

## Introduction and Background

### Port of New Lynn

### Whau Bridge

### For Sale by Auction

*This valuable township is situated on the navigable river or creek known as the Whau, to which it has an extensive frontage. It has no less than 5 public harves...It is intersected by the Great North Road, and must at no distant time command a considerable trade. The ground is nearly level, having just sufficient slope for effectual drainage. The soil is the best in the vicinity, and is really of excellent quality; much of it well adapted for market gardens.*

*New Lynn, from the superiority of its position, and other advantages, must soon become the nucleus of population for the rapidly improving neighbourhood. Ample space is reserved for market place and wharves; and every religious body, including Jews will be entitled to an allotment.*

The Daily Southern Cross - Public Auction Sales, 1865.



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## SUMMARY

This is a Management Plan for the New Lynn Reserves.

New Lynn is the eastern-most suburb of Waitakere city. Along its eastern boundary runs the Avondale Stream parts of which define the boundary between Waitakere and Auckland cities. It was this stream that provided access to the shortest overland route between the Waitemata and Manukau Harbours, the portage route known to iwi as Te Toanga Waka 'the canoe portage'. The historical use of this route has given its name to Portage Road.

To the south and west, New Lynn is bounded by Titirangi, Kelston and Glen Eden.

New Lynn has grown up around the fingers of the Whau River, a major tidal estuary of the upper Waitemata Harbour. The main fingers are the Avondale Stream and the Rewarewa. These in turn are fed by the many small tributary streams that drain the gently sloping lowlands from Titirangi out to the Whau estuary on the Waitemata.

New Lynn's early development as the industrial centre for west Auckland can be attributed to the clay soils and its strategic location on the Whau river, the Great North Road and later on, the railway line.

The grey and white Pleistocene deposits became the basis of the great clay and pottery industry that sprang up there from the 1850's. This industry began with many small works dotted around the Whau River, which was used to transport bricks by boat to Auckland. The brickworks and potteries have had a major influence on the development of the district.

New Lynn broke away and became a Town District in 1910 when the population hit 100. The suburb developed as a dormitory suburb for workers and much of the layout today, including many of the reserves, reflects early attempts at urban planning.

There are 42 reserves included in this Management Plan; all lie within the New Lynn Ward. These reserves are collectively known as the New Lynn Reserves and are the subject of this Management Plan. The New Lynn Reserves are;

**Ambrico, Ambrico Kiln, Bessie Priston, Bob Hill, Chettle, Clark Street Common, Copley, Cutler, Davern, Delta Triangle, Delta Esplanade, Durrant Place, Drury Street Esplanade, Gardner, Grandison Green, Hinau, Ken Maunder, Lawson, Lynwood Esplanade, Manuka, Manawa Wetland, Margan Green, Margan -2, Mason, Maui, Memorial Square, Miro Esplanade, Northall, Portage Road Esplanade, Poturi, Queen Mary, Rankin Avenue, Reid Esplanade, Rewarewa Esplanade, Rata Street Esplanade, Todd Triangle, Totara, Trojan Crescent, Seabrook, Whau Bridge, Whau Esplanade and Willerton Avenue Recreation Reserve.**

These reserves are diverse and include an array of values and functions, uses and classifications. They can be broadly divided into five main categories:

**Town Centre Reserves** – small, highly-developed areas of urban public space within the town centre, usually with low natural and high cultural values, (eg *Todd, Totara, Delta*).

**Neighbourhood Reserves** – small accessible reserves in residential areas, generally grass with some amenity planting, low environmental values, few recreation facilities other than a children's playground, (eg *Hinau, Maui, Davern*).



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**Local Green Network Reserves** - esplanade reserves along the Rewarewa and its tributaries, sometimes difficult to access and weedy, but with potentially high environmental values, (eg *Rewarewa, Reid, Rata Street*).

**Local Multi-use Reserves** - larger than the neighbourhood reserves, serving a wider catchment of users than the local park and with more facilities, recreation uses and values, (eg *Mason, Chettle, Lawson, Manawa Wetland*).

**City-Wide Sports Park** - large park with recreation facilities for regional use, such as sports fields, courts and club rooms (*only Ken Maunder*).

Some of the reserves were the subject of a composite draft Management Plan that was prepared in 1989 for the then Borough of New Lynn. These are; Copley, Cutler, Delta, Gardner, Todd, Hinau, Maui, Queen Mary, Seabrook and Willerton. At the same time, a draft reserves Management Plan was prepared for Bob Hill Reserve. Both drafts were prepared under the Reserves Act 1977, however, they were never formally adopted. Archibald, Crum and Olympic Park have separate Management Plans.

All the reserves are located in the New Lynn Ward and lie within the New Lynn catchment. Many of them are linked by the creeks and tributaries that once drained New Lynn. Because of their geographical location, they share a common climate, geology, soil type and biodiversity. They also share a common history. Many issues raised in this Plan are common to all the reserves, others are particular to individual reserves. For this reason, the Management Plan is structured to allow both a holistic and specific approach. Part 1 of the Plan covers issues and background common to all the reserves. Part 2 is an inventory of those reserves with specific heritage features. The Objectives and Policies in Part 3 are the guidelines for how the reserves are to be managed and may be general or specific. Part 4 includes Concept Plans and a Table Of Works that outline specific works to be carried out in individual parks.

## CONTEXT

*'The country is extremely tame. The sterile soil beyond anything, perhaps, to be found in the province. There are occasional paths of alluvial soils and scoria and these are fruitful, but the general characteristic of the district is stiff clay on which it would be folly to extend capital and labour. In fact it would be both capital and labour thrown away.'*

**The Daily Southern Cross, 1864.**

### 1.1 New Lynn Environment

The natural environment of New Lynn might be described as upper Waitemata Lowland. The landform is gentle and rolling, dissected by streams and dominated by the extensive and incised harbour coastline and broad estuarine stream mouths linked by mangrove estuaries.

Today New Lynn is a highly urbanised built environment. Once New Lynn, Glen Eden and Henderson were all isolated pockets joined along the Great North Rd, now they form an unbroken swathe. Much of the built environment has developed around New Lynn's position along transport routes.

For those traveling in the early days towards Glen Eden and Henderson, it was necessary to pass through New Lynn in order to skirt around the tidal estuaries of the Waitemata Harbour to the north and also avoid the undulating foothills of the Ranges to the south.

Originally, the Whau Creek penetrated up as far as the Astley Tannery in Portage Road. From there, Maori carried their waka over the lip of the land and down into Green Bay. This was the shortest route between the harbours. The upper reaches of the Creek have now been covered or silted over.

New Lynn's strategic position as a gateway between the Waitemata harbour and the Waitakere foothills, as well as its proximity to one end of the portage has shaped the built environment. It has always been and still is a junction of major transport nodes and this role is part of its heritage character.

New Lynn today has a powerful, if subtle, character and atmosphere. In looking for explanations for this fact, the following characteristics can be identified:

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- The still reasonably intact 1920's character of much of the housing
  - Influence of the clay industries and of families associated with them
  - The collection of individual houses of cultural heritage value
  - The street pattern consisting of both the idiosyncratic junctions of routes in the commercial centre and the traditional grid pattern of the older residential areas
  - The pattern and appearance of public open space
  - The railway and associated development
  - The landscape, part level land, part gently rising slopes and ridges, at the base of the Waitakere Ranges

## **1.2 The Purpose of the Reserves Management Plan**

The purpose of this Reserve Management Plan is to provide sporting, ecological and recreational opportunities for the local and wider community in a manner that is in keeping with the existing character of the area and within the capabilities of its natural resources. The Plan sets out the management objectives and policies intended to achieve this purpose. The Plan has been produced within the context of Waitakere City's wider objectives, as well as the vision goals and targets of the Urban Villages Strategy.

### **The vision statement of this Plan is:**

The New Lynn Reserves will be managed to provide opportunities for quality recreation, use, access, education and enjoyment for the New Lynn community while protecting their environmental and cultural values.

### **Key objectives of the draft Reserve Management Plan are outlined below:**

2. To increase the use and enjoyment of the reserves and their recreation opportunities in a way that is consistent with the purposes and values of the reserves.
- 3.1 To recognise, protect and, as appropriate, promote the Maori cultural and historical values of the reserves and their wider catchment, and to work in partnership with Iwi on the management of issues of significance on the reserves.
- 3.2 To recognise, protect and, as appropriate, promote the European cultural and historical values of the reserves and to work in partnership with the New Lynn community on the management of issues of significance on the reserves.
4. To restore and enhance the ecosystems that support native flora and fauna in the reserves in particular those ecosystems that support threatened species.
5. To restore and enhance the life-supporting capacity of the water in the New Lynn streams and waterways running through the reserves.
6. To protect and enhance the natural character and landscape values of the New Lynn Reserves and ensure that the potential adverse effect of structures and physical processes on the landscape are avoided, remedied or mitigated.
7. To minimise obstacles to free access, parking and circulation without compromising the natural or recreational values of the reserves.
8. To ensure that the existing electricity infrastructure in the reserves is recognised and protected and that the enhancement of reserve areas takes into account the unique requirements of this infrastructure base.
9. 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.

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### 1.3 The Management Plan Process

The process that was followed in the production of this Plan was in accordance with the provisions of the Reserves Act 1977 and included extensive public consultation.

Below is a table outlining the steps taken in this process.

<p style="text-align: center;"><b>October 2001</b> <b>Public notification of intention to prepare Management Plan</b></p>
<p style="text-align: center;"><b>February 2002</b> <b>Public workshops for Management Plan issues</b></p>
<p style="text-align: center;"><b>December 2001 - March 2002</b> <b>Separate consultation process for Mason Park</b></p>
<p style="text-align: center;"><b>March 2002</b> <b>Submissions closed for ideas to be considered during the preparation of the draft Reserve Management Plan</b></p>
<p style="text-align: center;"><b>October 2001 - 2003</b> <b>Continuing consultation with user and interest groups</b></p>
<p style="text-align: center;"><b>March 2004</b> <b>Draft Reserve Management Plan produced and notified for public submissions following approval by the New Lynn Community Board</b></p>
<p style="text-align: center;"><b>May 2004</b> <b>Submissions close to draft Plan</b></p>
<p style="text-align: center;"><b>August 2004</b> <b>Hearing of submissions on draft Plan by New Lynn Community Board and decisions on recommendations</b></p>
<p style="text-align: center;"><b>August 2004</b> <b>New Lynn Community Board adopts final Plan on behalf on Council pending sign off by Representative of approved amendments to Plan</b></p>
<p style="text-align: center;"><b>2004 -</b> <b>Plan kept under continual review by Waitakere City Council</b></p>



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## 1.4 How to use this Management Plan

The Management Plan is laid out in four parts:

**Part 1** is the background. This contains the introduction to the reserves and their context. There is a brief explanation of the statutory and strategic framework of the Reserve Management Plan. Part 1 also contains an index to the reserves and their legal classification and describes the current state of the reserves.

**Part 2** is a Heritage Inventory of the individual reserves and contains detailed historical information.

**Part 3** contains detailed Objectives for the management of the reserves and an explanation of these. It outlines Policies which will enable the Objectives to be met and the method of their implementation.

**Part 4** includes Concept Plans and a Table of Works for the reserves showing how future development is to be implemented in specific detail.

The **Appendices** contain detailed material relating to particular aspects of this Plan,



**The Whau From Great North Road Bridge**



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## 2.0 STATUTORY REQUIREMENTS

The section contains the background information relating to the statutory framework within which the Reserve Management Plan must be prepared.

### 2.1 Reserves Act 1977

The current legislation for administering reserves in New Zealand is the Reserves Act 1977. The purpose of the Reserves Act is set out in s 3 of the Act;

- Providing for the preservation and management of areas for the benefit and enjoyment of the public
- Ensuring, as far as possible, the survival of all indigenous species of flora and fauna
- Ensuring, as far as possible, the preservation of access for the public
- Providing for the preservation of representative samples of all classes of natural ecosystems and landscape
- Promoting the protection of the natural character of the coastal environment and the margins of lakes and rivers

The Reserves Act requires that every reserve have a Management Plan prepared for it. Once this Plan has been adopted by the responsible authority, it is subject to continuous review so that it adapts to changing circumstances or increased knowledge about the reserve. The review procedure is outlined in the Reserves Act and requires a public notification and submission process.

The Reserves Act also requires that all reserves be classified and gazetted according to the classifications laid down by the Act. The reserves covered by this Plan have different classifications under the Act.

The Reserves and their classifications and purposes are described in detail in the Reserves Index Part 1 Section 3.0. It is proposed to undertake the process of classification under the Reserves Act for those reserves that require it, as recommended in the Reserves Index Table.

It is important to note that classification under the Reserves Act is not the same as Waitakere City Council Parks Strategy classification. The Reserves Act is a legally- binding national classification administered by the Crown. Part 1 Section 4.3 outlines the significance of the Parks Strategy categories.

### 2.2 Resource Management Act 1991

The purpose of the Act is to “promote the sustainable management of natural and physical resources.”

The Act requires this Management Plan to consider the following “matters of national importance”:

- (a) The preservation of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development,
- (b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development,
- (c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna,



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- (d) The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers,
  - (e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

## 2.3 Waitakere City Council Operative District Plan

Waitakere City's District Plan identifies the City's parks as Open Space Environment. The policies of this Reserve Management Plan are consistent with the District Plan.

The District Plan maps classify the city as Human Environments and Natural Areas.

### Human Environments

These maps show the number and location of items and sites that are considered to have cultural heritage value. They are listed in the Heritage Index and protected by rules in the District Plan. There are numerous Cultural Heritage Items (CHI) listed for New Lynn, the bulk of which are dwellings, which mostly lie in a dense cluster between Margan, Hutchinson, Seabrooke, Islington and Astley Aves, with a second cluster being located in the town centre around the Totara and Great North Roads.

The same maps indicate a significant number of trees that are listed due to their cultural or botanical values and afforded protection by the District Plan.

See Human Environments Map.

### Natural Areas Maps:

The *Natural Areas* system classifies all areas of natural vegetation, wildlife habitat and potential habitat (restoration areas). Restoration areas and ecological linkages are areas of the City that have been identified as potential linkages between isolated patches of significant vegetation, and/or other restoration areas. Revegetation or restoration of these areas is considered desirable. The *Natural Areas* are part of the *Green Network* strategy and are afforded special protection under the Policies and Rules of the District Plan.

**General Natural Areas** are characterised by little or no vegetation cover but may contain Ecological Linkage Opportunities - "land between other areas of native vegetation, where regeneration is desirable to provide links between fragmented bush and fauna habitat".

**Restoration Natural Areas** are 'gaps' in ecosystems, ie wildlife corridors, natural buffer areas or native vegetation. They are identified as having significant native vegetation, but of a lower quality than that identified as Managed Natural Area (ie "all areas of native vegetation which are over 300m<sup>2</sup> in area and have between 20-50% native vegetation cover").

**Managed Natural Areas** are important landscape features characterised by significant native vegetation, (greater than 50 %), wildlife habitats and water systems.

**Significant Areas** have over 50% native species plus some other criteria.

**Riparian Margins/Coastal Edge Natural Area** These form an ecological buffer beside natural water systems and do not provide for public access to private land.

The Natural Areas classifications that relate to the New Lynn reserves are:

**Ecological Restoration Opportunity** - Whau River shoreline from Totara Ave crossing south up the Avondale stream all the way to Green Bay.



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**Managed Natural Area** – Rewarewa tributary near Miro Esplanade, Whau Bridge Reserve

**Restoration Natural Area** - Margan Ave / Manawa Wetland

**Riparian Margin** - The Rewarewa catchment is identified as having a 5-20m Riparian Margin throughout

**Coastal edge 20m** – Areas of the Whau around Queen Mary, Rata Street Esplanade, Reid Esplanade and Ken Maunder

**Coastal edge 10m** - Upper Rewarewa Creek.

**Coastal edge 5m** – Entire Whau coastline to the Totara Ave crossing.

See Natural Areas Map.

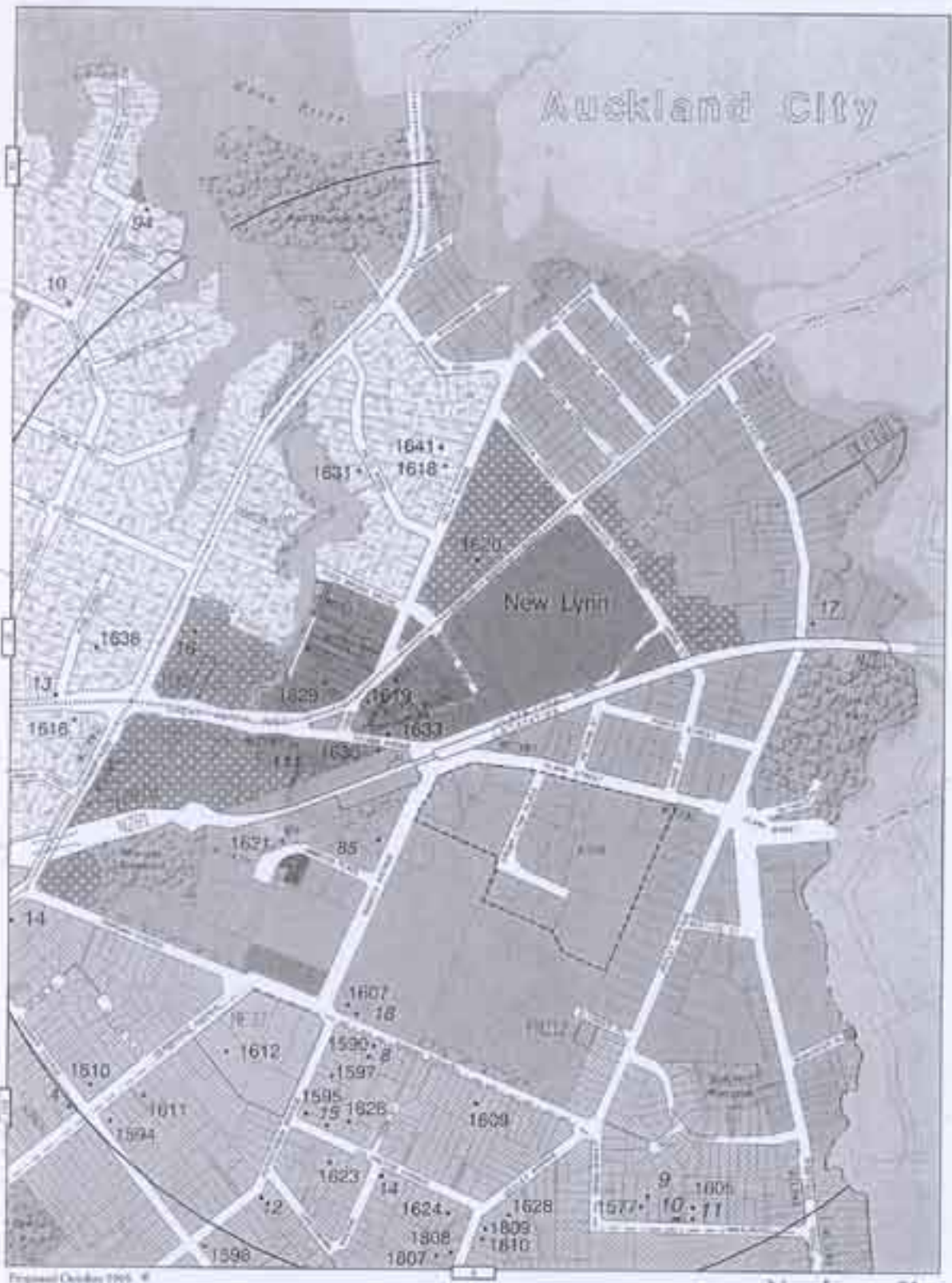
## 2.4 Historic Places Amendment Act 1975

Under this Act, archeological sites are defined as places within New Zealand or its territorial waters that are associated with human activity more than 100 years ago, including ship, boat or aircraft wrecks. The Act makes it unlawful for any person to destroy, damage or modify an archeological site. The Historic Places Trust may authorise the destruction, modification or investigation of a site subject to conditions. The Act requires the Historic Places Trust to establish and maintain a register of all archeological sites. The Crown is bound under this Act.



**Hoffman Kiln - Located In Ambrico Kiln Reserve  
Waitakere Library and Information Services Photograph Collection**





Proposed October 2005. ©  
 This version December 2004

New Lynn 21

**Proposed District Plan - Human Environments**  
 Incorporating Decisions on Submissions and Annotations with References



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21 New Lynn

Proposed October 1995  
 This version December 1998

**Proposed District Plan - Natural Areas**  
 Interpreting Decisions on Submissions and Annotated with References

SCALE 1:6000



### 3.0 RESERVES INDEX

## New Lynn Reserves Index

No	Reserve Name (Alphabetical)	Legal Description	Area	CT / Gazette Ref:	Reserves Act Status	Proposed Classification
1	<b>Ambrico</b>	Lot 4 DP 124443	323m2	CT 72C/727	Council freehold not a Reserve?	Local Purpose (Community Purpose) Reserve
2	<b>Ambrico Kiln</b>	Lot 3 DP 124443	787m2	Part CT 11D/1118	Historic Reserve s.306(4) LGA 1977	Historic Reserve
3	<b>Bessie Priston</b>	Part Lot 3 DP 22619	723m2	All CT 603/1	Purchased for public work 1929 Not under Reserves Act	Recreation Reserve
4	<b>Bob Hill</b>	Lot 9 DP 39769	9635m2	Part CT 1054/242	Recreation Reserve	
		Sec 1	97m2	SO Plan 59986 All CT 121C/879	Recreation Reserve	
5	<b>Chettle</b>	Lot 61 DP 188490	6010m2	All CT NA 118C/300	Local Purpose (Drainage) Reserve s.239 RMA 1991	Local Purpose (Recreation) Reserve
		Lot 58 DP 188489	434m2	All CT NA 118C/298	Recreation Reserve s.239 RMA 1991	Local Purpose (Recreation) Reserve
		Part 'B' SO 68411	2078m2	Part CT 99B/611	Not a reserve - acquired under Public Works Act 1981 for drainage works	Local Purpose (Drainage) Reserve
		Lot 59 DP 188488	332m2	All CT 118C/276	Local Purpose (Drainage) Reserve s.239 RMA 1991	
6	<b>Clark Street Common</b>		7229m2		Not Reserve - part of legal road (Clark Street)	Local Purpose (Esplanade) Reserve
		Lot 4 DP 201113	3120m2	All CT 12B/371	Recently acquired land exchange - not yet a reserve	Local Purpose (Esplanade) Reserve
		Lot 6 DP 201113	2255m2	All CT 129B/373	recently acquired land exchange - not yet a reserve	Local Purpose (Esplanade) Reserve
			784m2	SO Plan 22631 (?)	Crown land - marginal strip - Land Act 1948	Local Purpose (Esplanade) Reserve

No	Reserve Name (Alphabetical)	Legal Description	Area	CT / Gazette Ref:	Reserves Act Status	Proposed Classification
7	<b>Copley</b>	Lot 17 DP 73202	1776m2	Part CT 29B/275	Purchased by Council 1978 - possibly not a reserve	Recreation Reserve
		Lot 18 DP 73202	1116m2	Part CT 29B/276	Purchased by Council 1978 - possibly not a reserve	Recreation Reserve
8	<b>Cutler</b>	Pt Lot 6 Dp 51753	5552m2	Part CT 1926/94	Recreation Reserves s.352 MCA 1954	Recreation Reserve
		Lot 9 DP 51753	390m2	Part CT 1179/6	Recreation Reserves s.352 MCA 1954	Recreation Reserve
		Lot 20 DP 37775	2043m2	Part CT 660/33	Recreation Reserves s.16 RA 1977	
9	<b>Davern</b>	Lot 13 DP 160552	300m2	All CT 96C/140	Recreation Reserve s.239 RMA 1991	Recreation Reserve
10	<b>Delta Triangle</b>	Lot 10 DP 39979	225m2	Part CT 1509/98	Crown land control vested in Council in trust for municipal buildings. Not a reserve	Local Purpose (Historical) Reserve
11	<b>Delta Esplanade</b>	Lot 2 DP 107088	310m2	Part CT 599/185	Local Purpose (Esplanade) Reserve 1986 - LGA 1974	Local Purpose (Esplanade) Reserve
		Section 3 SO Plan 63156	126m2	Part CT 71D/68	Stopped road - not a reserve WCC title 1989	Local Purpose (Esplanade) Reserve
		Lot 3 DP 131573	796m2	Part CT 77A/412	Local Purpose (Esplanade) Reserve 1992 - LGA 1974	Local Purpose (Esplanade) Reserve
12	<b>Drury Street Esplanade</b>	Lot 4 DP 97157	404m2	Part CT 45C/337	Local Purpose (Esplanade) Reserve 1982 - s.306(4) LGA 1974	Local Purpose (Esplanade) Reserve
13	<b>Durrant</b>	Lot 3 DP 98482	773m2	Part CT 9A/469	Local Purpose (Esplanade) Reserve vested 1983 - LGA 1974	Local Purpose (Esplanade) Reserve
		Lot 2 DP 117897	115m2	Part CT 890/171	Local Purpose (Esplanade) Reserve vested 1987 - LGA 1974	Local Purpose (Esplanade) Reserve
		Lot 12 DP 115152	72m2	Part CT 53C/1074	Not a Reserve - Accessway	Local Purpose (Esplanade)
14	<b>Gardner</b>	Lot 1 DP 115005	3013m2	Part CT 11D/1118	Recreation Reserve s.306 LGA 1974	Recreation Reserve

No	Reserve Name (Alphabetical)	Legal Description	Area	CT / Gazette Ref:	Reserves Act Status	Proposed Classification
15	<b>Grandison Green</b>	Section 694	1694m2	SO Plan 50280	Possibly Crown Land. Survey Office Plan 'Proposed Recreation Reserve'	To be investigated Recreation Reserve
16	<b>Hinau</b>	Lot 16 DP 44833	708m2	Part CT 876/44	Recreation Reserve Probably Reserves Act 1977	
17	<b>Ken Maunder</b>	Part Allotment 258 Parish of Waikomiti	2.9428 ha	Part CT 595/295	Recreation Reserve Reserve and Domains Act 1953	Recreation Reserve
		Part Allotment 258 Parish of Waikomiti	3.3386 ha	Part CT 595/295	Recreation Reserve Reserve and Domains Act 1953	Recreation Reserve
		Allotment 552	5640m2	SO Plan 40765	Recreation Reserve Reserve and Domains Act 1953	Recreation Reserve
		Part Lot 1 DP 105100	3872m2	Part CT 57D/1431	Reserve?	Recreation Reserve
		Part Lot 4 DP 19607	843m2	Part CT 904/20	Recreation Reserve 2000 RA 1977	
		Part Lot 5 DP 19607	428m2	Part CT 904/21	Recreation Reserve 2000 RA 1977	
		Part Lot 6 DP 19607	162m2	Part CT 906/163	Recreation Reserve 2000 RA 1977	
18	<b>Lawson Park</b>	Allot 1 Gaz. No 61 (1920 / 2022)	1.1129ha	No CT issued	Recreation Reserve RA 1977	
		Allot 2 NZ Gaz. No 61 (1920 / 2022)	1.0117ha	No CT issued	Recreation Reserve RA 1977	
		Lot 4 Part Lot 3 DP 9999	2943m2	Part CT 300/149	Probably not a Reserve	Recreation Reserve
19	<b>Lynwood</b>	Lot 6 DP 37756	3131m2	Part CT 874/280	Esplanade Reserve	Local Purpose (Esplanade) Reserve
20	<b>Manawa Wetland Reserve</b>	Lot 3 DP 114672	2.0563 ha	Part CT 11D/1118	Recreation Reserve s.306 LGA 1974	Recreation Reserve
		Lot 1 DP 115058	8237m2	All CT 65C/51 11D/1118	Council Purchase 2002, not a Reserve	Recreation Reserve OR Local Purpose
		Lot 1 DP 115058	8237m2	All CT 65C/51	Council Purchase 2002, not a Reserve	Recreation Reserve OR Local Purpose (Stormwater)

No	Reserve Name (Alphabetical)	Legal Description	Area	CT / Gazette Ref:	Reserves Act Status	Proposed Classification
21	<b>Manuka</b>					
		Lot 5 DP 1037	1022m2	CT 752/92	Recreation Reserve RA 1977	
		Lot 6 DP 1037	1012m2	CT 752/92	Recreation Reserve RA 1977	
		Lot 7 DP 1037	2276m2	CT 752/92	Recreation Reserve RA 1977	
		Lot 8 DP 1037	2243m2	CT 752/92	Recreation Reserve RA 1977	
		Lot 9 DP 1037	1012m2	CT 752/92	Recreation Reserve RA 1977	
		Lot 10 DP 1037	1012m2	CT 752/92	Recreation Reserve RA 1977	
		Pt Lot 8 DP 17922	167m2	Part CT 1536/35	Not Classified as Reserve	Recreation Reserve
22	<b>Margan Green</b>					
		Lot 4 DP 115058	3089m2	Part CT 11D/1118	Recreation Reserve LGA 1974	Recreation Reserve
23	<b>Margan Reserve - 2</b>					
		Lot 1 DP 122011	3662m2	Part CT 1186/91	Recreation Reserve LGA 1974	Recreation Reserve
		Lot 3 DP 122011	100m2	Part CT 1186/91	Recreation Reserve LGA 1974	Recreation Reserve
24	<b>Mason Park</b>					
		Lot 9 DP 76570	1467m2	All CT 32D/927	Recreation Reserve LGA 1974	
		Allot 495 Parish of Waikomiti	7249m2	Part CT 752/121	Crown Land declared Recreation Reserve RA 1977. Control vested in Council	
		Allot 468 Parish of Waikomiti	564m2	SO Plan 29385	Crown Land originally held for railway purposes. Poss not vested in Council?	Vest in Council - Recreation Reserve
		Allot 463 Parish of Waitomiiti	582m2		Crown Land - Recreation reserve RA 1977, control only vested in Council	
25	<b>Maui</b>					
		Lot 34 DP 41252	5491m2	Part CT 1077/293	Recreation Reserve RA 1977	
26	<b>Memorial Square</b>					
		Lot 3 DP 317094	870m2	Part CT 67084	Originally Part of larger parcel taken under Probably not Reserves	Local Purpose (War Memorial)
		Pts Lots 2 and 5 DP 317094	550m2 (approx)	Part CTs 67083 and 67086	Originally Part of larger parcel taken under Probably not Reserves	Local Purpose (War Memorial)

No	Reserve Name (Alphabetical)	Legal Description	Area	CT / Gazette Ref:	Reserves Act Status	Proposed Classification
27	Miro	Waikomiti Parish				
28	Northall	Lot 6 DP 38134	1.7948 ha	Part CT 752/211	Recreation Reserve s.16 R Act 1977	
29	Portage Esplanade	Allot 541	809m2	SO Plan 41125	Local Purpose (Esplanade) Reserve	
			784m2	SO Plan 45013	Crown Land - s.68 Lands Act 1948	Local Purpose (Esplanade) Reserve
		Lot 2 DP 110124	956m2	Part CT 24C/350	Local Purpose Reserve s.306 LGA 1974	Local Purpose (Esplanade) Reserve
		Lot 4 DP 99634	520m2	Part CT 21D/600	Local Purpose (Esplanade) Reserve s.306 (4) LGA 1974	Local Purpose (Esplanade) Reserve
30	Poturi	Lot 19 DP 202535	475m2	All CT NA 131B/511	Recreation Reserve s.239 RMA 1991	Recreation Reserve
31	Queen Mary	Lot 12 DP 21157	531m2	Part CT 517/200	Recreation Reserve R Act 1977	
		Lot 13 DP 21157	1012m2	Part CT 708/394	Gifted to NLB Council. Probably not a reserve	Recreation Reserve
32	Rankin Avenue Reserve	Lot 1 DP 116274	207m2	Part CT 2061/76	Recreation Reserve s.306 LGA 1974	Recreation Reserve
33	Rata Street Esplanade	Lot 9 DP 93302	4165m2	Part CT 93D/214	Local Purpose (Esplanade) LGA 1984 - 11m2 subsequently declared road (see SO Plan 64958)	Local Purpose (Esplanade) Reserve
		Lot 4 DP 93302	3239m2	Part 54B/258	Local Purpose (Esplanade) LGA 1984	Local Purpose (Esplanade) Reserve
		Lot 2 DP 158083	1394m2	Part CT 94D/612	Local Purpose (Esplanade) RMA 1991	Local Purpose (Esplanade) Reserve
34	Reid Esplanade	Lot 2 DP 105910	265m2	Part CT 705/159	Local Purpose (Esplanade) Reserve LGA 1985	Local Purpose (Esplanade) Reserve
		Lot 2 DP 108591	330m2	Part CT 617/227	Local Purpose (Esplanade) Reserve LGA 1985	Local Purpose (Esplanade) Reserve
		Lot 2 DP 123209	233m2	Part CT 855/161	Local Purpose (Esplanade) Reserve LGA 1985	Local Purpose (Esplanade) Reserve

No	Reserve Name (Alphabetical)	Legal Description	Area	CT / Gazette Ref:	Reserves Act Status	Proposed Classification
<b>35</b>	<b>Rewarewa Esplanade</b>					
		Lot 3 DP 106332	233m2	Part CT 1156/28	Local Purpose (Esplanade) Reserve LGA 1974	Local Purpose (Esplanade) Reserve
		Lot 4 DP 120495	128m2	Part CT 62A/195	Local Purpose (Esplanade) Reserve LGA 1974	Local Purpose (Esplanade) Reserve
		Lot 3 DP 120495	187m2	Part CT 42D/1123	Local Purpose (Esplanade) Reserve LGA 1974	Local Purpose (Esplanade) Reserve
		Lot 2 DP 137894	47m2	Part CTs 54C/25 and 59A/59	Local Purpose (Esplanade) Reserve LGA 1974	Local Purpose (Esplanade) Reserve
		Lot 4 DP 160114	1013m2	Part CT 96B/225	Local Purpose (Esplanade) Reserve RMA 1991	Local Purpose (Esplanade) Reserve
		Lot 2 DP 112446	306m2	Part CT 64A/390	Recreation Reserve	
		Lot 3	1m2	Part CT 64A/390	Recreation Reserve	
		Part Lot 2 DP 77251	333m2	Part CT 33C/1142	Recreation Reserve Public Works Act 1981	Local Purpose (Esplanade) Reserve
		Part Lot 2 DP 49151	158m2	Part CT 2044/13	Recreation Reserve Public Works Act 1981	Local Purpose (Esplanade) Reserve
		Part Lot 1 DP 63874	50m2	Part CT 21A/661	Recreation Reserve Public Works Act 1981	Local Purpose (Esplanade) Reserve
		Lot 4 DP 179654	370m2	Part CT 110D/298	Local Purpose (Esplanade) Reserve RMA 1991	Local Purpose (Esplanade) Reserve
<b>36</b>	<b>Seabrook Reserve</b>					
		Lot 1 DP 93206	695m2	Part CT 28B/369	Recreation Reserve s.306 LGA 1974	Recreation Reserve
<b>37</b>	<b>Todd Triangle</b>					
		Part Allot 256 Parish of Waikomiti	1037m2	All CT 318/142	Recreation Reserve RA 1977	
<b>38</b>	<b>Totara Triangle</b>					
		Lot 2 DP 142028	935m2	Part Proclamation 500	Recreation Reserve s.306 LGA 1974	Local Purpose (Memorial) Reserve
<b>39</b>	<b>Trojan Crescent</b>					
		Lot 6 DP 119411	300m2	Part CT 58D/486	Recreation Reserve s.306 LGA 1974	Recreation Reserve

No	Reserve Name (Alphabetical)	Legal Description	Area	CT / Gazette Ref:	Reserves Act Status	Proposed Classification
40	Whau Bridge	Lot 25 DP 21323	1265m2	Part CT 498/274	Local Purpose (Esplanade) Reserve (Gaz not 1982)	
41	Whau Esplanade	Lot 3 DP 181118	200m2	All CT 112B/615	Local Purpose (Esplanade) Reserve s.239 RMA 1991	Local Purpose (Esplanade) Reserve
		Lot 24 DP 205256	220m2	All CT NA 132C/305	Local Purpose (Esplanade) Reserve s.239 RMA 1991	Local Purpose (Esplanade)
42	Willerton Avenue Recreation Reserve	Lot 4 DP 38999	959m2	All CT 89C/230	Recreation Reserve (gaz not 1987)	



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## 4.0 STRATEGIC CONTEXT

This section contains the background information relating to the strategic framework within which the Reserve Management Plan is prepared.

### 4.1 Green Network

The objective of the Green Network is to link existing open space, streams and bush remnants into an ecologically continuous, vegetated, green network extending from the ranges, along the stream and road networks and across open spaces to the sea. Within this corridor, which includes both private and public land, the full natural progression of coastal to mountain vegetation, habitats and processes is able to take place.

The railway line has been identified as a potential ecological corridor for the Green Network. Several of the parks are adjacent to the railway line; Manawa Wetland and Mason Park, Chettle, Totara, Gardner, Rankin and Ambrico. Others, such as the Rewarewa Esplanade, Todd and Delta are located slightly further away from the corridor. Planting design on these parks should link to the objectives of the Green Network and allow for habitat improvements - particularly with a view to providing roosting areas for native birds.

There are a number of significant natural areas undergoing restoration within New Lynn – primarily focused around the Rewarewa Creek, Manawa Wetland and the Avondale Stream, with ongoing involvement and input from community organisations.



**Manawa Wetland**



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## 4.2 Parks Strategy

The Parks Strategy has been developed in accordance with Waitakere City's Greenprint and provides guidelines for the management of parks within the City. The Parks Strategy outlines an integrated vision for the future of Waitakere City parks and proposes ten objectives to provide a framework for all parks management.

### The objectives are:

- Increase the use and enjoyment of parks
- Extend and improve the city's natural ecosystems
- Increase the opportunities for people to enjoy nature on parks
- Sustainably manage parks as part of the wider landscape
- Increase the use, range and quality of sports facilities within the city
- Protect the heritage values within the city
- Provide quality local and neighbourhood parks that are within walking distance throughout the city
- Work in partnership with iwi on the management of Waahi Tapu
- Involve communities in the design and management of parks
- Improve the management and administration of parks.

In order to fulfill the Parks Strategy objectives, all Waitakere parks are divided into three categories, based on their function and geographical focus. These three categories of reserves are City-wide, Local and Neighbourhood.

### **City-wide Reserves** are defined as;

"Large individual park or groups of parks that combine to provide significant areas of native ecosystems and a variety of landscapes and recreation opportunities"

### **Local Reserves** are defined as;

"Medium sized park of between 1-3 ha in area usually containing one or two sports fields, areas for casual recreation, landscape planting and native ecosystems"

### **Neighbourhood Reserves** are defined as;

"Small area of open space between 1000-4000m<sup>2</sup> within neighbourhoods that have some landscaping and provide areas for play"

These Parks categories indicate a park's size, location, the type of facility one might expect to find on it, who might use it, as well as its use and future development. For instance, a Neighbourhood park is intended to meet the needs of the local neighbourhood and would not be suitable for the development of a regional recreation facility or carparking.

In addition to the main Parks category, there may be more detail to describe a more specific role or function of the Park such as:

### **City-wide Sports Park.**

### **Local Green Network Esplanade Reserve.**

### **Neighbourhood Walkway.**

All the reserves included in this Plan are either Local or Neighbourhood parks, apart from Ken Maunder, which is categorised as a City-wide Sports Park. The following table lists the categories of the New Lynn reserves as they have been allocated under the Parks Strategy.



	Reserve	Parks Strategy Category	Features
<b>Township Reserves</b>			
1	Ambrico	Neighbourhood	Playground
2	Ambrico Kiln	Neighbourhood	Historic Kiln
3	Delta Triangle	Local Town Centre	Brick Memorial
4	Gardner	Neighbourhood Walkway	Historic Site / Trees / Brick Steps
5	Memorial Square	Local Community Facility	War Memorial
6	Rankin Avenue	Neighbourhood	
7	Todd Triangle	Local Town Centre	Trees / Clock Tower
8	Totara Reserve	Local Town Centre	Memorial Tree / Community Centre
<b>Esplanade Reserves</b>			
9	Clark Street Common	Local GNER *	Avondale Stream
10	Delta Esplanade	Local GNER *	Whau
11	Durrant Place Reserve	Local GNER *	Whau, Footbridge
12	Drury Street Esplanade	Local GNER *	Whau
13	Lynwood Esplanade	Local GNER *	Whau
14	Queen Mary	Local GNER *	Whau
15	Miro Esplanade	Local GNER *	Whau
16	Portage Road Esplanade 1	Local GNER *	Avondale Stream
17	Rata Street Esplanade	Local GNER *	Rewarewa Stream
18	Reid Esplanade	Local GNER *	Rewarewa Stream
19	Rewarewa Esplanade	Local GNER *	Rewarewa Bridge / Stream
20	Whau Bridge	Local GNER *	WA Radio Club Rooms
21	Whau Esplanade	Local GNER *	Avondale Stream
<b>Sports Parks</b>			
22	Ken Maunder	City - Wide Sports Park	WD Hockey Club Suburbs New Lynn Cricket Club Inc Lynn Avon UAFC Whau Specimen Trees / Footbridge
23	Lawson	Local Multi - purpose	NLRLF Club Cryptomeria / Other Trees
24	Northall	Local Multi - purpose	P / KRF Club Scroggy Stream
<b>Bush / Ecological Values</b>			
25	Chettle	Local Multi - Use / Drainage	Scroggy Stream
26 / 27	Manawa Wetland / Margan Green	Local Multi - Use	Scroggy, Manawa, Rewarewa Streams
<b>Neighbourhood Reserves</b>			
28	Poturi	Neighbourhood	Adjacent Stream
29	Bessie Priston Reserve	Neighbourhood	Manawa Stream
30	Bob Hill	Neighbourhood	Skate Park Significant Gum trees
31	Copley Reserve	Neighbourhood	Whau Tributary Stream
32	Cutler Reserve	Neighbourhood	Drain / Wetland Historic Site
33	Davern Reserve	Neighbourhood	Manawa Stream
34	Grandison Green	Neighbourhood	Adjacent Bush
35	Hinau Reserve	Neighbourhood	
36	Margan Reserve - 2	Neighbourhood Walkway	
37	Manuka Park	Neighbourhood	Early Community Planning
38	Mason Park	Neighbourhood	New Lynn Tennis Club
39	Maui Park	Neighbourhood	Adjacent to Golf Course
40	Seabrook Reserve	Neighbourhood	
41	Trojan Crescent reserve	Neighbourhood	
42	Willerton Avenue Recreation Reserve	Neighbourhood	Notable Tree - Pyrus (pear) <i>sp.</i>

\* NB Local GNER = Local Green Network Esplanade Reserve

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## 4.3 Weed Strategy

The goal of the WCC Weed Strategy is the “Protection of the quality, resilience, biodiversity and ecological integrity of Waitakere City’s natural habitat from the impacts of environmental weeds”.

The Strategy directs Council’s approach to the management of environmental weeds. It describes Council’s long term goals and objectives, and provides a framework to guide the Council in carrying out its roles and responsibilities with regard to identifying, prioritising and managing weed impacts.

## 4.4 Leisure Strategy

This document outlines the Council’s goals for improving leisure opportunities in Waitakere in the future. The Council aims to improve the happiness and health of the City’s people and communities by promoting:

- The enjoyment of life and leisure time that comes from taking part in fun activities which build self-confidence, skills, physical health or fitness;
- Opportunities for outdoor recreation in our abundant green natural settings;
- A sense of belonging, and ‘community’ and City identity.

**The Strategy offers these guidelines as a way of achieving the goals:**

- Diversify leisure services to focus and improve provision for different groups and communities.
- Improve natural amenity by building on the unique ‘green’ and ‘blue’ images of Waitakere City.
- Develop community focal points near where people live and shop, with an atmosphere of enjoyment and availability of low-cost casual leisure activities.

## 4.5 Long Term Council Community Plan

This Plan has nine strategic platforms to guide the development of the city over the next ten years, one of them being ‘Urban And Rural Villages’. This platform has been developed with community input. The vision is to create vibrant town centres by implementing nine objectives. Objectives that relate directly to the New Lynn Reserves Management Plan are:

- **Create imaginative, interlinked urban public places**
  - Create vibrant accessible spaces for people to live work and play*
  - Bring the green network into urban public places*
  - Design for the needs of all ages*
  - Keep and develop a sense of fun and enjoyment of the environment*
- **Protect and celebrate the city’s cultural diversity and heritage**
- **Provide people friendly green spaces in urban and rural areas**
  - Continue to work proactively with the community on design of parks and reserves through the development of reserve management plans and asset management plans*
  - Continue to implement policy on safety*
  - Continue the street tree planting programme and consider planting fruit trees on streets and public places*



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## 4.6 Walking and Cycle Strategy

Produced in 2003, this Strategy outlines Council's vision for a "walking and cycling friendly city". The Strategy proposes six objectives and the key actions required to achieve them. The following objectives relate directly to New Lynn:

4. To provide high amenity routes linking key destinations through and around town centres and rail precincts.

### Key Actions

- a) Provide a small number of high amenity routes of significant public value.  
Initial routes to be:
  - III. New Lynn: Rankin Ave and Totara Ave from Ambrico Place to Todd Triangle linking the railway station and community centre.
  - IV. New Lynn: Triangle around Totara Ave, Great North Road and Memorial Ave providing a high amenity walking route around the town centre.
5. To continue supporting walking and cycling for leisure and health.

### Key Actions

- c) Link planning for parks to the walking and cycle network

## 4.7 Te Kawerau A Maki Trust Resource Management Statement

In 1840, John White, a travelling European in the west, observes that "in the produce of the land and sea, Kawerau do not pay tribute to any chief, nor could they be commanded by any adjoining tribe or hapu to assist in any act whatever, nor could a chief go to any of the Kawerau fishing grounds without the express permission of the Kawerau people" (Rules Section, District Plan 1998 p3).

The Resource Management Statement outlines the concerns and goals of the Kawerau a Maki Trust with regard to the sustainable management of the Taonga within the tribal area of Te Kawerau a Maki. Resource management issues are addressed by the Kawerau a Maki Trust within the context of achieving a balance between:

- The maintenance of spiritual and cultural values,
- Environmental and heritage protection and enhancement, and
- Social and economic development.

## 4.8 Ngati Whatua

Ngati Whatua exercises kaitiakitanga over the material and non-material resources of their tribal area through their relationship with Council (see section 6 RMA1991).

Ngati Whatua customary rights are sourced in the continued occupation and use of resources within this area. Implicit in the Maori resource management principle (kaitiakitanga) is reciprocity.

Tangata Whenua are therefore obliged to protect and restore the natural and cultural resources of the same area. These ancestral resources since 1840, the time of European settlement, have declined dramatically.

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Ngati Whatua through their relationship with Council therefore seeks:

- The restoration of the mauri and protection of waterways
- The restoration and protection of bio-diversity.
- The restoration and protection of customary practices such as food gathering.

## **5.0 Management Plan Objectives**

### **5.1 An Integrated Vision for the Reserves**

There are 42 reserves in this Management Plan. These range from esplanade reserves - with potentially high environmental values, sports parks - used by the wider community, and neighbourhood reserves - small pockets of open space which serve their local neighbourhood, to the Township reserves - strategically located within the town centre and with high historic and cultural values. The common link for these reserves is their role in providing recreation opportunities for the residents of New Lynn, except for Ken Maunder which, as a City-wide park, serves a wider (regional) community of users.

As many of the reserves are small and are located in residential areas of increasingly high density, the emphasis in this Plan is on providing high quality experience in these local parks.

### **5.2 Approach to Preparing Policies**

In recognition of the need to evaluate and manage the New Lynn Reserves in an integrated and holistic manner, a generic approach has been taken to the development of policies. The Management Plan acknowledges that the Reserves must meet the needs of local user groups whilst retaining their environmental values. The Reserves generally share similar management issues and therefore require a consistent approach in terms of policy.

Objectives and Policies are based on the various issues associated with the reserves. In some cases there are issues and/or development opportunities that are specific to a particular reserve. These issues are addresses in Part 4 of the Plan, by way of the Concept Plans and Table of Works, showing specific proposals for each reserve.

### **5.3 Community Expectations for the Reserves**

The process of preparing this Management Plan began with public notification of the intention to prepare a plan in November 2001. Initially submissions were to close in February 2002, however, due to the fact that a separate process was required for Mason Park/Fruitvale Station consultation, the submission period was extended until March 2002. During this period, a workshop was held in the New Lynn Community Centre in February 2002, which was attended by around 20 people and there was individual ongoing consultation with identified interest groups.

An Advisory Group including members of the New Lynn Community Boards, Council staff and interested parties was established to oversee the development of the Plan.

Twenty-five written submissions were initially received, including several from groups and clubs and a petition of seventeen signatures from the residents around Ambrico Place. The draft Plan was publicly notified in March 2004 and by the close of submissions, a total of 21 written submissions had been received, including six from sports clubs.



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## Youth Consultation

Council's Parks Strategy requires that "teenagers and young adults should be involved in decisions on the type and design of facilities provided on parks". During the preparation of this Management Plan, Council employed outside consultants 'Visitor Solutions' to undertake a separate 'youth perspective' consultation exercise for both the New Lynn Reserves in general and Manawa Wetland in order to ascertain the perceptions and needs of youth in regard to the reserves and their facilities. The findings of these two documents; the *New Lynn Reserves Management Plan – Youth Consultation* and the *Manawa Wetland Reserve Management Plan – Youth Consultation* have been referenced in the drafting of this Plan.

Other strategic projects in New Lynn involve ongoing community consultation. Most notable is the New Lynn Revitalisation Project, a project which aims to revitalise the town centre and includes the township reserves; Delta Triangle, Todd Triangle, Totara Triangle, Memorial Square, Rankin Reserve and the new Community Centre, the Rewarewa Stream and walkway, and across the railway line, Gardner and Ambrico Reserves.

The New Lynn Revitalisation Project identifies these reserves as playing a pivotal role in the New Lynn town centre. They provide opportunities for linkages, amenity, a sense of place, history, market space and shade, and they are the home of icons of the brick industry, the rose garden, the waka and memorial fountain, the clock, trees and gardens. They are valued by the local community, they facilitate pedestrian access through the town, provide visual and physical links and focal points for the town structure.

A key aspiration of the Parks Strategy is to link reserves together to create a network, rather than isolated areas. Memorial Square is seen as the centre of the reserves network within New Lynn – the hub with the other reserves hanging off like spokes. This project involves ongoing liaison with the community over the redesign and development of these reserves.

Investigative work is underway on a strategy for double-tracking the railway lines, and the feasibility of including a walkway/cycleway in the rail corridor in Waitakere. Both projects link to the development of the township reserves and Manawa Reserve.

A separate consultation process was undertaken to develop a Concept Plan for the land adjacent to Manawa Wetland Reserve – intended as an extension to the existing reserve. The Concept Plan was developed in collaboration with local residents, in particular with input from the local Manawa Advisory Group and is included in Part 4.



**Manawa Wetland Reserve – Site Of Proposed Extension**

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In 2003, Housing New Zealand proposed a medium density housing development around Bob Hill Reserve, to be undertaken in conjunction with a private developer. The proposal involved a land swap with Council for part of Bob Hill Reserve. Council would give an area of the park to allow a through road, and in return would gain road frontage on Hill Crescent, allowing greater access and visibility into the reserve. However, at the time this Plan was adopted, this proposal is on hold so an alternative Concept Plan has been developed. Both Concept Plans are included in Part 4.



### **Bob Hill Skate Bowl**

Some comments made through the submission process relate to individual reserves. The submissions for several neighbourhood reserves (Davern, Seabrook, Maui) indicated that local residents wanted these reserves 'left as is'. The open space, 'quiet' qualities were highly valued. Submissions were received from local residents associations that felt strongly about ownership of the parks and were involved with or prepared to contribute to the ongoing maintenance and upkeep of the parks.

The residents around Ambrico Place also showed a strong sense of ownership of their reserve, although not actively involved in its upkeep. A detailed submission outlining concerns was submitted. Some of the issues such as the removal of noisy play equipment have already been addressed outside this Plan, others are dealt with by the objectives and policies of this Plan.

The petition for Mason Park concerning the relocation of Fruitvale Station and the Park n' Ride gave the resounding message "leave Mason Park alone". Other submissions to Mason Park wanted the facilities developed, the playground extended, tables and seating, open grass area retained, landscaping and more trees. The proposed Concept Plan for Mason Park is included in Part 4.

Extensive submissions were received from Friends of the Whau and the Waitakere Branch of the Royal Forest and Bird Protection Society (**RFBPS**). The submissions dealt with weed control, riparian restoration, regeneration, public involvement and education, stormwater runoff and the preservation of both the cultural and natural heritage of the Whau River reserves.



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Other submissions dealt with the allocation of leases for parks facilities, specifically Whau Bridge Reserve and Lawson Park. Residents near Lawson Park reported problems with the shared-use of this park and in dealing with the current leaseholders the NLRLF Club. The NLRLF Club have held the 21 year lease at this park since 1982 and this lease is currently due for renewal. The Council wishes to encourage the use of Lawson Park for the playing of rugby league as the primary organised use of the reserve, however this is a 'local mixed-use' park and therefore intended to be also available to members of the public for informal use. The concerns of residents regarding the details of the Club lease may be more appropriately dealt with in the terms of the renegotiated lease or by the enforcement of City By-laws. As the building has already pushed the footpath into the roadside berm, it is recommended that any further extension to the clubrooms be made into the reserve itself rather than towards the footpath. A Concept Plan for Lawson Park, included in Part 4, addresses the issue of mixed-use in the reserve.

Submissions were received in support of the ongoing occupancy of the Western Suburbs Radio Club in Whau Bridge Reserve. The Club have been there since 1960 with no formal lease and prior to that, elsewhere in New Lynn. The Radio Club performs a public service through their civil defence role and need to have better all weather access to their site and building to allow vehicle access to the building to move vital equipment in the event of an emergency. A proposal submitted by the Club is included in Part 4 of this Plan.



**Whau Esplanade - Radio Clubrooms**



**Lawson Park - NLRLF Rooms**



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## Manawa Wetland Reserve

In 1996, Council embarked on a charette design process for New Lynn that was intended to include local people in the process of planning the future development of New Lynn. Among other things, the charette identified a need to improve open space as more development occurred in New Lynn.

Subsequent to the charette, investigations by Ecowater Solutions confirmed a number of issues relating to the three waters in New Lynn, specifically flooding and stormwater pollution.

The Margan Pond area was identified as a place to develop both a park and to improve stormwater runoff qualities. Margan Pond was situated on Margan Recreation Reserve, a 5 ha site on Margan Avenue. It was originally part of a larger vacant site that stretched between Rankin, Margan, Titirangi Roads and the railway.

Margan Pond was an old clay quarry and tip site that had been abandoned. Three local streams drained into the quarry site, forming the 'pond'. The Manawa, Rewarewa and the Scroggy all converge into the Rewarewa Stream within the Manawa site and flow under the railway embankment and Great North Road to emerge into the Rewarewa Creek beyond the New Lynn shops.

The site was weed infested and prone to flooding and offered opportunities for a wetland development that would address stormwater issues. In 1998, Council embarked on a process of community consultation to develop a Concept Plan for the Margan Ave site. The brief specified that the site would be developed as a wetland.

The wetland was required to provide water quality treatment and ecological enhancement. Other issues which need to be considered in the design were the development of an access link to Ambrico Place and recreational and amenity features.

The initial Manawa Wetland project addressed these issues through design. Consultation included a public workshop to involve the public in the design process and stakeholder meetings with interested groups such as the 'Friends of Manawa' group established through the design process.

The project was a success, winning an environmental award and the support and ownership of the local community. The Manawa Wetland Reserve is developing as a high quality Local park with a mainly ecological/passive recreation focus.

Ecowater have now purchased the adjacent site in order to upgrade the performance of the wetland. The additional land to be developed is 8237 sq m and lies between the existing reserve and Margan Avenue. It is proposed that additional stormwater be brought to the site from the surrounding area where it can be transported by a swale system through constructed wetland to link with the existing Manawa ponds and from there to flow through to the Rewarewa Creek.

The preliminary youth consultation identified that while youth appreciated the ecological aspects of the wetland they also required an area for active recreation. This extension offers that opportunity. The extension provides an additional area of flat land with low environmental values, a good road frontage, increased access and visibility and room for the development of recreation facilities that will not negatively impact on neighbouring houses or ecological values. The Manawa extension will enable Council to meet the Parks Strategy objectives for this area.

## Mason Park

Mason Park is one of the New Lynn reserves included in this Plan. In September 2001, around the time that work on the draft Plan was commencing, a report on rail development within the city was bought



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project, one of the key projects in the region. The report noted that the Fruitvale Station, located near Mason Park, was poorly located, with limited visibility. The station was approximately 100m down the rail corridor from Fruitvale Road and hardly visible from the road, raising concerns of increased vandalism and the safety of patrons. It was considered that if the station and platform were moved adjacent to Mason Park it would be possible to increase the visibility and safety of the station and at the same time, possibly add car parks for rail passengers to use. The Committee requested that the issue of a possible relocation of Fruitvale Station be included in the consultation being undertaken for the Management Plan.

A public meeting was held in Mason Park in November 2001 to discuss the proposal. 46 people attended and a letter circulated at the meeting entitled "No to Park n' Ride in Mason Park Turning A Green Park Into A Carpark" was handed in with 31 signatures.

At the request of this first public meeting, five different Concept Plans were developed to provide the community with a range of possible options to consider. A second public workshop was held on 22<sup>nd</sup> February to present these options to the community and gain feedback on them. When the period for submissions to Mason Park closed on 1<sup>st</sup> March 2002, 286 submissions had been received, including a petition of some 268 signatures to a petition organized by the Save Mason Park Lobby Group.

A total of 413 submissions were received (this number includes petitions and workshop comments / outcomes). The majority of submitters did not want to see the station relocated adjacent to the park and in particular, did not want any form of park n' ride facility within the park. There were twenty submissions in support of the station relocation. It should be noted however, that of the 413 submissions, 268 were signatures to a petition which was circulated in the community based on information that was inaccurate and in some cases, incorrect. In addition to the 268 petition, there were 120 submissions which did not want the station relocated. A number of submitters made more than one submission.

The proposal for a park n' ride and upgrade of Mason Park was subsequently dropped. In April 2002, the New Lynn Community Board adopted resolution 696/2002 recommending that Option A (no park n' ride) be included in the draft Management Plan.

The Auckland regional transport body overseeing the development and management of the rail corridor and its facilities are pursuing the proposal to double track the railway line within the corridor. Investigative work is also being carried out to ascertain the feasibility of providing a cycle/walkway within the corridor. The transport body are investigating options to relocate the platform within the boundaries of the existing rail corridor so that it does not impact on the Park.

## 5.4 Existing Transmission Infrastructure

Transpower is the owner and operator of the National Grid and has transmission lines running through and over Lynwood Esplanade Reserve, Ken Maunder Park, Whau Bridge Reserve and Portage Road Esplanade Reserve 1. In particular the company has the following lines traversing the reserves included in this Plan:

Henderson – Mount Roskill A 110kV double circuit on towers  
Hepburn Road - Mount Roskill A 110kV double circuit on towers  
Henderson – Otahuhu A 220kV double circuit on towers.

The maintenance and operation of existing facilities is provided for as a statutory right under the Electricity Act 1992. All the Company's lines are inspected on an approximately 6 monthly basis to ascertain the potential hazard posed to the National Grid by any vegetation.



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The New Lynn Reserves Management Plan acknowledges the existence of these transmission lines and the limitations they might impose on present and future land use activities on the reserve. In order to protect the integrity of this infrastructure and ensure public safety, it is necessary to ensure that safe clearance distances are maintained between the transmission lines and any buildings and/or activities in the reserves, (including the type and location of planting). The need for safe separation distances, in accordance with the NZECP 34, has been recognised in the Waitakere District Plan.

The Electricity (Hazards from Trees) Regulations 2003 identifies “growth limit zones” in relation to trees growing near transmission lines. The regulations include a schedule of distances.

## 6. Reserve Value Descriptions

*“The general aspect of the country, covered with dingy fern (*Pteris esculenta*), the tea-tree (*Leptospermum scoparium*), relieved only here and there by flax bushes (*Phormium tenax*), and the tufts of foliage on stems of the cabbage tree (*Cordyline stricta*), is not very encouraging to a botanist. In going over the county, however, he will often come suddenly on the edge of a steep ravine, and be agreeably surprised to find its sides covered with the most luxuriant vegetation...”*

**Dr Andrew Sinclair, naturalist and botanist, 1851.**

### 6.1 Natural Environment

The Waitemata Harbour which forms the boundary of the north-eastern part was formed as a result of sea level rise drowning a river valley, this followed the last glaciation approx 10,000 years ago. The mid to upper harbour is predominantly an estuarine environment with salinities ranging from 5-30 parts per thousand.

Waitakere has a considerable number of small stream catchments that drain into the Waitemata Harbour. The New Lynn area itself is divided into three separate catchments, all of which drain into the Whau estuary. The Avondale Stream catchment drains directly into the Whau, while the Rewarewa drains through the New Lynn East catchment. The major streams of the catchment are the Whau, Avondale and Rewarewa, which have many tributaries. These streams are the defining natural feature of the New Lynn landscape and therefore provide a strong framework for environmental analysis and future restoration.

#### The Whau

The Whau River is one of the major estuaries of the Upper Waitemata Harbour. Like all estuaries, the Whau performs a valuable function as a catchment for land-derived sediments, in this case, preventing them from being carried out into the Waitemata Harbour. However, the Whau is heavily polluted, largely as a result of the amount and quality of these sediments. The historical pattern of land use surrounding the Whau is industrial/commercial. Accumulated stormwater runoff and poor land management throughout the catchment have contributed to the problem. Yet despite the siltation and degraded sediment quality of the Whau, the mudflats contain a sizeable invertebrate population that is an important food source for fish and birds. Nutrient-rich tidal flats provide organic material for deposit feeding invertebrates and in turn for juvenile fish, thus playing an important role in the wider ecology of the Waitemata Harbour.

The coastline of the Whau River is almost completely covered in mangel, with salt marsh found at the mouth. Mangel habitat develops in an estuarine environment in areas sheltered from direct wave action. The slow water movement facilitates sediment deposits, promoting natural reclamation of the land on the shoreward side. In areas where the salinity is too low for the mangrove to survive, eg the upper reaches of estuaries, the relatively slow movement facilitates sediment deposition creating mud embankments lining streams and stormwater discharge channels.



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Populations of invertebrate flora consist mostly of mud crabs. Bottom feeding fish and shorebirds are also present taking advantage of the energy supplies afforded by the extremely dense crab populations, there may also be populations of wedge shell.

The Whau River flows around the promontory that is Ken Maunder. The river is estuarine at the Great North Road Bridge by the Whau Bridge Reserve. Reserves in this Plan located along the Whau River are Portage Esplanade 1, Portage Esplanade 2, Whau Bridge Reserve, Drury Esplanade, Delta Esplanade and the Ken Maunder, Queen Mary and Lynwood. Nearby and/or linked by streams are Copley and Manuka.



**View Of The Whau From Queen Mary Reserve**

## **Avondale Stream**

Further upstream, just after the railway bridge at Olympic Park, the Whau River joins the Avondale Stream. The Avondale Stream itself is 5.6 kms long. The line of the Whau and Avondale streams forms part of the current boundary between Auckland and Waitakere Cities. The traditional name for the Avondale Stream is Wai Taurangi (Waterway Of The Fairy Folk).

Reserves located along the Avondale Stream are Clark Street Common and Whau Esplanade (three pieces). Slightly inland are Bob Hill, Maui and Cutler. Also located on the Avondale Stream are Olympic Park and Shadbolt Park, both Waitakere City-wide reserves that are the subject of separate Management Plans. Nearby is the Titirangi Golf Course, not a reserve, but a large area of green open space containing the headwaters of the Rewarewa Stream.

## **Rewarewa Stream**

The Rewarewa Stream flows right through the heart of New Lynn town centre, having passed under Great North Road and the railway line from Manawa Wetland. Restoration of this stream corridor has already begun and includes a walkway and the now well-known Rewarewa bridge. This stream links many reserves and offers an opportunity for a high-profile stream restoration and public access project that could continue out into other areas.

Reserves in this Plan located on the Rewarewa Stream are Ken Maunder Park, Durrant, Rata, Miro, Reid and Rewarewa Esplanades, and also Manawa Wetland, Margan and Chettle. Nearby are Bessie Priston, Ambrico and the township reserves.



**Logs Being Loaded Onto A Truck From A Barge At Whau Bridge Landing c.1945  
(K. Abercrombie Collection)  
Waitakere Library and Information Services Photograph Collection**

### **6.1.1 Geology and Soils**

The Waitemata Harbour is a drowned valley system that was inundated by the post-glacial rise in sea level between c.14 000 and 6500 years BP, and has since been largely in-filled with mud, sand and shell deposits.

The Waitakere Ranges are of volcanic origin. The Waitakere Foothills have formed from sediments. The underlying geology of all three catchments of New Lynn is either the pumiceous alluvium deposits of the Tauranga Group over which gentle topography has formed or Waitemata Group sedimentary deposits, which consist of interlayered sandstone and mudstone beds and its associated weathered mantle of soils.

Catchment soils have weathered from both Tauranga and Waitemata Group. The alluvial soils that comprise the Tauranga Group consist of a variety of materials, largely silt sand clays with lenses of peaty soils. These are derived from weathering of the Waitemata Group materials and deposition of pumiceous deposits from the Taupo or Rotorua volcanic areas. The Waitemata Group soils, derived from weathering of the sandstone and mudstone rock beds, typically consist of silt and clay horizons. Peat horizons and pumiceous deposits are not present within the Waitemata Group soils.

At the lower reaches of the Avondale Stream is Puketoka Formation, the youngest of all materials making up the Waitakere geology (Pleistocene age). This formation consists of undifferentiated mainly pumiceous deposits of well-sorted mud, sand and gravel, comprised of angular well-rounded rhyolite pumice clasts and unweathered rock originating in the ranges. Minor constituents include white pumiceous silt and clay, rhyolitic clay, peat lignite, and carbonaceous deposits.

The properties of Waitemata Group soils affect slope stability/instability, erosion and soakage, resulting in a generally poor ability to drain water, and moderate to high instability on any slope above 10 degrees. The chemistry of the soils in the catchment has an influence on the quality of sediments as erosion contributes to sediments found in the streams. Alluvial deposits overlying Waitemata Group sandstone in such areas as the Taroa Stream are susceptible to erosion under high – flow conditions.



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## 6.1.2 Vegetation

New Lynn lies within the Tamaki Ecological District.

The Tamaki Protected Natural Areas report states “The lowland urban part of Waitakere City has most of its original vegetation cover lost, and most areas of native fauna habitat are now gone. ... Natural areas in the lowlands are often small and isolated from other natural areas – they also have commonly secondary growth or regeneration from past disturbance such as logging and burning. This has led to low plant diversity, with many plant species absent that would normally grow at that site.”

The PNA report lists all the Waitakere City Parks according to their original ecosystem, (recently created reserves are not included in this report). The majority of the New Lynn reserves are categorized as:

*Undulating Lowlands Podocarp / Broadleaf Forest* with the following exceptions:

*Foothills and Downlands Valley Bottom Podocarp/Broadleaf Forest*  
(Cutler Reserve/ Mason Park/ Maui/Seabrook/Trojan Crescent)  
*Foothills and Downlands - Hill Slope Podocarp/Kauri Broadleaf Forest*  
(Grandison Green)  
*Undulating Lowlands Podocarp/Broadleaf Forest (wetter fertile sites)*  
(Miro/Queen Mary).

The New Lynn landscape is highly modified and this original vegetation cover has long disappeared. However, small pockets of land have not been built over and remain vegetated; typically, inaccessible areas such as gullies, drains and stream banks. In these places very little of the vegetation is native, the majority is weeds, many of them environmental weeds. Amongst the worst of these are:

- **The smothering plants;** such as kikuya, Japanese honey suckle, great bindweed, jasmine and ivy, which can smother low-stature or juvenile vegetation; and should be removed prior to revegetation planting and monitored and controlled until a continuous native cover has developed.
- **The serious environmental weeds;** including kahili ginger, Chinese privet, yellow ginger, giant reed, bamboo, pampas and wandering jew. Ginger is the worst because of its ability to establish in relatively undisturbed vegetation.

Invasive canopy species such as wattle, willow and privet are less serious. They do provide some stream bank stability and erosion protection, as well as shade over stream margins which regulates water temperature and controls algal growth. In the case of willow and privet, this shade is too thick and inhibits the growth of an understorey or ground cover, providing little protection against stormwater runoff or scour. While removal of these species is a long-term objective, because of the role they play in erosion protection, this needs to be undertaken in conjunction with revegetation.

The New Lynn waterways are subject to high velocity flooding, causing erosion and scour and enabling the further establishment of weeds. The successful revegetation of these flood-prone banks will require native plants robust enough to withstand periodic flooding and inhibit the re-establishment of weeds.





### Miro Reserve - Natives And Weeds

#### 6.1.3 Fauna

Most New Zealand watercourses provide habitat to native freshwater fishes such as eels, whitebait and bullies. The habitats of native fish are susceptible to the pressures of land development, which is often accompanied by changes in water flow, water quality and modification of stream channels. These changes can affect the distribution and abundance of fish.

A large number of streams are located in New Lynn. A wide range of native species would have once inhabited these streams, migrating between the estuary and freshwater reaches of the upper streams. Today there are only remnants of these populations.

Sampling of both freshwater and estuarine sites in the New Lynn catchment has revealed the following range of native fish species (rarely or occasionally) recorded in streams:

- long finned and short finned eels (throughout)
- common bully (Avondale),
- giant bully (twice in Avondale stream)
- banded kokupu (upper Avondale & upper Rewarewa),
- galaxid (upper Avondale),
- inanga (Lower Rewarewa - Manawa)
- common smelt (Lower Rewarewa - Manawa)

There were no koura, no other bullies and no native frogs.

The freshwater fisheries of Manawa and Rewarewa Streams were surveyed in 1998 prior to the construction of the Manawa Wetland. The survey found that “fisheries biodiversity and abundances were very low, especially for usually bottom-feeding species such as common bully (*gobiomorphus cotidianus*). Other than a single site at which common smelt, (*retropinna retropinna*) and inanga (*galaxias maculatus*) occurred, and two headwater sites recording banded kokupu (*Gaxalias fasciatus*), eels were the only species found in these streams”.



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The survey concluded that Macroinvertebrate diversity and abundances were very low, indicative of poor water quality and or habitat degradation.

Habitat degradation is caused by channelisation through concrete culverts often less than 1 metre wide. Channelisation causes a lack of pool habitat preferred by most native aquatic species. Where there are riparian margins, ie no channelisation, the composition of vegetation is generally of grass mown right to the stream edge or privet and other shrubby plant pest species. These weeds contribute to flooding by catching flotsam and damming the water. In addition, they form a closed canopy blocking the growth of a native understorey, both factors that contribute to habitat degradation. Moreover, many stormwater outlets carry runoff from busy local roads directly into these streams contributing to flooding and pollution.

The reserves located along waterways present an opportunity for restoration of habitat that will lead to greater understanding and therefore greater ownership protection of native species by the local community, including recent migrants who have not yet developed a connection to the local environment. Manawa Wetland Reserve and parts of Rewarewa Stream have strong habitat values for waterfowl such as pukeko, kingfisher and mallard duck. Local residents around the reserve place a strong aesthetic and conservation value on the wetland and the range of native species present.

There is a potential to restore habitat values in the esplanade reserves as well as the reserves with internal streams, such as Chettle and Manawa. This would encourage the return of native fauna and demonstrate first-hand the potential of all the New Lynn waterways and the range of species that might be present. There is also an opportunity for signage in these reserves to highlight environmental issues and inspire private owners to care for stream margins and waterways on their own properties.

The Manawa and Rewarewa Stream survey concludes that “Given greater understanding by residents of the ecological values that these streams running through their properties have, and some of the simple methods that they can implement to raise these values; habitat water quality, and consequent wildlife enhancement is yet a very real goal for these water ways”.



**Manawa Wetland Reserve - Manawa Stream**



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## 6.1.4 Landscape

A landscape assessment carried out for the District Plan has identified a number of neighbourhood character areas in New Lynn, defined in Map 3.7(A) of the Policies Section of the District Plan. This map shows the 'Local Character Areas' of Waitakere City. Most of New Lynn is shown as 'Urban Housing - 1890-1945', the oldest age of the listed categories, the balance is shown as 'Urban Housing - 1945-1970'.

While some areas of New Lynn, in particular the highly visible main arterial routes, are post-modern landscapes of car lots and fast food outlets, with few locally distinguishing features, off the main roads, New Lynn has its own distinctive atmosphere, resulting from a unique combination of built elements such as the style and period of housing and street layout, and natural elements like trees and gardens. Reserves are an integral part of this distinctive urban landscape and they reflect or have the potential to reflect the original character of the neighbourhood and strengthen the identity of the surrounding community. Mature amenity plantings within residential gardens are another element that has been recognised when delineating the character areas in the District Plan such as New Lynn. Often themes of tree planting reflect fashions dating from the period when suburbs were developed and reflect national or international development and building trends rather than anything distinctive within that neighbourhood of the city.

New Lynn has a strong history of public works and town planning, dating back to its inception as a separate town board in 1910. Evidence of this can be seen today in the landscape - in the layout of reserves and roads, street trees, reserve names and amenity planting.

In 2003 Council commissioned a Heritage Assessment Report for the New Lynn Reserves. The report, carried out by John Adam and Louise Beaumont traces the history of New Lynn's parks and reserves and identifies a number of distinct influences or phases in the development of the reserves. These include:

- The influence of 'outside' ideologies on the development of early reserve planning and design
- Active community participation in the planning and development of reserves in the 1960s and 1970s
- The 1980s management planning regimes and associated agendas

New Lynn's earliest public landscapes were created in 1917, 1919 and 1920 in response to concerns held by the Town Board that the burgeoning settler population in the Hetana Hamlet was "almost without recreation reserves".<sup>1</sup> The area known as Todd Triangle was the first reserve to be acquired by the Board and considered for development as a public space.

In 1917 the Town Clerk submitted a sketch plan drawn by the Engineer [newly appointed] showing how the Triangle Reserve, now used as [a] metal dump could be laid out and made a beauty spot. It was resolved that the Chairman and Clerk seek an interview with the Waitemata County Council Chairman with a view of



**Base Triangle Totara and Todd - Dec 1962  
(J.T.Diamond Collection)  
Waitakere Library And Information Services Photograph Collection**

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That same year the management of another unidentified reserve “on New Lynn Estate” was recorded. It was resolved that the Section owned by the Board on the New Lynn Town Estate be cleared of Noxious Weeds, ploughed and sown down in grass as soon as convenient. By February 1920 a Ratepayers Loan proposal was drawn up to include the two new parks.

The chairman [H. R. J. Cutler] outlined his proposals for the purpose of submitting to the Ratepayers Loan proposals, for the following purpose via Scheme I.

- A. Extinguishing the Hetana Hamlet and Portage Road, Special Loans
- B. To reimburse the General a/c of the purchase money for the Triangle reserve
- C. The General improvement of the Triangle
- D. Soldiers Memorial
- E. For the improvement of Clark St. and Seabrook Av. Reserve.

The design of these early reserves was heavily influenced by Auckland City ideologies despite New Lynn's status as a town (from 1911), which operated with its own independent Town Board.

The 1960s and 70s were characterised by a noticeable emphasis on community consultation and planning participation which involved neighbourhood groups and local schools. Green Bay High School students were engaged in surveying and preparing plans for Cutler Reserve in 1976, while at the same time the views of residents in the Manuka Park area were being actively canvassed in respect of a proposed ‘multi-purpose citizens park’.

Council's plan was explained by the Mayor with a description of the planting and the reasons for the choice of trees. Also areas reserved for two major climbing complexes, one ship with rigging, a hard smooth paved area, a bare type shelter building with Maori painted/carved barge boards and open sides with associated planting and lookout tower. A request was made for a barbeque nearby and facilities for a Maori hangi oven were mentioned... The Mayor showed colour slides of play apparatus ... General opinion was that Council's proposed plans of development was acceptable except that the junk play area was firmly rejected.

Your committee recommends that Councillor Guy liaise with the Green Bay High School to obtain proposals and suggestions for the signposting of Parks in New Lynn...

Cutler Park – Proposed Skateboard Park... the construction of a skateboard bowl in this park in the approximate position shown on the development plan prepared by Green Bay High School students (Council Records).

The introduction of the Reserves Act 1977, which required Council to prepare management plans for all its vested reserves under Section 41, marks another phase in New Lynn Reserves history. The first drafts of these documents were undertaken in 1989 and set policies and objectives for the future management and use of each reserve under the umbrella of the New Lynn Management Plan. Documents held in the Council archives suggest that the central Government gave subsidies as incentives for Councils to produce these. Possibly linked to the Ministry of Sport and Recreation there was perhaps an underlying agenda to promote recreation through the provision of defined recreation zoning, individual amenity opportunities such as fitness trails, People in Parks movements etc.

In 1989, a series of landscape plans was prepared for Council by Mary Buckland of LA 4 for many of the reserves in New Lynn. This series included a landscaping plan for the junction of Gt South and Titirangi Roads. While most of the reserve plans were not implemented, planting from this plan can be seen today around the intersection.

While the Green Network Esplanade Reserves need to reflect the original ecology of the area due to their high environmental values, the many small local reserves have the potential to reflect both the natural landscape and the cultural landscape. These reserves can complement neighbourhood landscape styles by the type of planting, choice of species, the style and type of construction materials used and their general layout.



**Cutler Reserve**

## **6.1.5 Water**

The Whau is one of the two main urbanised estuaries in Waitakere City, (the other being the Henderson Creek). The estuary is the largest on the upper Waitemata Harbour and is a major receiving environment.

New Lynn is broken into three catchments; Rewarewa, New Lynn East and Avondale, all of which feed into the Whau. The major problems identified in these catchments are flooding and water quality.

A report by Kingett Mitchell in 2000 examines the receiving environment for stormwater in Waitakere City. This report examines stormwater and drainage issues, as well as habitat and water quality. The report concludes that trends in the degradation of biological resources in the catchment are linked directly to trends in urbanisation.

### **Key issues in New Lynn are:**

- The presence of high traffic densities.
- Localised industry and sewerage overflows.
- Runoff.
- Erosion of stream channels.
- Poor riparian vegetation.

In terms of stormwater and drainage, the key issue affecting water quality in the Whau is the presence of high traffic densities along with localised industry and sewerage overflows in the catchment. In terms of habitat and water quality, the key issues are erosion of stream channels and poor riparian vegetation.

### **There are considerable ongoing wastewater and stormwater issues in New Lynn including:**

- Generally poor conditions of the wastewater network.
- Sewer overflows due to infiltration.
- Water quality affected by urban development and sewer pipe leakage.
- Localised flooding.
- Lack of adequate stormwater servicing.



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**The Kingett Mitchell report found the following regarding the New Lynn catchments:**

**Rewarewa Catchment:**

- 40% of waterways have no riparian vegetation
- 30% have been piped
- <20% of waterways have a riparian vegetation buffer >20m wide
- Less than 4% of riparian margins are in public reserve

**New Lynn Catchment:**

- 45% of waterways have no riparian vegetation
- 25% have been piped
- <30% of waterways have a riparian vegetation buffer >10m wide
- Greater than 10% of riparian margins are in public reserve

**Avondale Catchment :**

- 60-75% of waterways have no riparian vegetation
- 15 –20% have been piped
- <40% of waterways have a riparian vegetation buffer > than 5m wide
- Between 15-20% of riparian margins are in public reserve (Olympic Park)

As a result, the habitat and water quality of local streams and their tributaries is poor. There is an opportunity to address some of these issues through the policies and objectives of this Plan where waterways flow through the reserves.



**Rewarewa Stream - Waterfall And Stormwater Outflow**



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## 6.2 Cultural Heritage and History

### 6.2.1 Pre-European Heritage

The first peoples of the Auckland region were the Patupaiarehe or Turehu (the people “who arose from the earth”), human in appearance with reddish hair, fair skin, musical voices and superhuman abilities. All tribes of the region today claim descent from the Turehu.

The land between the west coast, Waitemata and Manukau Harbours and the Whau portage has seen more than a thousand years of Maori occupation and use. The Auckland Isthmus experienced many waves of Polynesian migration over the millennium with each new group to the area finding existing tribes with whom they would eventually mix.

The Kawerau a Maki have been a distinct tribal entity since the early 1600's when their ancestor Maki and his people settled the Waitakere area. However they have ancestral links with people occupying the area at least as early as the 14<sup>th</sup> century. Toi te Huatahi, an ancestor of Kawerau, was said to have visited Waitakere and some of his people settled in the area. From his niece Pare-ira comes the name Waiapeira or in full “Wai o pareira”.

Ngati Whatua also have links to west Auckland. They established themselves on the Auckland Isthmus in the mid 17<sup>th</sup> century after defeating the Waiohua peoples under the leadership of rangatira Tuperiri and Te Wahaakiaki. Because of the important marriages between themselves and Te Kawerau, the latter were left in peace in the Waitakere Ranges and west Auckland.

The Ngapuhi incursions in the 1820's had a severe effect on both Te Kawerau and Ngati Whatua and much of the isthmus was abandoned until the 1830's when they returned under the protection of Te Wherowhero.

Maori settlement in west Auckland was largely based around the coast and the redhills soils that were suitable for growing kumara. Fishing and resource gathering settlements were numerous along the coastal edges. The harbours and adjacent land were used extensively, particularly during the summer months, for fishing camps and the collection of resources from the forests and coasts, including timber, birds and plant fibres. The Whau Portage, Riverhead Portage, the Kaipara to Whau walking track and the Te Henga to Whau walking track formed the backbone of a comprehensive communications network through west Auckland.

Archeological evidence shows a clear pattern of site distribution, with settlement particularly focused on headlands jutting out into the harbour and at the entrance to major estuaries or creeks. These locations provided easy access to the harbour and inland sites, easy canoe landings, fresh water and land suitable for seasonal gardens and would have been visited year after year to keep the gardens and maintain fishing rights.

The New Lynn - Glendene area was never heavily populated by Maori in pre-European times because of its heavy clay soils which were unsuitable for agriculture. It did however feature small resource gathering settlements located beside the Whau River and its inlets - used for gathering the kaimoana resources of the estuary. The area was also of strategic importance being located at the northern end of the Whau portage to 'Te Whau' - Blockhouse Bay. The large inlet by Spam Farm was known as 'Wairau' and the New Lynn area as 'Te Rewarewa' after the native tree that predominated in the locality. This name is carried today by one of the major streams of the catchment. The stream running up through the Titirangi Golf Course is named 'Waitahurang'i after the early fairy-Tale ancestors (Turehu).

By the 1850's the Crown had purchased the Waitakere land east of the main ridge and, following the purchase of the land west of the ridge in 1854, the remaining Kawerau people were reduced to living in 'Native Reserves' near the west coast.

Ngati Whatua, who had occupied their Karangahape Paa at Cornwallis up to 1837, moved to their Orakei settlement as their estate was also rapidly alienated. Despite this, some traditional patterns of settlement continued well into the 20th Century.



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## 6.2.2 Colonial and Post-Colonial History

This is a general history of the post colonial development of New Lynn and its reserves. For detail regarding the specific heritage values and archeological features of individual reserves, see the Heritage Inventory in Part 2 of this Plan.

New Lynn was named by Frederick Utting who carried out a comprehensive survey of the area in 1863. From Kings Lynn in Norfolk, East England, Utting was struck by the similarity of the undulating creek cut country, covered in low vegetation. During the 1860s and for some time afterward, the city side of New Lynn was often referred to as '*the whau*'. A 1865 land auction notice refers to land for sale at Port New Lynn, the Whau at that time being judged useful for navigation.

In 1852 Dr Pollen established the first west Auckland brickyard on the Whau creek. Pollen engaged experienced brickmakers from Staffordshire England, to ensure a quality product. Four of them; Redfern, Ringrose, Malam and Wright later established their own yards along the Whau and laid the basis for the clay industry that flourished in the area. By the end of 1870, of the 16 brick and pottery yards established in the west, 13 were located along the Whau Creek. All were located on waterways as water was the preferred mode of transport to Auckland.

All were located near or on isolated pockets of pleistocene clay (white or grey) found between 10-20 metres above sea level. The clay was of exceptionally fine quality, with desirable plasticity and shrinkage properties. Fuel for the firing came from locally cut scrub. 1870's the largest yards on the Whau produced 10-15,000 bricks a week.

By the late 1880's the industry was in decline. Smaller companies went out of business due to the depression, competition from larger companies and the growing preference for wood in construction. By 1910 many ceramics manufacturers had folded, only four remained operating on the Whau, two at New Lynn and two at Avondale.

A Hobsonville farmer R.O. Clark became the largest brick and ceramics manufacturer in the country. By 1900, Clarks was producing a range of ceramic fittings, employing 200 men making pipes, crocks, tiles, troughs, chimney pots, and construction components and containers of all types. The company lasted 65 years in its original form and on the eve of the great depression, changed to become Crown Lynn.

The Gardner family originally owned a 50 acre block that included Manawa Wetland Reserve and Ambrico Reserve. They lived in large brick house in Matai (Rankin) Ave, where the remnant of their garden is now preserved as Gardner Reserve. In 1902 John Gardner purchased Parkers land and with his three sons and Parkers son formed the company of Gardner Bros and Parker, which rapidly became the largest firm producing bricks in New Zealand.

The New Zealand Brick and Tile Co (Crums) factory was built up to become the largest combined factory for the production of earthenware pipes and bricks in New Zealand and contributed greatly to the growth of New Lynn. In 1928 1,000,000 bricks were sold in one month.

In 1929, TE Clark established the merger of the four main companies to form the Amalgamated Brick And Pipe Company, (AB and P Co), later known as Ceramco with works scattered throughout New Zealand. For years this company produced Crown Lynn crockery which became household name in New Zealand, finally closing down in the 1980s.

In 1989, an Act of Parliament dissolved New Lynn Borough and Waitakere City was born, setting Avondale Stream as its boundary with Auckland City.



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At the turn of the century New Lynn's population was less than 100. This increased fivefold in the first 10 years of the new century. This increase was due to the expansion of the pipe brick and tile industry, improved passenger service on trains passing thru New Lynn after 1902 and the letting of 408 acres in small household

lots on the Hetana settlement which encouraged people to settle in New Lynn as a dormitory town serving local or city businesses and factories. From 1890 on, New Lynn developed as a industrial and service centre and the end to rural character and open spaces came relatively early. In 1910, Waitemata was a huge rural county spreading from Kaipara to Manukau to Takapuna, still dominated by timber milling. Only New Lynn and Hobsonville had potteries.

In 1910, New Lynn was declared a Town District under the Town Board Act of 1908, and seven commissioners were appointed, the names of these 7 first commissioners are now all reserves; Astley, Grandison, Gardner, Hutchinson, Margan, Seabrook and Willerton. The commissioners held their inaugural meeting at Shaws Temperance Hotel, 3286 Great North Road. Over the next 19 years, 40 elected commissioners and some paid staff laid the foundation for New Lynn by developing roads, school, hall, reticulated water and other infrastructure and facilities that were progressive for the time. The brick church on the corner of Margan and Rankin Avenues was built by Jack Crum and Clark around 1920/30. In 1929, the Town District organisation was superseded by the Borough of New Lynn.

The depression hit New Lynn very hard, with some 200 being out of work in the ceramics industry alone, (the total pop in 1935 being 3,500).

During the Second World War, New Lynn became a key area in the outermost ring of Auckland city's defences due to its strategic location along the Whau and the railway. Concrete machine gun posts and barbed wire lined the railway between Portage Road and St Georges Road, tank traps were built on the bridge which was mined with explosives. In addition, New Lynn's brick works and 40 other industries made it a likely target for Japanese bombers and consequently the borough was declared a vulnerable area in 1942. Air raid shelters were built two metres below ground at the corner of Margan and Seabrook Avenues.

New Lynn Bowling Club began in 1927 and is one of New Lynn's oldest organisations still in existence. In 1927 the new club bought  $\frac{3}{4}$  of an acre in Reid Rd for 259 pounds, the president being the Rev Rankin. In the first playing season the club had 60 paid-up members and the Croquet Club 25 players. In 1989 the Bowling Club, still on the same site, had around 200 active members. The clubhouse was renovated in the late 1980s.



**New Lynn Bowling Club Opening - 1928**  
**Waitakere Library and Information Services Photograph Collection**



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The Lyndale Amateur Athletic and Cycle Club was established in 1928 on land lent at the back of the NZ Brick and Pipe Works in Astley Ave. This was only the third athletic Club in Auckland. In the mid 1930's the Borough Council assisted with the building of a new track on Portage Road, (Olympic Park). This was constructed by relief workers drawn from unemployed returned servicemen.

The Lyndale Wrestling Gymnasium Club also formed during the depression in the early 1930's. Many members served during the Second World War. Many of the club members worked at the brickworks industry and were superbly fit. During the 1950s membership declined and the club closed.

In the early years "Grandison's hole" at the end of the salt water section of Rewarewa Creek was the local swimming hole and was also where locals kept their boats. This was later abandoned on account of the pollution from upstream. Bathers then used Crums Pond, which was a heated pond in an old claypit hole to which Crum's factory directed their cooling water.

The first SPCA in Auckland and possibly New Zealand, was opened in New Lynn in 1933. There is a possibility that the building was located on one of the New Lynn reserves however, this needs further investigation. Many of the founding families of New Lynn are recognised in the names of the reserves, (The early brick and tanning industry leaders; Crum, Clarke, Gardner and Astley), mayors (Hugh Brown, Bruce McNaughton, Todd and Rev Rankin) the seven commissioners mentioned above and other influential individuals, (Bessie Priston and Cutler).

Other names refer to unique social histories and associative values. Sandy Bay [now Queen Mary Reserve] recalls a customary social use of the site when it functioned as a neighbourhood beach with imported sandy shores. Totara Triangle references the emblematic planting of a Totara as a memorial to Norman Kirk, the physical expression of the historic Maori tribute to a respected individual "a great Totara has fallen". Manuka Park's history and aspects of its layout reflect the move to a new social planning process model. Led by the Mayor and Labour stalwart, Hugh Brown, the park's development records an active community consultation process and promotion/consideration of a range of community oriented park facilities and structures.

The Rotary and the Country Womens Institute are two organisations that have a long history in New Lynn and have contributed much to many borough projects. The Rotary in particular, has contributed to the development of recreational facilities in the community, including the design and construction of the memorial to the district's brickmakers in Delta Triangle and the Todd Triangle clock tower. The clocktower is regarded as a significant achievement by the Rotary Club. Elevated to an iconic status, the image of the brick tower is used by the Club on their yearly *Members Handbook* publication.

Other service organisations, particularly Lions, Jaycees and sports groups have played an important role in the development of local reserves. They have been active in fundraising for playground equipment, construction materials and memorial structures, as well as determining the layouts and designs of specific reserve features.

The following is a list of some of the community projects undertaken to develop public reserves in New Lynn:

- Slide and swings erected by Jaycees in Mason Park 1969.
- Bob Hill Reserve planted and developed by Lions 1974.
- Delta Triangle designed by Rotarians in 1984.
- Fitness trail constructed by Jaycees in Ken Maunder Reserve in 1984.
- Combined Council / New Lynn Rotary Club Memorial Garden designed and constructed in Memorial Square in 1974.
- Todd Triangle developed by Rotarians in 1980.



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In the days of Cutlers Nursery in New Lynn, the nursery donated thousands of roses and amenity trees for public plantings and fund raising projects. Today, roses are the favoured plants in Memorial Square in New Lynn.

This tradition is continued in more recent environmental initiatives to improve New Lynn's public open spaces. Over the last nine years the Trees for Babies programme has been celebrating the birth of new residents in Waitakere City through the planting of a native tree in each baby's honour. Approximately 100 trees are planted in each ward every year. In New Lynn, Trees For Babies groves are located in Lawson and Northhall Park.

In addition, Friends of the Whau, a community-based environmental organisation based in the New Lynn Ward, are actively involved in a range of projects to protect and enhance the Whau estuary and the water quality of New Lynn streams and waterways that feed into it. Projects include weed control and revegetation, riparian restoration, reserves design, stream monitoring and working with local schools.

## **Queen Mary Reserve (originally Sandy Bay)**

In 1944 Land Agents sold 24 lots of the Morison Estate facing "Whau Creek" and record a small reserve designation on the Whau estuary end as "recreation reserve," The history of this land has been recorded by a neighbour, Mr E. M. Murley. Of the origin of this land he said that,

*Many years ago I found there was a section on our river, partially covered with sand, which could be made into a bathing place otherwise a small beach. Being out of reach of the current, which does not pass over it, but goes by it, it does not bring the mud there. I found that the section & right of way had been given to your council & the persons who had been good enough & thoughtful enough that in time New Lynn & residents would benefit by it. I made enquiries & went down the river myself & found that there were three sandy places, two in New Lynn & one in Waitemata (near the mouth).*

*I wanted to see something done to improve the one down Queen Mary's Avenue & put the matter to the Town Clerk at that time. ... As the council did not know that they had the section, two members, Mr Platt & Mr James took me [up] & I pointed out the pegs to them. Althou' it is many years ago. ... (Heritage Report).*

In 1945 Mr Murley offered twenty-five pounds to provide a scow to bring sand to construct a beach. A petition was organized. In July 1949 the Kelston Gardening Circle met with the New Lynn Borough Council to discuss a beautification scheme for the "Morrison Avenue Bathing Reserve". A report and plan were sent to the Council in September, 1949. The Council carried out tree planting suggestions and by 1950 the community's "Hon. Custodian" L. Cecil wrote to the Council "pointing out that the sections adjoining the reserve have now been sold and that the anticipated clearing of the bush-covered sections will raise serious complications, eventually resulting in deterioration of the reserve as a public resort. ..." The Council Foreman was instructed by the full Council to make repairs to the fencing of the reserve, as requested by the custodian and consideration was also to be given to providing a lawnmower (Heritage Report).

## **Manawa Wetland (formerly Margan Pond)**

Manawa Wetland Reserve, originally called Margan Reserve, is a 5 ha site located between Margan Ave and the railway line. It was originally part of a larger vacant site that stretched between Rankin, Margan, Titirangi Roads and the railway. It extended right up to Rankin Ave on the land now in high density housing.

This large site was once a large clay pit where Waitemata soils and highly weathered Waitemata rock were quarried, for use in the local clay industry. Clay extraction continued through the 1930's and early 1940's and was completed in the central part of the reserve area some time after 1940 and prior to 1961. The quarrying depth appears to have been in the order of 12-15m below the original ground level, except in the



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The filling of this clay pit commenced some 20 years after the completion of the excavations. During this time, a veneer of soft organic clay alluvium accumulated on top of the hard Waitemata rock at the base of the pit. During the period from 1960-1966 the site was owned by Crown Lynn potteries (Ceramco) and used as a dump for ceramic and factory waste.

The western part of the site was the former New Lynn Borough Council refuse dump site. Dumping of refuse in the New Lynn borough dump did not commence until well after 1961 and was well completed by 1988, by which time the eastern slope of the refuse bordering the western side of the reserve was well covered in vegetation and buildings had been constructed over part of the refuse dump.

In 1987, the area adjacent to Rankin Ave was subdivided and in 1997, high density housing was built on the subdivided area. The area between the housing, Margan Ave and the stream (now Manawa Wetland Reserve extension), was not suitable for development, being part of the Manawa Stream flood plain.

Today, ceramic fragments are evident across the surface of this site and exposed fill is evident in some areas such as the eastern boundary and steeper slopes around edge. Bore samples indicate over 5m of fill in places. The fill consists of Construction and Demolition (C & D) waste from the Crown Lynn factory, including ceramic fragments and dry powder ceramic mix. Other types of fill may be present but are not recorded. Along the eastern boundary of the site, the fill is C & D, organic and refuse.



**Tip In Old Clay Quarry - From Margan Ave 1969  
(J.T Diamond Collection)  
Waitakere Library and Information Services Photograph Collection**

## **Manuka Park**

The 1970s saw “a type of Maori meeting house” proposed for inclusion in Manuka Park with a request made for a barbeque nearby and facilities for a Maori hangi oven. “Mention was made of the possibility of family or group picnics in the park and birthday parties ... There was some suggestions that a fully enclosed building, kept locked and used for activities under responsible supervision, be provided...”

By the late 1980s sports clubs and children’s play equipment was well represented on New Lynn Parks and reserves. In a 1989 assessment Mary Buckland notes that “New Lynn reserves tend to reflect the era when active sports were seen as the main purpose for parks”. To “rectify this” she proposed a series of landscape designs to cater for the needs of the casual user. These included footpaths and sitting and picnic areas surrounded by attractive tree and shrub planting.



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## Tennis Club

The following story was published documenting the history of the New Lynn Tennis Club in May 1975 when extensions to an existing building and courts were being completed and new lease arrangements negotiated. This history documents the timing of parallel social changes in the late 1910s and is also linked to the development of Memorial Square and Mason Park.

The first "New Lynn Tennis Club" was formed in 1919 by Mr Athelton Boler in conjunction with Mr Jack Pilkington. A court was prepared on private property in Rata Street, New Lynn, owned at the time by a Mr. Shaw and local residents were invited to join. The Club was duly named the Te Wairua Tennis Club. This venture proved such a success that two more chip courts were laid and financed out of private funds. Eventually a membership of 30 was reached and matches were played against other private clubs in the area.

The Club existed in this form until 1935 when it became obvious that the demand for tennis facilities was on the increase and the New Lynn Council was approached and as a result, 5 courts were laid in the area now occupied by the New Lynn Public Library and Council Offices. The Club flourished and closed membership at 100.

In 1939 with the advent of the War the membership dropped dramatically but revived with the return of the servicemen after the War and continued until 1954 when planning commenced for Lynnmall and the adjoining area.

On a promise by the Council that an alternative accommodation would be found the Club went into brief recess and was subsequently reformed as the New Lynn Tennis, Sports and Social Club with 4 courts and a club house at our present headquarters in Mason Park, Fruitvale Road. With the formation of the new Club a Junior Section was originated [about 1955]. (A Short Story Of New Lynn Tennis Club 1919-1975, Heritage Report).

## Northall Park

This piece of land was gifted to the New Lynn Borough by Mr Hubert Edward (Jack) Guy in 1949. Council minutes record that Mr Guy gave "the centre piece of his 7 acres which is approximately 2.5 acres more or less for a reserve and expressing to the then Mayor, Stan Rickard, that he would prefer the land to be used as a park for children..." Mayoral reports and other Council documents refer to this as 'Guy's Park' in the mid 1950s before it came under Council control (Heritage Report).

## Ken Maunder Reserve

Part of this reserve was gifted by the Binsted family to enable the development of the Park. The reserve was originally known as Binsted Rd Reserve and the Trustees of the Binsted Estate requested Council to consider naming the park Binsted Park.

## 6.3 Recreation And Use

There are numerous reserves in New Lynn, (42 in this plan) however, their quality is varied. 41 of the reserves are small local or neighbourhood parks. Of these, 20 are Neighbourhood parks and 12 Local Green Network Reserves, the remainder are Local Town Centre or Local Multi-Use reserves. Many are undeveloped and most are underutilised in terms of their potential, in particular the esplanade reserves, which are largely inaccessible. Local reserves are largely valued as open space, 'natural' quiet places for passive recreation. Esplanade reserves in particular have huge potential to meet the general requirement for passive recreation opportunities in a natural environment, through the creation of walkways and community revegetation projects.

### 6.3.1 Facilities

A number of facilities are located within the reserves included in this Plan. These facilities and the reserves they occupy are outlined in the table that follows;

## Index of Reserves Assets

No	Reserve Name	Bins	Path	Table	Playground	Seat	Bridge	Carpark	Court	Fencing Barrier	Gate	Sign	Planter	Planting	Toilet	Cricket Wicket	Fitness Station	Goal Post	Irrigation	Light Standard	Power Supply	Retaining Wall	Sprinkler	Stormwater Chamber	Skate Structure	Artwork	Tree Group	Pump Station	Water Feature	Clock	Community Hall	Flagpole	Historic Kiln				
1	Lynwood Esplanade Reserve	1		2		1				1	1	1																									
2	Queen Mary Reserve	1									1		1																								
3	Copley Reserve	1		1	2							1	1																								
4	Ken Maunder Reserve	8	3	3	1	7	1	2		1	1	6	4	4	1	4	2	1	1	4	1	1	1	2	1												
5	Durrant Place Reserve		1																																		
6	Manuka Park	2	2	1	2	4			1	1	1	1							1			1															
7	Delta Esplanade								1			1																									
8	Miro Esplanade								1			1																									
9	Reid Esplanade																																				
10	Rewarewa Esplanade		4	1	4	2			1	1	1	1	4							16		1			2												
11	Rata Street Esplanade		3		1	1						1	2	2									1			1											
12	Whau Bridge Reserve		1				2		1	1	1		1	1						4							1										
13	Whau Esplanade																																				
14	Portage Road Esplanade																																				
15	Delta Triangle		1		2							1	2	2												1											
16	Todd Triangle		3	1	3							1	2	2																							
17	Totara Avenue				5								3	30																							
18	Rankin Avenue																																				
19	Gardner Reserve	2	1		4							1	2	2										1													
20	Mason Park	2	4		1	1	1	2	1	1	1	1	2	2				1					1														
21	Ambrico Reserve	1	1		1			1	1	1	2	2	1	1									1	1		2											
22	Clark Street Common	1	1	1	1	1						1																									

No	Reserve Name	Bins	Path	Table	Playground	Seat	Bridge	Carpark	Court	Fencing Barrier	Gate	Sign	Planter	Planting	Toilet	Cricket Wicket	Fitness Station	Goal Post	Irrigation	Light Standard	Power Supply	Retaining Wall	Sprinkler	Stormwater Chamber	Skate Structure	Artwork	Tree Group	Pump Station	Water Feature	Clock	Community Hall	Flagpole	Historic Kiln				
23	Margan Green																																				
24	Margan Reserve 2																																				
25	Manawa Wetland Reserve	2	4	2	1	3	1			2		7										1				5	1										
26	Bessie Priston Reserve	1			1	3				2																											
27	Northall Park	3	3	1	2					4		2			1					4	1			1													
28	Bob Hill Reserve	1	3		6				1	5	1	1			1				1					1													
29	Seabrook Reserve		1																																		
30	Willerton Avenue Recreation Reserve		1		1									1																							
31	Trojan Crescent Reserve		1		1																																
32	Lawson Park	9	2	1	1	1	1	1	4	4	5	5		3				2	1			5	1	2													
33	Maui Reserve	1			1	1				1		1																									
34	Hinai Reserve	1	2									1																									
35	Davern Reserve																																				
36	Poturi Reserve		2							1																											
37	Grandison Green	1	1									1																									
38	Cutler Reserve	1	1	1	2					3		1																									
39	Chettle Reserve																																				
40	Memorial Square				2					1			11						1				2	3													
41	Drury Street Esplanade																																				
42	Ambrico Kiln Reserve											1																									

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## 6.3.2 Leases

There are leases currently in place for buildings and facilities in the following reserves in New Lynn:

### **Ken Maunder**

#### ***Western Districts Hockey Club and Suburbs New Lynn Cricket Club***

A lease was drawn up in 1977 jointly to the two clubs for land and building “for the usual purposes of hockey and cricket clubs and as headquarters and meeting rooms for the leasees and their members”. The terms of this lease were for three years with right of renewal for a further 15 years. Under the terms of this lease, the tenants are responsible for the maintenance and upkeep of the building and land. The tenants are required to “make the clubrooms available at all possible times which do not conflict with the events, meetings or activities of the tenants for other appropriate community activities...”. This lease expired in 1995 and from 1996 until 2002 the joint lease continued on a monthly basis.

As of 2004, the Hockey Club have largely withdrawn from the reserve except for their use of the indoor training shed. A new joint lease for the club building drawn up in 2002, has not been signed due to ongoing internal negotiations between the Cricket and Hockey clubs.

Council is unable to issue a lease for the Hockey Club indoor training shed due to the fact that it is located on illegally reclaimed land outside Council title and that the building would not meet current building WOF standards. Council has currently applied to DoC for title to the reclaimed land.



**Cricket Spectators At Ken Maunder**

#### ***Lynn Avon United Association Football Club***

*The Lyndale Association Football Club* previously had a lease for 6.8 ha of land including the clubhouse, which ran from July 1989 for a term of thirteen years, expiring in 2002. During that time, the Club changed its name so that the replacement lease, drawn up in 2002, is with the *Lynn Avon United Association Football Club*. This lease commenced in October 2002, runs for five years until September 2007, with a right of renewal for a further five years, expiring in 2012.



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## Lawson Park

### ***New Lynn Rugby League Incorporated***

The last lease this club had with Council was for 'the ruby league football field' at Lawson Park. This lease commenced in April 1982 and ran for a period of 21 years, expiring in 2003. The lease allowed for a three yearly rent review and recognised the clubhouse and extension build by the club. As this lease has now expired, a new lease has been drawn up for the building footprint. The lease, yet to be finalised, commences in September 2003 and runs for a period of five years until August 2008, with a right of renewal for a further five years, the final expiry date being August 2013. Under the terms of the old lease, the Club is responsible for the maintenance and upkeep of the building, ensuring that the land adjacent is kept neat and tidy, that the public toilets/changing rooms in the building are available to the public at all times the building is open and in use and that the building is made available to other community groups.

## Mason Park

### ***New Lynn Tennis Sports and Social Club***

This lease is for the land containing the clubhouse and tennis courts in Mason Park "for the playing and practicing of tennis by its members or members of the public and shall use the building only for purposes associated with such use". The building may also be hired out for social functions. The lease is for period of ten years commencing July 1997, with the final expiry date being July 2007. The tenant is responsible for maintenance but not replacement of the tennis courts and the upkeep of the building.



**Mason Park - New Lynn Tennis Clubrooms**

**NB. The full lease documents can be viewed upon request at Council offices.**

