

Implementation

- Ensure that points of access, (where they are developed), on all reserves are clearly visible and are located in areas of highest use and visibility.
- Ensure good pedestrian linkages to and between the township reserves.
- Ensure that any traffic control measures through the town facilitate access to the township reserves.
- Wherever possible provide for disabled access to and within the reserves.
- Strengthen the linkages and highlight access between the reserves located around the township by the use of paths, signage, planting, artwork and other markers.
- Ensure that, wherever possible, pedestrian crossings on Swanson Road, are strategically placed to facilitate access to the reserves located around the township and their walkways.
- Build a footbridge crossing the Swanson Stream in Swanson Scenic Reserve that will link the all-weather walkway through the grass area in the south to the informal walkway in the bush to the north.
- Develop a walkway along the northern bank of the Swanson Stream in Swanson Scenic Reserve from an entrance on Birdwood Road to a bridge crossing between the north and south banks of Swanson Scenic Reserve.
- Work with Redwood Park Golf Course to investigate options for developing a future walkway linkage between Swanson Scenic Reserve and Parklands Road, ensuring the integrity of the golf course.
- Safeguard the long-term option of developing pedestrian access along the Parklands paper road and from Parklands Road up through the Billy Joe site, Kay Road balefill and Crows Park to Crows Road.
- Develop an informal circuit walkway through Kitewaho Reserve linking the existing and proposed accessways on Kitewaho Road.

Policy 5.2

To improve pedestrian access to the reserves by clarifying and marking boundaries.

Implementation

- Work with neighbours to reach mutual understanding and agreement over boundaries where they are in doubt or not clearly marked. Where necessary, survey and mark boundaries.
- Ensure that all boundaries are clearly understood and enforced, according to Councils draft Encroachment Policy.
- Ensure that, where required and appropriate, signage is installed at the entrance to bush and esplanade reserves to indicate the boundaries, size and layout of the reserve, especially in bush reserves where there may be no fences, walkways or obvious markers.
- Work with neighbours adjacent to Kitewaho Reserve to mark and enforce the legal boundaries to the reserve, and in particular the main entrance off Kitewaho Road.
- Clear all obstructions to the main accessway to Kitewaho Reserve.
- Wherever necessary and within the Parks budget, use fencing, signs, planting and/or pathways to delineate and clarify boundaries.
- Ensure that all entrances to the Swanson Reserves are upgraded as required.
- Ensure that all entrances to the reserves are safe, visible and clearly marked with parks signs as appropriate.

Policy 5.3

To provide a variety of carpark locations and manage vehicle parking so as not to compromise the natural character of the reserves and ensuring that car parking caters for all reserves users

Implementation

- Allow for the future development of the carpark at Swanson Scenic Reserve to service the walkway and other amenities.
- Investigate options for a formal agreement with Ritchies Coachlines to develop the carpark in Swanson Scenic Reserve that accommodates the needs of Ritchies staff without compromising the free availability of carparking for reserve users.
- Ensure that any proposal to develop the carpark in Swanson Scenic Reserve takes into consideration the history of landfill on the site.
- Ensure that the carpark in Swanson Scenic Reserve retains views onto the reserve and its amenities.
- Ensure that the Swanson Station carpark be managed to serve as wide a range of reserve users as possible, including park n' ride and short term users.
- Investigate the option of allocating carparking in the lease agreement between Council and the Swanson Railway Station Trust, with an agreed number of restricted carparks being negotiated as part of the terms of the lease.
- Ensure that an appropriate amount of carparking, with a minimum of 14 spaces, be restricted to a time limit in order to cater specifically for café and park users.
- Provide for some parking that gives easy access to the reserves adjacent to walkways for disabled visitors.
- Provide for some short-term carparking at appropriate 'drop off' points adjacent to walkways.
- Ensure that any future development of Parklands Ave sets aside an area for carparking to eventually serve the proposed walkway up the Billy Joe Stream to Kay Road.
- Provide additional formal carparking at those reserves with high usage recreational facilities only as required and according to Council's Code of Practice.
- Utilise permeable surfaces for new carparking, or the upgrading of existing carparks or roads within the reserves and ensure that such works are in keeping with the natural character of the area.
- Undertake amenity planting where possible, to mitigate the adverse visual effects of carparking, and to provide shade in carparking areas.
- Implement soft engineering solutions and planting to mitigate the effects of any additional surface water flow resulting from the creation of carparking or roading within the reserves.

6.0 Water Quality

Swanson Stream is identified as a City-wide Green Network Stream. The key issue affecting the water quality and habitat value of the Swanson Stream is land management especially along the riparian margins. Management issues include stormwater runoff, stream bank erosion, the grazing of stock, weeds, lack of riparian planting and sedimentation. While greater catchment management is outside the scope of this Plan, the restoration of native riparian vegetation along those streams and tributaries located within the reserves would reduce the inputs of contaminants

associated with surface water run-off. The reduction of surface water run-off would reduce flooding and improve water quality and in-stream habitat, at the same time providing protection against erosion and sedimentation both within the reserves and downstream.

Objective

To restore and enhance the life-supporting capacity of the water in the Swanson Stream and its tributaries, including drains, through the reserves.

Policy 6.1

To improve overall water quality by reducing surface run off.

Implementation

- Minimise the total area of impermeable surface within the reserves environment.
- Ensure that any structures and facilities likely to increase surface water runoff within the Swanson Scenic Reserve are located well away from the riparian margins.
- Investigate options for reducing the amount of surface water runoff from the proposed carpark in Swanson Scenic Reserve by the use of semi-permeable paving or biological remediation.
- Wherever possible utilise swales and constructed wetlands to collect and drain surface run off adjacent to, and in the reserves
- Restore the buffer zone of native riparian vegetation, along the entire length of the Swanson Stream and all its tributaries through the reserves, to a minimum width of 5 m, and preferably 20 metres, in order to stabilise stream banks, reduce erosion and reduce surface water run-off.
- Work with neighbours to protect the integrity of the riparian margins in Swanson Scenic Reserve and Swanson Esplanade Reserve, to prevent illegal earthworks, encroachments, the dumping of garden waste and other activities that destabilize the banks.
- Where necessary, use biodegradable matting for revegetation projects on steep banks to minimise erosion while plants establish.
- Ensure that all new structures not required to be built within the riparian margin, are a minimum of 20 metres from the waters edge.
- Ensure that all bridges, walkways and boardwalks that are required to be built within the riparian margin are designed and built in such a way that they do not cause instability or erosion or damage native vegetation on the stream banks.
- Liase with Ecowater Solutions, the Twin Streams project and landowners to address issues of wider catchment management.
- Minimise disturbance to the soil and vegetation in the bush reserves that are located at the headwaters of the Swanson Stream.
- Liase with Ecowater Solutions to coordinate the implementation of Water Care plans.

Policy 6.2

To provide safe public access to the streams and wetlands within the reserves as appropriate.

Implementation

- Develop the constructed sedimentation pond and wetland in the Kay Road balefill site in such a way as to allow for eventual public access to this area.
- Investigate options for the eventual development of access to the natural

wetland in the Kay Road balefill site, ensuring that there is no negative impact on the significant ecological values of the wetland.

- Allow access to the Swanson Stream and the water itself for approved ceremonial purposes in identified areas, where there will be no negative effect on the natural values of the Stream or the reserves, or on the recreational values of other users or on the reasonable expectations of neighbours, and ensuring that all appropriate Health and Safety Standards are met.
- Ensure that occasional areas of reduced riparian planting in appropriate locations are set aside in order to allow access to, and views of the streams.
- Provide picnic areas and park furniture in locations that maximise views of the streams, and that are accessible to wheelchairs and prams.

7. Landscape Values

The reserves are part of the foothills of the Waitakere Ranges. The foothills landscape is characterised by steep ridges, gullies, streams, poor soils, erosion, patches of regenerating kauri forest, gumland vegetation and pasture. A range of foothills ecosystems and landscapes is represented in the existing reserves network, in particular, the steep, upper-catchment regenerating bush reserves and the Swanson Stream esplanade reserves. It is important that the future development and management of each reserve recognises and celebrates their unique foothills landscape characteristics.

7.1 Structures in the Reserves Environment

There are a number of existing buildings and utilities located within the Swanson Reserves, others are proposed. These are generally public facilities including the Railway Station, seating, paving, carparking, play equipment, pergolas, gardens and signs. Almost all of these are located in the township reserves. There are also remnants of historic structures that are located on and adjacent to the reserves; most of these are related to the old driving dams on the Swanson and Cassel Streams and have no developed access. These are dealt with separately under **Policy 4.0**. Proposed structures are a possible community hall and youth recreation facilities. As the provision of buildings and utilities in the reserves has the potential to adversely affect the character of the reserves, these should be designed and located to enhance the recreation and amenity values of the reserves.

Objective

To protect and enhance the natural character and landscape values of the Swanson Reserves and ensure that the potential adverse effects of structures on the landscape are avoided, remedied or mitigated.

Policy 7.1.1

To minimise the number and impact of structures (facilities, buildings, signs, bridges), required to provide for the public use and enjoyment of reserves.

Implementation

- Ensure that any proposed utility services are only located in the reserves if required for some function of the reserves.
- Restrict the provision of any new buildings or structures in the Swanson Green Network reserves unless they enhance the future amenity value of these sites according to their reserves classification.
- Allow for structures in the Kay Road Balefill and Billy Joe site where they are required for Aftercare purposes or will enhance the future amenity value of

these sites as recreation reserves.

- Allow for the provision of new buildings or structures and the replacement and upgrading of existing structures in the Swanson township reserves, only where they are required by the community and fulfil the requirements of their 'community purpose' classification.
- Avoid the placement of infrastructure such as telecommunication towers or aerials (including cell sites), powerlines and pumping stations in the reserves unless the infrastructure does not detract from the use of the reserve, has no adverse effect on the reserves environment and contributes to the amenity and/or maintenance of the reserve.
- Allow for structures that give access to the reserves and their natural features, ie foot bridges, boardwalks, where they do not have a detrimental effect on landscape or ecological values.
- Allow for the replacement and upgrade of existing structures as required. Extensions and renovations to existing buildings/structures will be assessed according to 7.1.2.
- Work with neighbouring properties to encourage the use of appropriate materials or planting to minimise the visual impact of boundary fences. Wherever possible, encourage low and permeable fences.
- Reduce the number of graffitiable surfaces available within the reserves.

Policy 7.1.2

To ensure that any new structures or additions to existing structures are designed to complement the open space character of the reserves and improve their identity without compromising the natural character of the foothills environment.

Implementation

- Ensure that, where possible and appropriate, existing and proposed utility services are well-integrated into the reserves environment.
- Ensure that all structures are designed and placed in such a way that they do not impact negatively on views within and around the reserves.
- Encourage and support the input of local artists into the design, construction or renovation of parks structures wherever possible and within the Parks budget.
- Work with the community in the development and implementation of all structures within the township reserves, including the replacement of existing structures.
- Ensure that all reserves facilities, signs and furniture are of a consistent and high quality standard and appropriate style.
- Ensure that future structures or developments in Kay Road, the Billy Joe site or the Green Network reserves do not compromise the scenic or ecological values of these sites.
- Any proposal for addition of or extension to a building or structure within a reserve other than the township reserves, must meet the following criteria;
 - The need for the structure to be within the reserve
 - The need for the structure to be sited in the location identified
 - The protection of archaeological or heritage areas from disturbance
 - The protection of public views
 - The maintenance of the reserves character
 - The contribution of the structure to the quality and experience of the reserve
 - The public benefit obtained from the structure
 - A minor impact on the immediate neighbourhood
 - An ability to meet relevant District Plan requirements
 - An ability to meet the objectives and policies of this Plan

- Effects on landscape when viewed from the reserves
- Utilise appropriate design guidelines and low impact building materials, including utilising permeable and semi-permeable paving options, wherever possible so as to reduce the quantity of stormwater runoff.
- Ensure any design for structures in the parks includes involvement from Te Kawerau a Maki and Ngati Whatua, as outlined in Policy 4.1.3.

Policy 7.1.3

To provide park furniture, including litterbins, seats, signs and barbeques at an appropriate level to cater for visitors and local community use of the reserves and to ensure that they are designed and located in a way that minimises visual impact on the reserves.

Implementation

- Provide seating at appropriate points along walkways, at viewing spots, picnic areas, nature trails and other locations.
- Provide public toilets only as and where necessary.
- Work with the community to locate appropriate locations for BBQs as required.
- Where possible, signs will be amalgamated in order to reduce the overall number of signs and all signs will be in accordance with the WCC Code of Practice, Parks Guidelines.
- Provide litterbins as required.
- The design of park furniture should be in accordance with Council's Parks Design Guidelines and as indicated in Design Guidelines in Part 3 of this Plan.

7.2 Physical Processes

It is natural for the landscape to be altered by physical processes over time. Care should be taken that human use and development of the reserves does not have a negative impact on the natural processes occurring in the landscape. In particular, the effects of soil erosion, flooding and weed infestation in the reserves environment, need to be recognised and minimised.

Objective

To protect and enhance the natural character and landscape values of the Swanson Reserves and ensure that the potential adverse effects of physical processes on the landscape are avoided, remedied or mitigated.

Policy 7.2.1

To protect and enhance the natural character and landscape values of the Swanson reserves.

Implementation

- Minimise earthworks and any other activities that alter the structure of the natural landscape and its processes.
- Support initiatives that protect and enhance the natural and landscape values of the reserves, and in particular, community and/or education projects that focus on the special nature of the foothills bush and regenerating gumlands vegetation.
- Work with Ritchies Transport to ensure the long-term protection of the esplanade reserve below their depot and in particular, to ensure that activities in the depot do not exacerbate further soil erosion of the stream bank.

Policy 7.2.2

To reduce the impact of physical processes on the landscape values of the reserves, particularly the esplanade and bush reserves.

Implementation

- Utilise an appropriate permeable paving surface for the informal walkway through the esplanade/bush reserves.
- Where practicable, seek the implementation of soft engineering solutions to erosion problems.
- Where practicable, seek the implementation of soft engineering solutions to surface runoff collection and treatment.

8. Weeds and Pests

Submissions showed that control of weeds and pests in the bush reserves is a major concern. Restoration of the stream margins is a priority, in particular, revegetation of the Swanson Stream Esplanade Reserve which would substantially improve the water quality and habitat value of Swanson Stream. Any provision of public access in the Green Network reserves needs to be undertaken in a controlled way so that it does not encourage the spread of weeds and pests, as all these reserves include sites that are steep, erosion-prone, and vulnerable to weed invasion.

Objective

To provide the optimum conditions for the establishment and health of local populations of native flora and fauna within the reserves through the progressive removal and/or control of invasive weed species.

Policy 8.1

To establish a programme for the progressive removal and/or control of weed species and minimise the effects of weed and animal pest invasion on the native flora and fauna within the reserves.

Implementation

- Prevent the carrying out of any activity, or the effect of any activity, that is likely to establish, exacerbate or encourage the spread or growth of weeds or pests within the reserves.
- Reference the WCC Weed Strategy, the Auckland Regional Plant Pest Management Strategy 1 July 1997-30 June 2002 and the Swanson Weed Management Plan, to aid in identifying and prioritising weed pests. Staging of this weed control is subject to Annual Plan funding and the City-wide weed control priorities.
- Implement and support a staged programme of weed control based on the priority areas and species identified in the Swanson Weed Management Plan. More detail for specific weed control in the individual Green Network reserves is given in the Table Of Works Part 3.
- Liaise with the local community, MAF and in particular, the Auckland Regional Council, to establish and implement an appropriate pest strategy.
- Discourage the dumping of garden waste and household rubbish on the roadside margins of Awhiorangi, Welsh Hills and the three Kitewaho reserves.
- Implement the progressive removal of the pines in the Billy Joe site and Kay Road Balefill, leaving the stumps in place.

- Remove willows that contribute to sediment build up and flooding in streams and tributaries
- Work with neighbouring properties to identify and remove potential garden escapees and invasive weeds establishing in the reserves eg jasmine and bamboo.
- Ensure that weed control is carried out in accordance with Council's current herbicide policy. Herbicide use should be minimised where possible.
- Ensure that weed control in the esplanade reserves is carried out in conjunction with a revegetation plan, to replace and prevent the subsequent re-establishment of weeds.
- Work with ARC, the community and other stakeholders, including leasees, to control aquatic plant pests in stream areas and tributaries.
- Ensure that the terms of any future leases, should they be granted for Swanson Stream Esplanade Reserve, specify responsibility for ongoing weed eradication and control.

9.0 Administration and Management

The primary document guiding the administration and day-to-day management of the reserves is the Reserves Act 1977. This Act also governs reserves classification. In addition, consideration must be given to the District Plan prepared under the Resource Management Act 1991. Council By-laws equally, need to be taken into consideration in the preparation of the Management Plan. This is particularly important in respect to the interface between reserves, dog control and public behavior within the reserves. The effectiveness of this Management Plan needs to be constantly monitored.

Objective

To ensure the reserves are managed in terms of their reserve classifications for the enjoyment and use of the local and regional community, now and in the future.

Policy 9.1

To classify all reserves appropriately according to their use and value in order to best ensure their continued protection and use.

Implementation

- All reserves covered by this Management Plan shall be appropriately classified and gazetted according to Council policy under the Reserves Act 1977 (see Classification Table - Appendix 4).
- Ensure that any additional parcels of land, which may be added to the Swanson Reserves in the future, are classified appropriately in terms of their contribution to the Green Network and the existing reserves framework.
- Classify the three township Reserves as *Local Purpose (community purposes)* under the Reserves Act 1977.
- Classify Welsh Hills, Kitewaho and Kitewaho Plantation Reserves 1 & 2 as *Recreation Reserves* under the Reserves Act 1977.
- Classify Awhiorangi Reserve as *Scenic Reserve 19 (1b)* under the Reserves Act 1977.
- Classify all of Swanson Stream Esplanade Reserve and Swanson Stream Reserve as *Local Purpose (esplanade)* under the Reserves Act 1977.

Policy 9.2

To ensure the Kay Road balefill site is effectively managed in terms of its future reserve classification for the enjoyment and use of the local and regional community.

Implementation

- Ensure that the balefill site remains closed to public access until such time as health and safety issues are resolved.
- Recommend the eventual classification of Kay Road Balefill as *Recreation Reserve* at such time as the site is ready for handover as a reserve dependant on the satisfaction of environmental and health and safety objectives, as proposed in the Aftercare Management Plan.
- Ensure that, at the appropriate time, Kay Road balefill is classified as Recreation Reserve under the Reserves Act 1977, or 'such other enactment as may then be in force', as proposed in Sec 12 of the Mediation Agreement.
- Recommend the eventual classification of the 16 ha site containing the Billy Joe Stream as *Recreation Reserve* under the Reserves Act 1977, or such other enactment as may then be in force.
- Ensure that Kay Road balefill is developed and managed in conjunction with neighbouring Crows Park and Billy Joe site.
- Investigate options for the development of a 'mainland island' type project on the Kay Road balefill and possibly including adjoining sites.
- Investigate options for the future development of a mountain bike trail on the Kay Road balefill and the Billy Joe site.
- Investigate options for the future development of a bridle trail through the Kay Road balefill and the Billy Joe site.
- Investigate the possibility of developing Kay Road balefill into a unique recreation reserve of ecological and cultural educational significance that highlights the causes and effects of landfill waste disposal and where the data can be collected for research into future balefill restoration projects.
- Ensure that options for the development of future walking/cycling/pony trails through the Kay Road site are considered in terms of their ability to complement and link into the overall Swanson walkways network.
- Wherever possible and appropriate, retain features of the balefill and its remediation infrastructure in order that they might be incorporated into the future reserve as unique educational and historical site features.
- Continue the partnership between WCC Parks and Aftercare in order to implement site-specific management requirements until such time as the Balefill is handed over as a reserve.
- Continue partnership between WCC Parks and Aftercare in order to develop, fund and implement ongoing Weed Control and Revegetation Plans until such time as the balefill is handed over as a reserve.

Policy 9.3

Any activity or development not provided for under the Policies and Implementation in the Management Plan will not be permitted unless such an activity or development at least complies with the District Plan rules for Open Space Environment and the General By-laws 1990.

Policy 9.4

The actions identified in the Policies are necessary to achieve the objectives of the Management Plan. To implement the actions outlined within each Policy of this document, Waitakere City Council will follow an Annual Plan process to allocate funds for these actions.

Policy 9.5

To provide for user concessions by way of permit for special events as detailed in Policy 2.7.

Implementation

- Grant permits for temporary concessions or events for the use of areas of the reserves that are compatible with the classification and objectives for the reserves and in accordance with policies and objectives of this Management Plan. Applications must be made to the Manager of Parks, who may consult with the Community Board as required to assess such applications.
- Allow permits for hire related to recreational opportunities, including water recreation, in appropriate sites as approved by the Manager of Parks.
- Permits for special events may incur an additional bond or charge in respect to the potential for damage or the need for remedial works.
- Concessions may be granted in respect to refreshments and for wheeled transport compatible with the values and classifications of the reserves.

Policy 9.6

To use the control of lease agreements to ensure the most effective and equitable use of the Swanson Reserves and facilities.

Implementation

- Continue the leasing of areas of land within the reserves to provide for community use and well-being. The leases of land and facilities will be reviewed when the opportunity arises, to ensure maximum potential of the reserve is realised for the community.
- Grant leases for land and facilities on the three township reserves (Station Park, Heritage Park and Swanson Oaks), where they are compatible with the classification and purpose of the reserves. The granting of leases is to be considered in consultation with the community as joint partners in the ownership and management of these facilities.
- Ensure that all new applications for leases 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 Objective 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 effect caused by granting the lease;
 - Is in an appropriate location;
 - 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.
- Revise and renew all existing leases in accordance with the criteria listed above.
- Recognize the significant contribution made by Redwood Park in the community by providing and maintaining a quality, well used regional recreation facility.

Policy 9.7

To establish guidelines for all commercial activity on the reserves to ensure the retention and enhancement of reserve values and use.

Implementation

Commercial activity will not be permitted within the reserves unless it meets the following criteria:

- a) is in accordance with all statutory regulations and local bylaws affecting the reserve;
- b) will be in accordance with the Objectives and Policies of this Plan;
- c) priority will be given to activities, which take advantage or benefit from the natural character values of the reserves and will not detract from the existing character and use of the reserves;
- d) no commercial activities will be permitted in the reserves, which have the potential to damage native flora and fauna;
- e) the commercial activity will generally provide a benefit to the public, which is greater than any adverse effects caused;
- f) the commercial activity 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.
 - Allow for commercial activity in the township reserves appropriate to their classification and where they provide a benefit to the community.

Policy 9.8

To keep this Management Plan under regular review.

Implementation

- Address changes to the emphasis or specific policies of this Management Plan by following the Amendment to a Management Plan process as outlined in section 41(2) of the Reserves Act.
- Undertake a full review of the entire Plan within ten years of the date of approval.

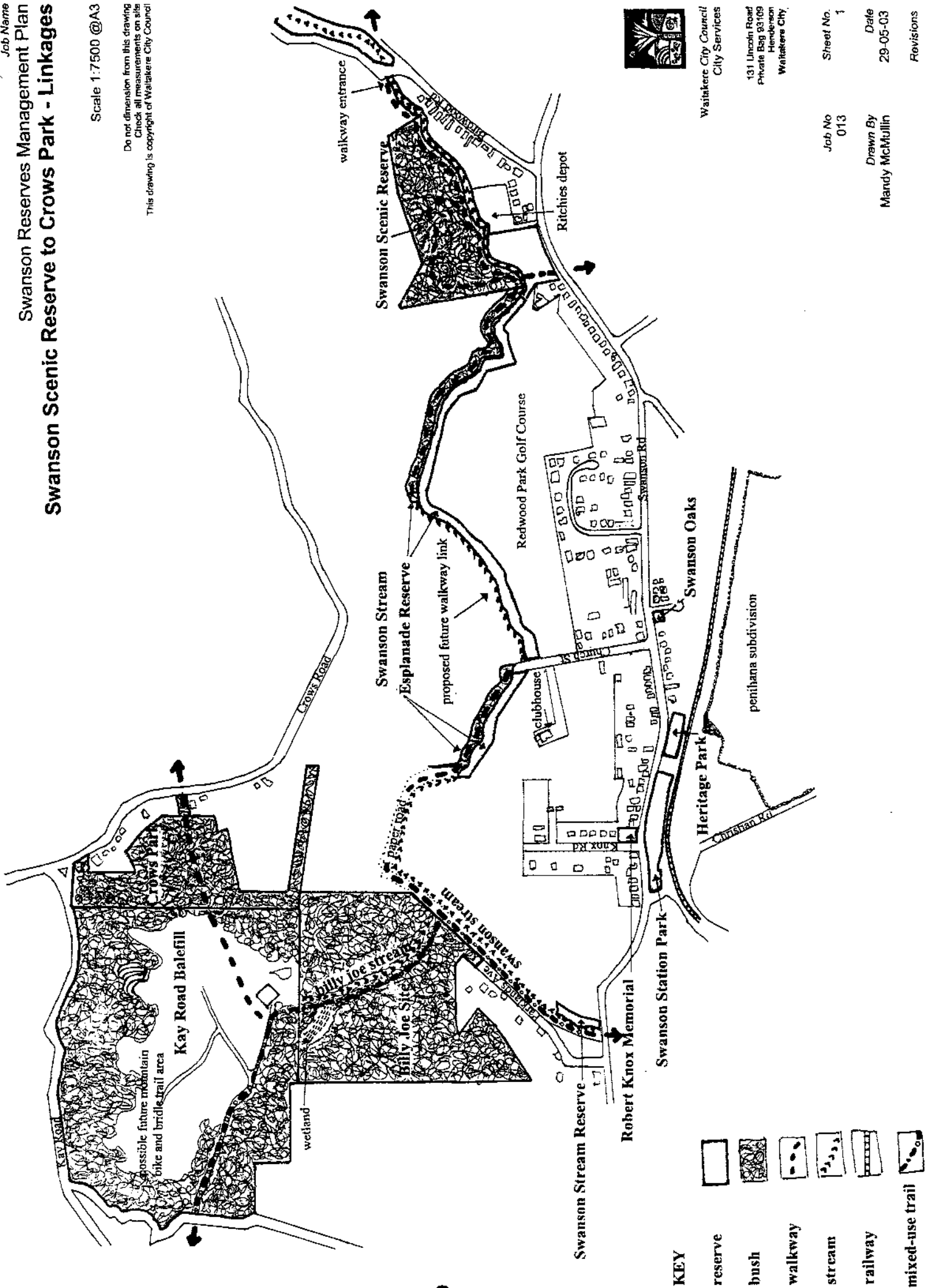
PART 3 Concept Plans and Table of Works

The Concept Plans and Table of Works are laid out in Part 3 of the Plan.

Job Name
Swanson Reserves Management Plan
Swanson Scenic Reserve to Crows Park - Linkages

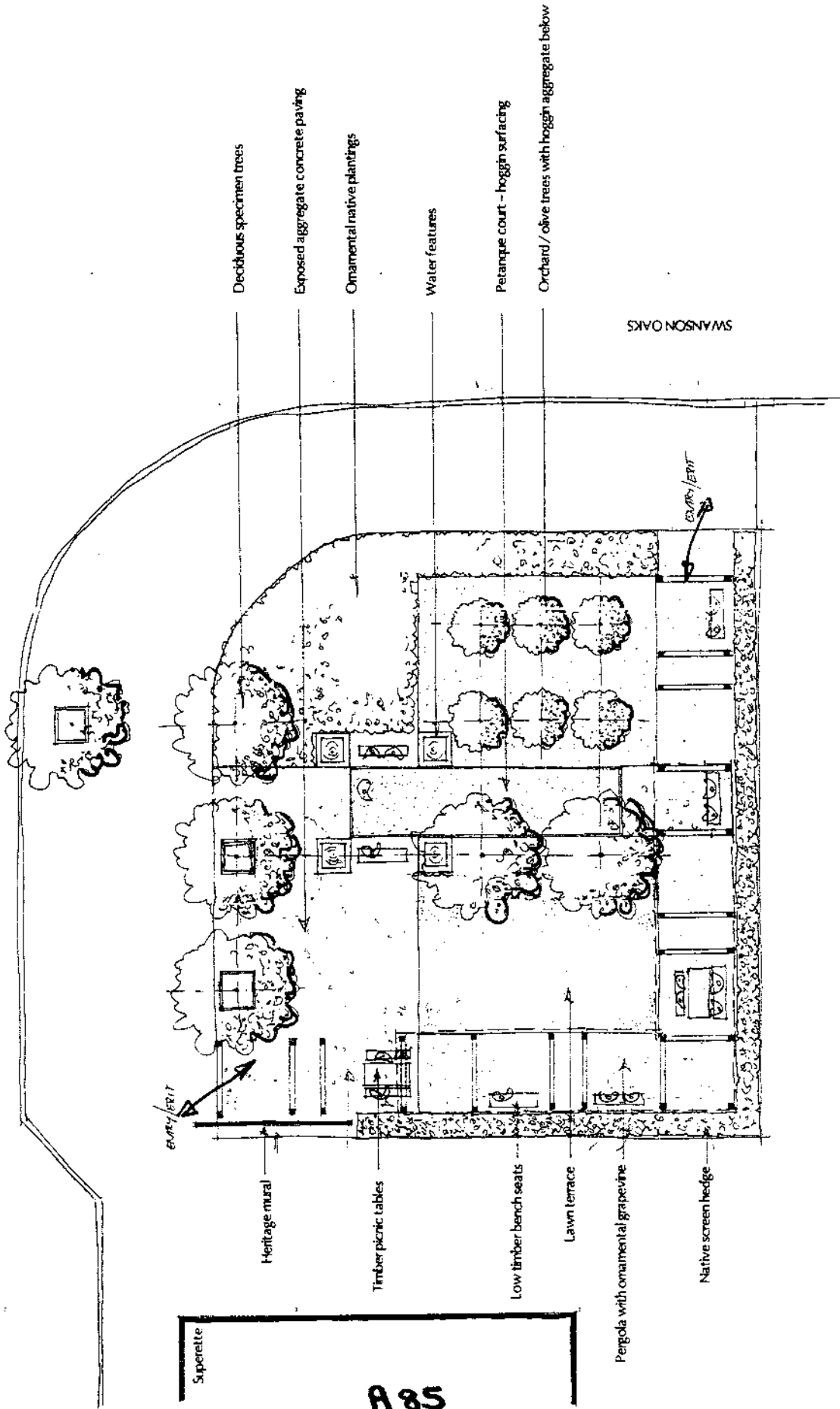
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A83

SWANSON ROAD



Superette

A85

Deciduous specimen trees

Exposed aggregate concrete paving

Ornamental native plantings

Water features

Petanque court - hoggan surfacing

Orchard / olive trees with hoggan aggregate below

SWANSON OAKS

EXITS / ENTR

EXITS / ENTR

Heritage mural

Timber picnic tables

Low timber bench seats

Lawn terrace

Pergola with ornamental grapevine

Native screen hedge

SWANSON BEYOND 2000
 DRAFT DEVELOPED DESIGN

TABLE OF WORKS

	Reserve	Action	Weed/Pest control	Priority
1	Awhiorangi Reserve	<ul style="list-style-type: none"> ▪ Roadside weed control ▪ Roadside parks signage ▪ No walkway 	<ul style="list-style-type: none"> ▪ Key priorities for weed control include kahili ginger, monkey apple, wandering Jew, Japanese honeysuckle and climbing asparagus, which are currently present in relatively small, scattered infestations. ▪ Weed control should aim to involve the adjacent landowners, as many infestations have arisen as garden escapes from neighbouring properties. 	low
2	Billy Joe Site	<ul style="list-style-type: none"> ▪ Weed control at Parklands road frontage 	<ul style="list-style-type: none"> ▪ Eleagnus, 	high
3	Kay Road Balefill	<ul style="list-style-type: none"> ▪ Ongoing aftercare liaison 	<ul style="list-style-type: none"> ▪ Implement weed plan ▪ Implement revegetation plan 	med
4	Kitewaho	<ul style="list-style-type: none"> ▪ mark boundaries at main access (survey as required) ▪ clear access encroachments ▪ landscape planting around accessway as necessary to discourage further dumping and encroachments ▪ develop additional entrance through subdivision ▪ signs ▪ seating ▪ informal walkway including boardwalk ▪ weed control ▪ grassed play area if possible at other (new) entrance 	<ul style="list-style-type: none"> ▪ Worst infestations occur adjacent to residential properties at entrance. ▪ Key priorities for weed control include kahili ginger, monkey apple, jasmine, Chinese privet and climbing asparagus, which are currently present in relatively small, scattered infestations, and wandering Jew and plectranthus, which occur in large, local patches. Weed control should aim to involve the adjacent landowners, as most infestations have arisen as garden escapes from neighbouring properties. 	high
5	Kitewaho Plantation Reserve 1	<ul style="list-style-type: none"> ▪ roadside weed control 	<ul style="list-style-type: none"> ▪ Most infestations occur around roadside margin and adjacent to residential properties. 	med
6	Kitewaho Plantation Reserve 2	<ul style="list-style-type: none"> ▪ roadside weed control 	<ul style="list-style-type: none"> ▪ Most infestations occur around roadside margin and adjacent to residential properties. ▪ Eventual removal of the flame tree in Plantation Reserve #2 is also recommended, as these trees can invade closed forest, though they reproduce only from plant fragments and hence have fairly limited 	med

7	Swanson Stream Esplanade Reserve	<ul style="list-style-type: none"> ▪ Stabilise areas of bank erosion ▪ Weed control ▪ Revegetation of areas immediately following weed control ▪ Ensure implementation of lease conditions regarding weed control ▪ Work with Twin Streams and Redwood Park Golf Course to revegetate margins ▪ Work with neighbours re encroachment and dumping ▪ Long-term walkway 	<p>powers of dispersal.</p> <ul style="list-style-type: none"> ▪ Ongoing surveillance and control of climbing asparagus, Taiwanese cherry, loquat and monkey apple seedlings ▪ Removal of monkey apple trees. ▪ Follow-up Kahili ginger infestations. ▪ Continue control of Chinese privet and crack willow. Approximately 30% of mature trees, and all young plants, should be killed. As before, care is required to ensure that large portions of the watercourse are not left unshaded, and trees should be poisoned and left standing in order to minimise soil disturbance and dispersal of vegetation fragments. ▪ Control of selaginella and wandering Jew infestations including follow-up operations as required, ideally in quick succession to prevent the population from recovering and reinvading the controlled areas. ▪ Revegetation of sites where large infestations have been removed is likely to be the only permanent method of effectively controlling these species. ▪ Follow-up control of Japanese honeysuckle should be undertaken promptly to check abundant new growth. Periwinkle, mist flower and moth plant are potentially serious weed species, and should be controlled promptly to prevent further spread. 	high
8	Swanson Heritage Park			
9	Swanson Oaks			
10	Swanson Scenic Reserve	<ul style="list-style-type: none"> ▪ Implement Ritchies carpark proposal ▪ Develop an all-weather walkway in grassed area (of the Recreation Reserve). ▪ Develop an informal walkway on the north bank (of the Scenic Reserve). ▪ Build a bridge to link the all-weather walkway in the grassed recreation reserve 	Wandering jew	high

		<ul style="list-style-type: none"> to the informal walkway on the north bank. Develop a walkway along the north bank of the stream margin to an entrance on Birdwood Road. Investigate options for the development of a multi-use basketball and tennis court facility in this reserve. Improve reserve signage on Swanson Road entrance. Upgrade entrance on Swanson Road. Weed control. 		
11	Swanson Station Park		<ul style="list-style-type: none"> Weed control Riparian revegetation Leave as is – regenerating No need for paths - plenty nearby Remove weed infestations along roadside margins Remove fence to facilitate access and improve appearance Signage on road front to indicate reserve and discourage the dumping of garden waste 	
12	Swanson Stream Reserve		<ul style="list-style-type: none"> Weed control Riparian revegetation Leave as is – regenerating No need for paths - plenty nearby Remove weed infestations along roadside margins Remove fence to facilitate access and improve appearance Signage on road front to indicate reserve and discourage the dumping of garden waste 	med
13	Welsh Hills Reserve		<ul style="list-style-type: none"> Willow eradication Remove kahill ginger, Japanese honeysuckle and climbing asparagus, which are currently present in relatively small, scattered infestations. ongoing control of large patches of wandering Jew, control of which should also extend into adjacent roadside reserves. Remove giant reed infestation while it is still comparatively small. Infestations of various other weeds on roadside margins are of lower priority as these species are not so invasive in closed forest habitats, however these areas are easily accessible, so control is straightforward. 	low

Submissions Table for Swanson Reserves

RESERVE & REQUEST	NO OF SIGS
Kitewaho Reserve	
• walking access only	56 (petition)
• grassed area for recreation	56 (petition)
• boardwalk as required over swampy areas	56 (petition)
• protection of wildlife & bush	56 (petition)
• clear delineation of entrance - esp boundary between public & private	1
• Clear all obstructions to the accessway	1
• Clear and fence the access strip	1
• Develop bark pathway around perimeter	1
• Install seats at intervals on path	1
• Weed control at entrance	1
• Install basic play equipment at entrance	1
• All entrances to be upgraded	1
• Marked all entrances with parks sign	1
• Ensure all entrances are visible and clearly marked	1
• Upgrade walking track and make useable all year round	1
Swanson Scenic Reserve	
• Reclassify	1
• Go with Ritchies deal to seal carpark	SR&R
• Tennis courts - 6 or more	1
• Develop multi-use basket ball court near main road with night lighting and perimeter fence	1
• Walkway/crossing over stream	2 + SR&R
• Reinstate bridge over stream behind hairdressers	1
• Reinstate walks/track in the bush	2
• Community recreation facility on grassed area – skate park	SR&R
• Area for walking dogs	SR&R
Welsh Hills Reserve	
• Leave as is – regenerating	2 + meeting
• No need for paths - plenty nearby	2 + meeting
• Remove non-native climbers & weeds along road frontage	1 + meeting
• Remove fence to facilitate access and improve appearance	meeting
• No parking on Christian road	meeting
Kitewaho 1& 2	
• Leave as they are	2+56 pet
• Divest and swap for land which would improve access to Kitewaho	1
Swanson Stream Esplanade Reserve	
• Nothing to be done on this land that interferes with the Redwood Golf Course	SR&R
• "That the concept of a walkway through the esplanade reserve land as a future possibility be noted but that any such development not be undertaken in a way that would require the redwood golf club to vacate leased land or remodel the course"	SR&R
• Support the lease application by RPGC	SR&R
General	
• Bush areas - control bush & wildlife damaging animal pests	1
• Bush areas - control bush & wildlife damaging plant pests	1

• In stream areas - control aquatic plant pests	1
• In stream areas - keep free of noxious fish	1
• retain all reserves	1
• appreciation of reserves facilities	1
• signs to indicate all reserves	1
• protect all reserves	1
• play areas for children	1
• promote birdlife around the waterways	1
• set aside more land for reserves	1
• permanent spray notification signs	1
• dog walking	1
• provide and maintain walkways through reserves	1
• provide and maintain a tennis court	1
• basketball/community youth facility	1



TITLE:

WELSH HILLS RESERVE

**Kincett
Mitchell Ltd**
RESOURCE & ENVIRONMENTAL CONSULTANTS

DATE:

JAN 2003

PROJECT NO:

102017

FIGURE NO:

4.1

CLIENT:

WAITAKERE CITY COUNCIL



Abbreviations:

- (P)/K = (pine)/kanuka
- B/TF = broadleaf/treefern
- (Ka)-(Pd)/K = (kaun)-podocarp/kanuka
- (Ka)-(Kh)/K = kaun-kahikatea/kanuka
- (P)/K scrub = (pine)/kanuka scrub
- TF-K = treefern-kanuka scrub
- E = Exotic trees
- E-I = mixed exotic and indigenous scrub
- P = pine trees
- RG = rough grassland
- W = weedfield
- S = gorse shrubland



TITLE:

KAY ROAD BALEFILL

DATE:

JAN 2003

PROJECT NO:

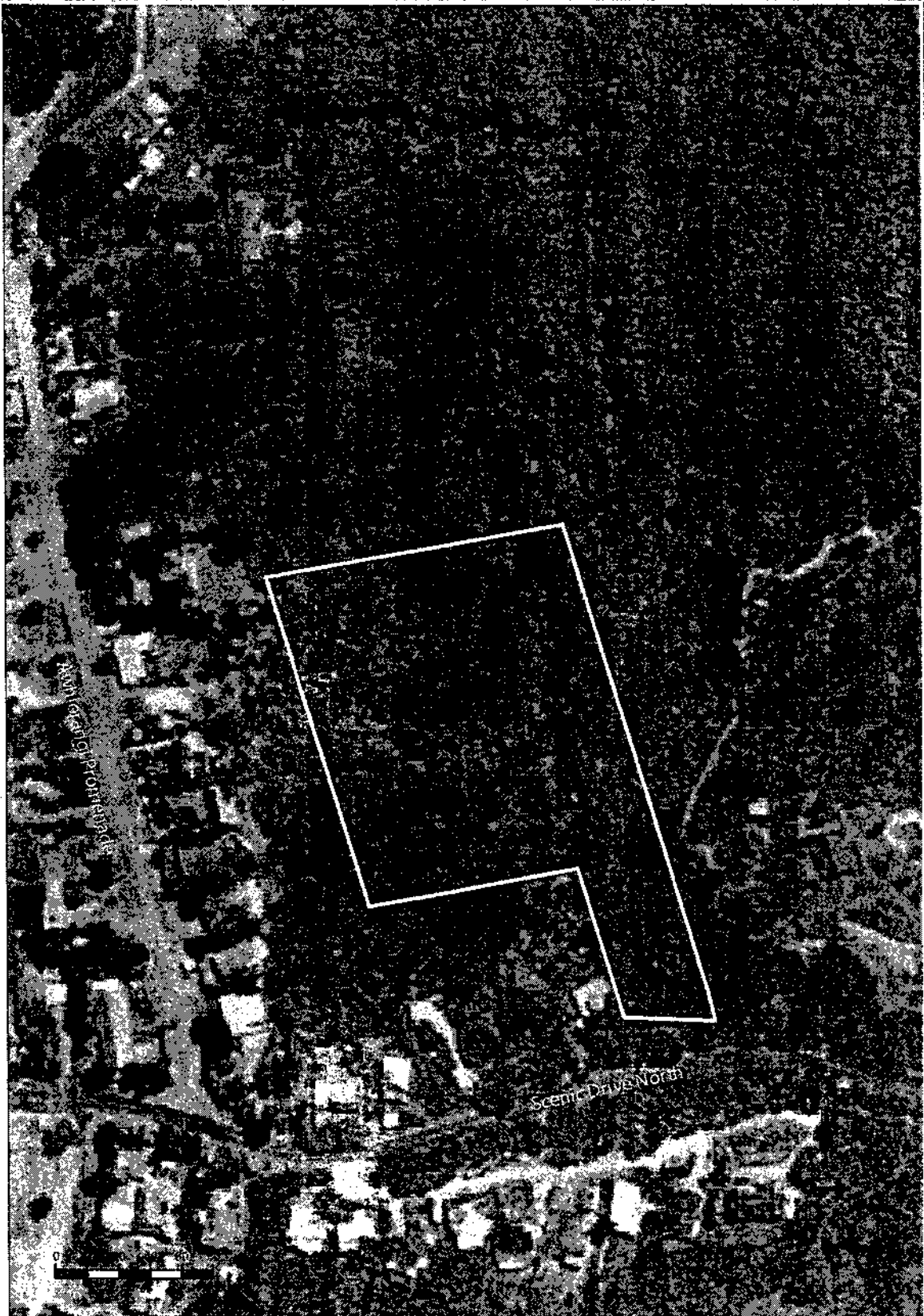
102017

CLIENT:

WAITAKERE CITY COUNCIL

FIGURE NO:

1.1



TITLE:

Awhiorangi Reserve

DATE:

JAN 2003

PROJECT NO.

102017

CLIENT:

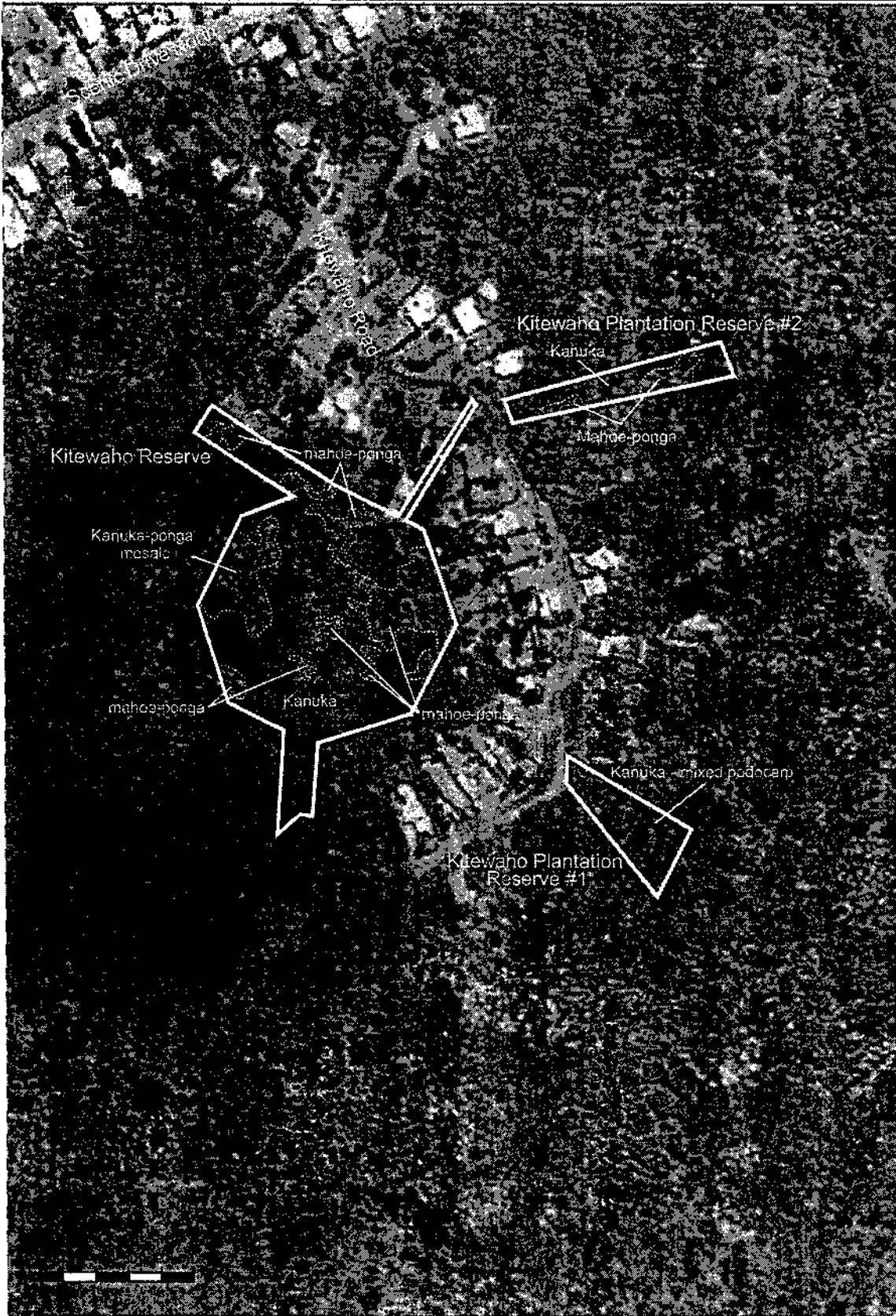
Waitakere City Council

FIGURE NO.

3.1

g:\proj\102017\ahiorangi\25gpr.a

A93



TITLE:

KITEWAHO RESERVE

DATE:

JAN 2003

PROJECT NO.:

102017

CLIENT:

WAITAKERE CITY COUNCIL

FIGURE NO.:

2.1



DATE:	JAN 2003
PROJECT NO:	102017
FIGURE NO:	1.1

SWANSON STREAM RESERVES

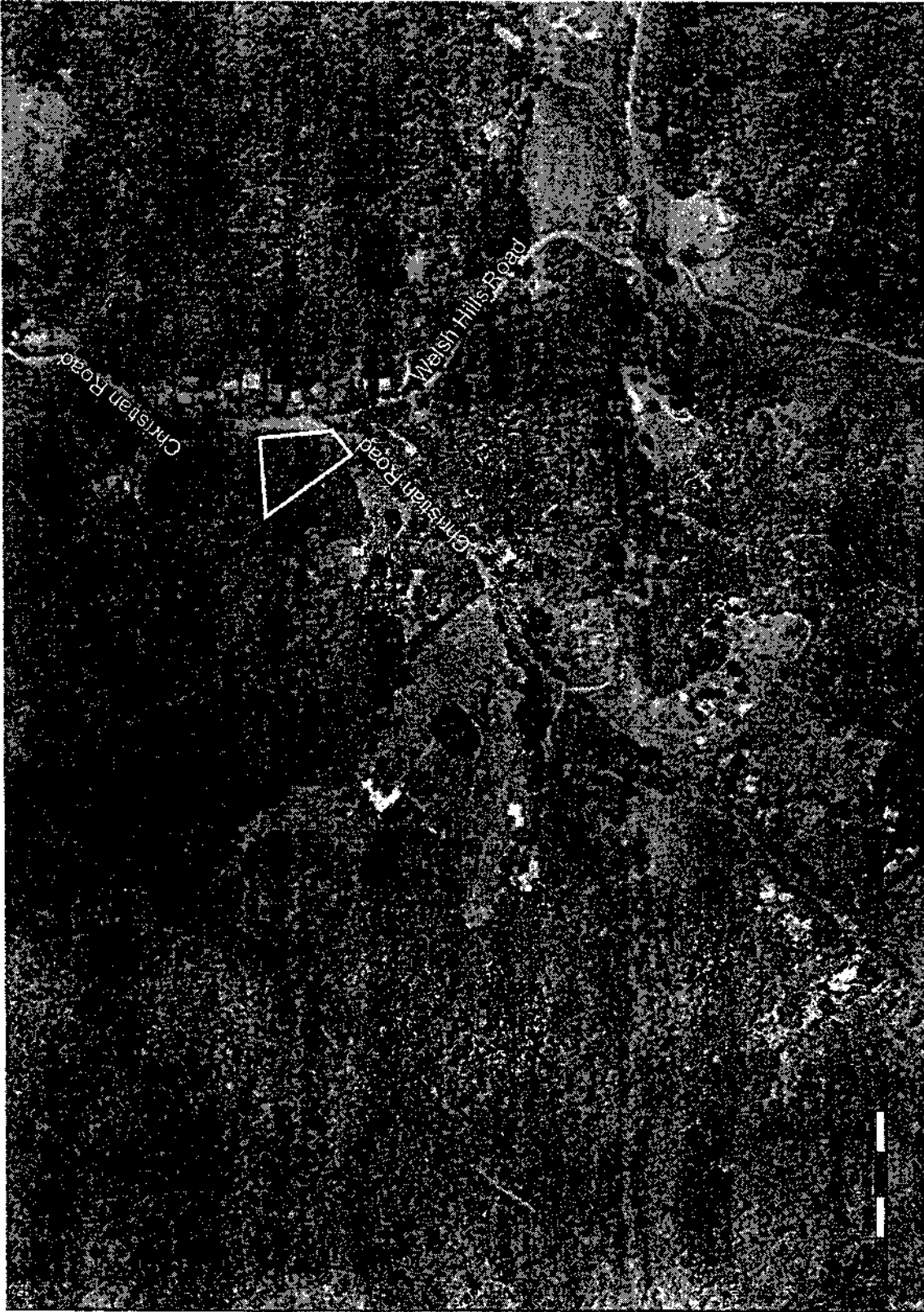
WAITAKERE CITY COUNCIL



TITLE:

CLIENT:

Mapset: 102017/1/102017/1.1



TITLE:

WELSH HILLS RESERVE

CLIENT:

WAITAKERE CITY COUNCIL

DATE: JAN 2003

PROJECT NO: 102017

FIGURE NO: 4.1

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DEED OF LEASE

PURSUANT TO SECTION 61 OF THE RESERVES ACT 1977

DEED made the 1st day of May 2002

LANDLORD: THE WAITAKERE CITY COUNCIL

TENANT: REDWOOD PARK GOLF CLUB INCORPORATED

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:

Handwritten signature of Mayor/Deputy Mayor
MAYOR/DEPUTY MAYOR



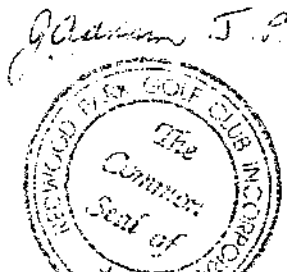
Handwritten signature of Chief Executive
CHIEF EXECUTIVE

SIGNED by the Tenant

Handwritten signature of T.P.S. Lee
T.P.S. LEE
CHAIRMAN OF BOARD

in the presence of: John Alexander Adam

Witness address:
141A
Church St
Auckland
1010



A97

Handwritten signature or mark at the bottom right.

FIRST SCHEDULE

LAND: That part of the esplanade reserve adjacent to Swanson Stream and Redwood Park Golf Club being Lot 3 on DP 109320 and Lot 5 on DP 135381 and shown hatched on the attached plan.

TERM: Five years.

COMMENCEMENT DATE: 1 May 2002

FINAL EXPIRY DATE: 30 April 2007

ANNUAL RENT: \$150.00 plus GST

RENT PAYMENT DATES: Quarterly on the 1st of May, 1st of August, 1st of November and 1st of February in each year of this lease.

RENT REVIEW DATES The 1st of May 2004 and 1st of May 2006.

SECOND SCHEDULE

1. RENT

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

2. GST

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

3. TENANTS INDEMNITY

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

4. COMPLIANCE WITH STATUTES

The Tenant shall comply and shall ensure that all users of the land also comply with all statutes, ordinances, regulations, by-laws and management plans relating to its use of the land.

5. RESERVES ACT 1977

The Tenant acknowledges that it is aware that this Lease is granted subject to the Reserves Act 1977 and accordingly the following provisions (amongst others) apply:

- i On the termination of this lease under clause 9 or by effluxion of time, surrender, breach of conditions, or otherwise the land, together with all improvements thereon, shall revert to the Landlord without compensation being payable to the Tenant.
- ii The Tenant shall not without the prior written consent of the Minister of Conservation and the Landlord erect any building on the land.
- iii The land leased shall be used solely for the purposes of playing golf and other recreation activities, if at any time the Landlord is of the opinion that the land leased is not being used or not being sufficiently used for these purposes, the lease may be terminated as is prescribed in clause 9 of this lease whereupon the land together with all improvements shall revert to the Landlord without compensation being payable to the Tenant for improvements or otherwise
- iv The Tenant shall ensure that any indigenous flora or fauna on the Land is protected.

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6. 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.

7. WATER RATES

The Tenant shall pay any water rates levied against the land.

8. MAINTENANCE OF THE LAND

The Tenant shall be responsible for the following maintenance of the land:

- (i) The keeping of the land in accordance with good practice and the eradication of all environmental weeds as defined in the District Plan of the Landlord. All areas which contain weed growth are to be cleared of weeds and maintained weed free. The Tenant shall also ensure that all pesticides or herbicides used by the Tenant on the Land are on the Landlords approved schedule and are used in an approved manner.
- (ii) The keeping of the land in a generally clean and tidy state and free of any litter or rubbish.

9. 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 is in arrears for thirty days
- ii The Tenant is in breach of any of its obligations under this lease.
- iii The Tenant is wound up under the Incorporated Societies Act 1908.

10. RIGHT OF INSPECTION

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

11. SERVICE OF NOTICES

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