

17 October 2003

**Mandy McMullin**

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**From:** Christine.R [Christine.R@xtra.co.nz]  
**Sent:** Friday, 17 October 2003 18:18  
**To:** Mandy McMullin  
**Subject:** Swanson Reserves - Draft Reserves Management Plan

Hi Mandy

Please find attached my submission for the above. I have not put in a submission before and hope that it is to your requirements.

If for any reason you do not receive the attachment please contact me on: (09) 832 4155 and I will drop a copy into you.

Kind regards  
Christine Rennie

Christine Rennie  
745 Swanson Road  
Swanson  
WAITAKERE CITY 1008

17 October 2003

Reserve Management Planner  
Waitakere City Council  
Private Bag 93109  
Henderson  
WAITAKERE CITY 1008  
Email: [Mandy.McMullin@waitakere.govt.nz](mailto:Mandy.McMullin@waitakere.govt.nz)

Dear Mandy

**RE: SWANSON RESERVES - DRAFT RESERVES MANAGEMENT PLAN**

I wish to put forward a submission for the above for the following reasons:

I speak of the following because I am more directly affected by whatever is decided upon for the construction/development/maintenance thereof:

**Swanson Heritage Park:**

I see from the Draft that there is a Concept Plan in place for the development of the Swanson Heritage Park. This is the first time I have become aware of this Concept Plan and feel that there has not been enough Public consultation or Community feedback.

To develop such an area takes a lot of time and money and as such one would want to do the best to get it right the first time as it will be a permanent feature in Swanson.

I do not believe that the Swanson Heritage Park is the ideal site for a Community Hall.

Whatever goes on this Reserve area needs to be something that blends in with the RURAL character of Swanson and I do not believe the Concept Plan shows this.

The Concept Plan does not show any considerable carparking and as it is in the area of the Swanson Railway Station I think there needs to be some consideration as to just how much carparking is going to be needed as there has been talk of a 'Transport Node' and 'Double Tracking' in the future. Even though this may not show itself for maybe 5-10-15 years one would not want to see established trees in particular natives cut down because more carparking is needed.

What looks to be palm trees is not what I call ideal for Rural Swanson – more likely graduating natives in the ‘triangle area’ in particular – maybe walkways and the odd seating. The surrounding area needs to be well thought out and developed with more carparking in mind because already the existing carpark is near full capacity during the day.

There would also be a problem of noise to many local residents as they are in close proximity to the Swanson Heritage Park.

I believe this project to be of a low priority.

### **Swanson Station Park:**

My question is as I am not quite clear on this: What happens to the Swanson Station Park when the final renewal date of the lease is reached on 1 December 2015?

### **Swanson Scenic Reserve:**

I am not sure if this needs to be reclassified but here we have a large reasonably flat and I believe suitable area for some form of recreational activities. Also, there could be a Multi-function facility to accommodate sports/local/cultural functions.

Here the road is much wider than where the Swanson Heritage Park is situated and therefore off-street parking is ample and safer. Because of the wider road on-street is feasible plus the area opposite the Reserve could be used for short-term parking also.

As there are not many residential houses in this area the noise would not be as much of a problem as it would be on the Swanson Heritage Park site.

Also, there is the Community Constable nearby which would be an advantage for security reasons.

Tennis courts, multi-use basketball court, skate park are a few of the recreational activities already suggested in the Draft. These suggestions came as a result of Community meeting/s some time ago, however, I still believe to get an accurate gauge of what is really required or wanted is to do a household door-to-door or telephone survey (which I realise takes time and effort and possibly even some expense) of the whole of the Swanson Village and outer areas – I am not aware that this has been considered or acted upon.

I have found that for a resident or ratepayer to have any idea of what is going on locally they need to be approached directly or have information put in their letterboxes. Also, it has also been suggested at recent Resident & Ratepayer meetings that a permanent noticeboard in clear view be erected near the BP Service Station where a number of residents would drive past at least once if not twice a day. The response was not what I would have hoped it would be but still feel it is greatly needed here.

Furthermore it states on p28 under the heading Swanson Beyond 2000 "...The Project involved *extensive community consultation with local groups, stakeholders and individuals*. Two public meetings were held, attended by 140 and 90+ residents." I do not agree that there was an extensive community consultation as I have said before in reading the Draft I have become aware of the Concept Plan in place and had no input into it whatsoever and would have liked to have had the opportunity and received ongoing feedback. Also, 140 and 90+ is not what I would call a good representation of the Community at large hence the above suggestions of how to connect with local people.

On p30 under the heading 6.1.1 Brief Description of Reserves – Township Reserves it states: "The station building serves a dual purpose, as train station and café, and is *currently the hub of the community*." This is a matter of opinion and I have to say again I do not agree with this. The Village itself in my opinion is the hub of the Community especially in the area of the school and local shops where I have seen much interaction and conversation between locals taking place.

Just how much of a priority the recreational activities/facilities and the preservation of the local Green Network is, that I am not sure but would certainly like to see all the consultation needed to ascertain this is carried out before any final decisions are made as these are important and permanent developmental features of Swanson and will require much thought and consideration taking into account of course the ongoing maintenance.

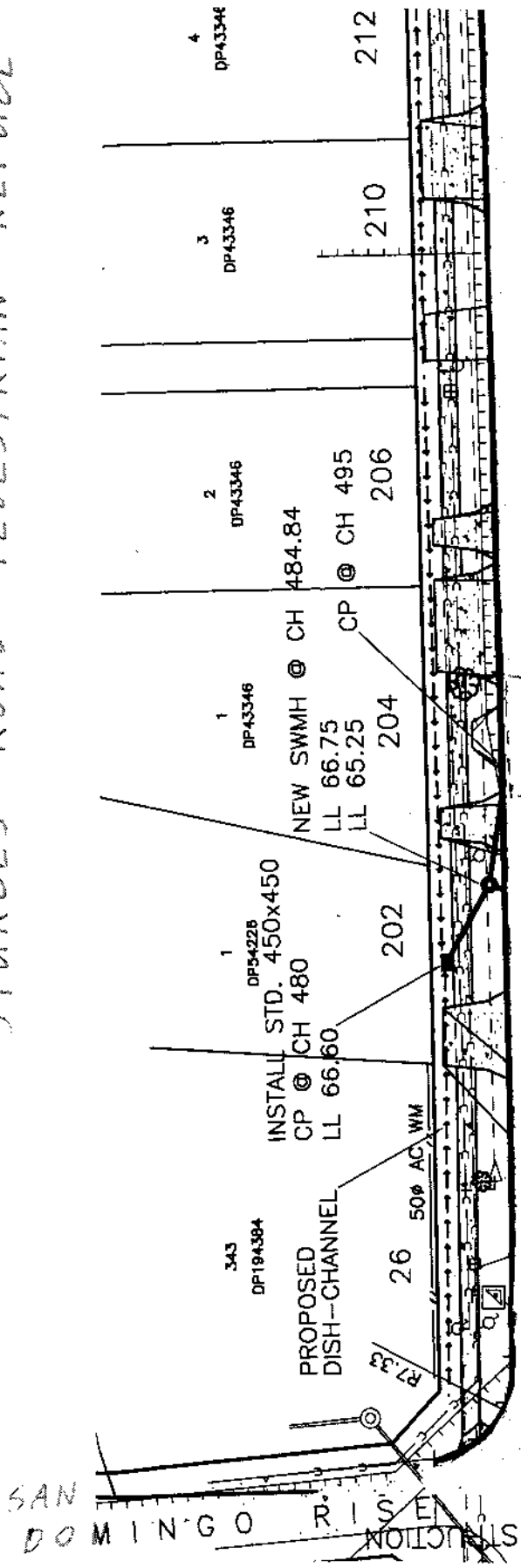
I read with interest about the character of William Swanson and with a chuckle said to myself there are other people that display similar characteristics to him currently residing in Swanson and I thank God for that. Quote: "He was a conspicuous exception to the rule that self interest outweighs the consideration for the common good." p45.

Well, enough said for now but I would ask that I be given the opportunity to be heard on this submission.

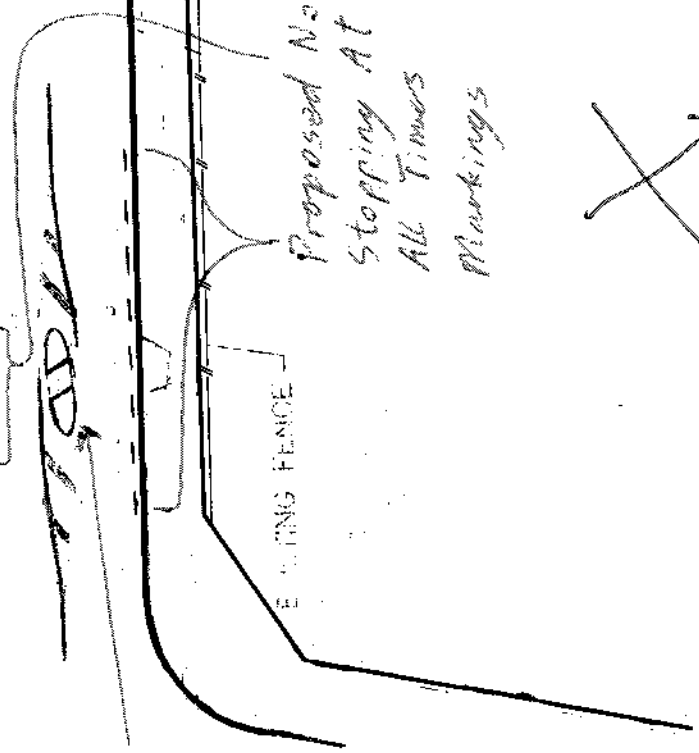
Yours sincerely

**Christine Rennie**

STURGES ROAD PEDESTRIAN REFUGE

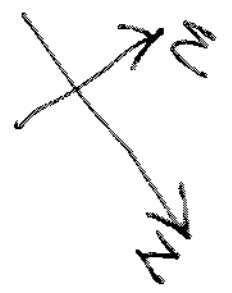


STURGES RD



Proposed Island

HERCULES DRIVES



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