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Part Four

## Concept Plans and Table of Works

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## **1.0 Concept Plans**

Concept Plans have been prepared for ten of the reserves covered by this Plan; Ambrico Kiln, Bob Hill, Cutler, Grandison Green, Manawa Wetland Extension, Mason Park, Ken Maunder, Northall, Lawson and Queen Mary.

In addition this section contains a Concept Plan for a Whau Coastal Walkway. The Whau Walkway Landscape Concept Plan shows the location of existing esplanade reserve along the Whau between Archibald and Shadbolt Park and Manawa Wetland and highlights the opportunities to develop an integrated walkway around the coast. This is a long-term objective that would require the staged acquisition of land in order to implement missing linkages.

These Plans are schematic only and more detailed design work based on the identified elements will be required before implementation.

Where there are no concept plans, the future development of individual reserves is to be guided by the generic policies in Part 3 and specific implementations in Part 4 - Table of Works.

## **2.0 Revegetation Guideline**

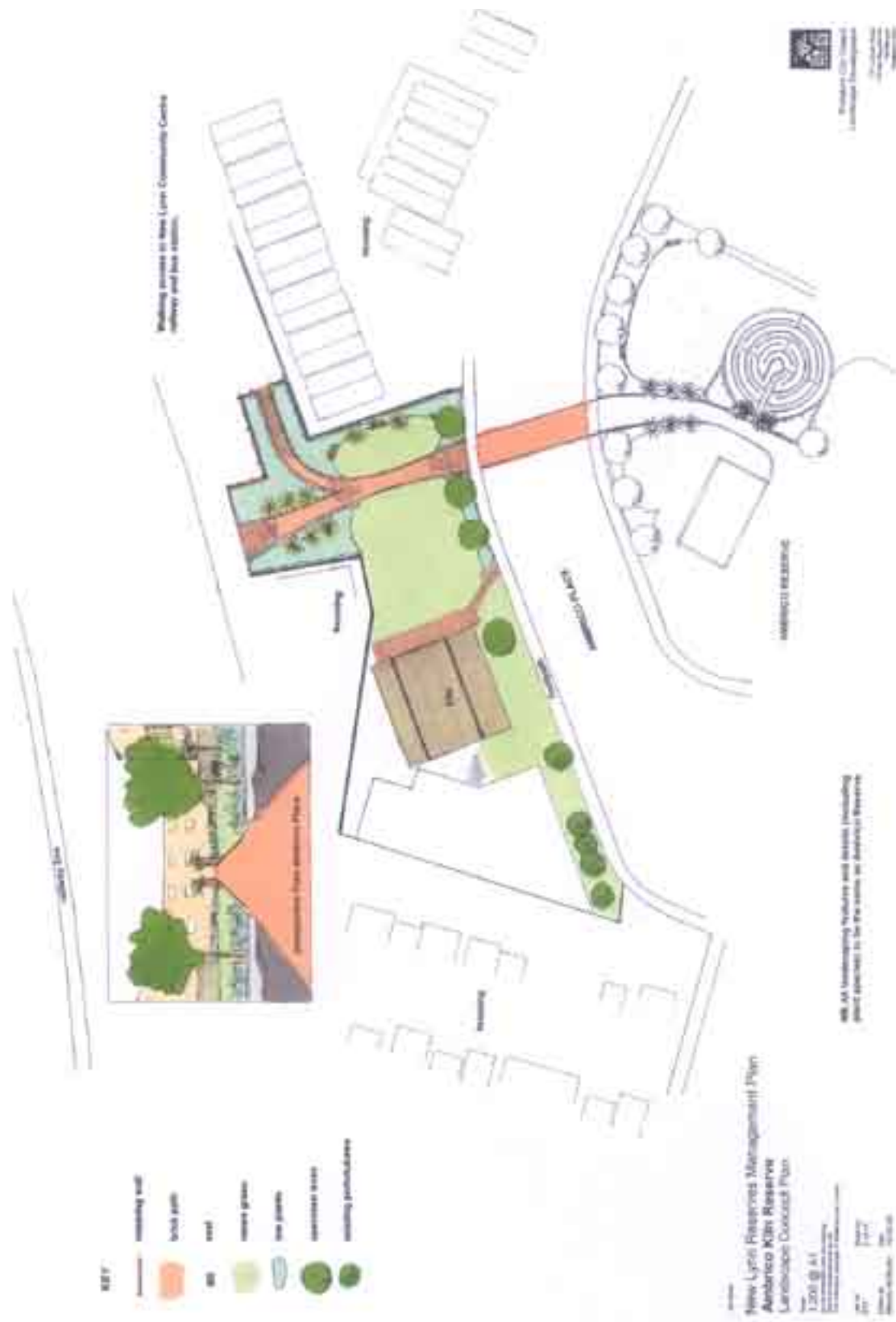
Included in this section, is a revegetation guideline, which may be useful for planting both in the reserves and also for private gardens adjacent to the reserves. These are mainly guidelines for riparian enhancement. The species list is not intended to be a definitive list, but is a guideline offering suitable species and a recommended structure for their planting.

## **3.0 Table Of Works**

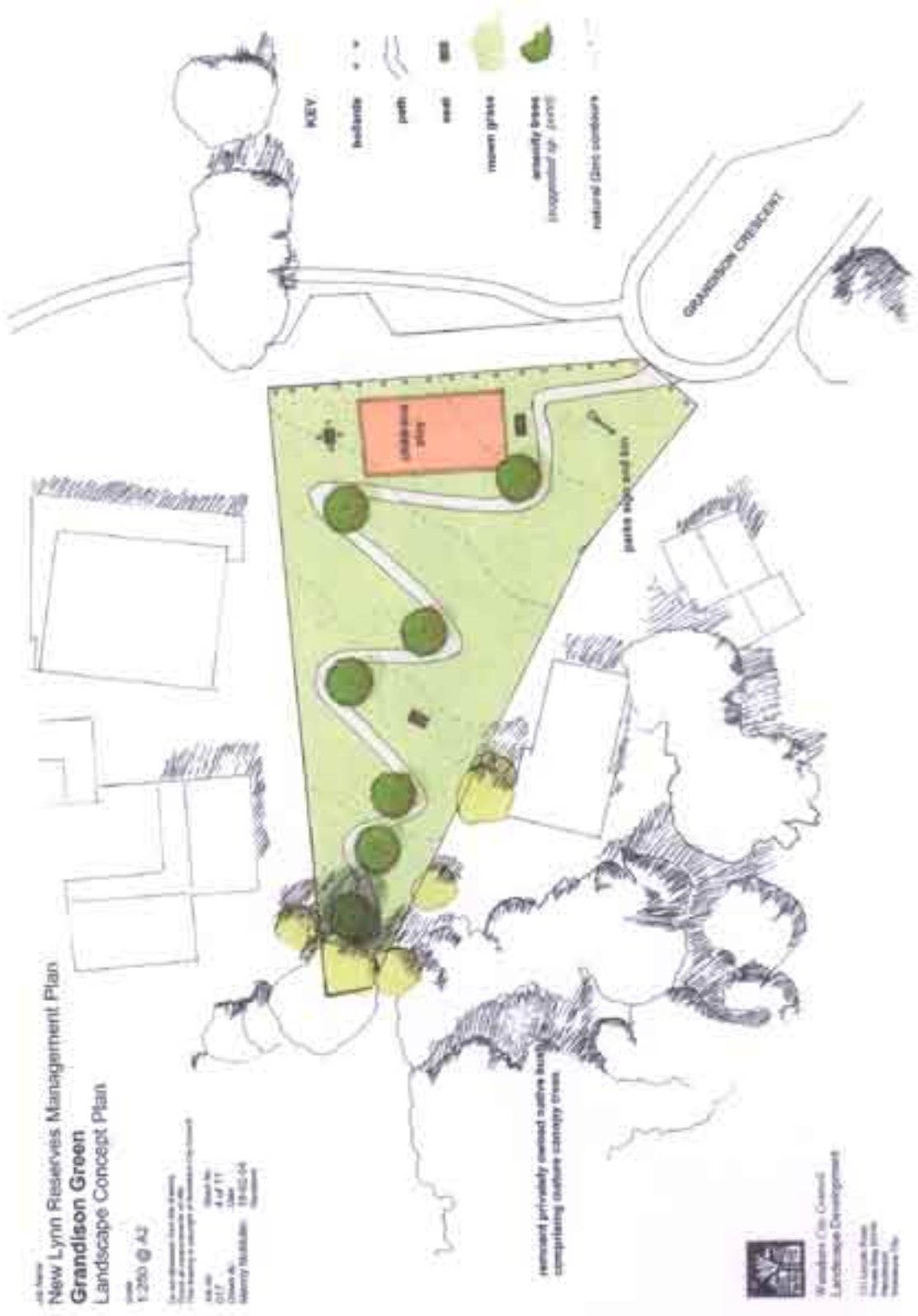
Also provided in this section is a table outlining in detail, the proposed works to be undertaken in each reserve.

## **4.0 Reference Material**









**New Lynn Reserves  
Draft Management Plan  
Bob Hill Concept Plan**

Job No: 1001 (04/03)

Scale: 1:500 (04/03)

All measurements are in metres  
Unless otherwise stated  
The drawing is subject to a final check

Author:	10/03/03
Checked by:	10/03/03
Drawn by:	10/03/03
Reviewed by:	10/03/03
Approved by:	10/03/03

**LAND SWAP PROPOSAL**  
Council would gain additional road frontage on to Hill Crescent in return for land taken for the road through the reserve as shown.

MB Dotted line shows existing reserve boundary



**HEB**

- Park and facilities to be developed in consultation with the local community
- Existing trees include a number of significant & unusual specimens (see Appendix 2)
- Any additional planting in this reserve should complement the nature of this collection.

**Shortlist Options and Approximate Costs (as at July 2004)**

- A - removal of entire structure and replace with grass \$15,000.00
- B - retain & resurface upper level only, remove rest \$30,500.00
- C - demolish all old and replace with new skate park \$40,000.00



City of Lynn  
 111 Lakeside Road  
 New Lynn, Auckland  
 New Zealand  
 Telephone: 09 424 2000  
 Fax: 09 424 2001

**New Lynn Reserves Management Plan  
 Bob Hill Concept Plan B**

Scale  
 1:500 @ A2  
 Date  
 15/07/04  
 Prepared by  
 Mervyn McMillan  
 Checked by  
 Mervyn McMillan  
 Drawn by  
 Mervyn McMillan  
 Approved by  
 Mervyn McMillan





**Mission Park**  
Landscape Concept Plan  
10/11/2000

- Path
- Lawn
- Tree
- Shrub
- Water feature
- Building









Widjars City Council  
Landscape Development

1st Level Plan  
Project No: 11/03  
Revision:  
Revision No:

Lawson Park  
New Lynn Reserves Management Plan  
Landscape Concept Plan

Scale 1:750 @ A2

Do not obliterate any of the existing  
features of the site or any  
The drawing is copyright of Widjars City Council

Job No 017	Sheet No 8 of 11
Drawn By Marilyn Mitchell	Date (19-07-04)
Revision	



KEY:

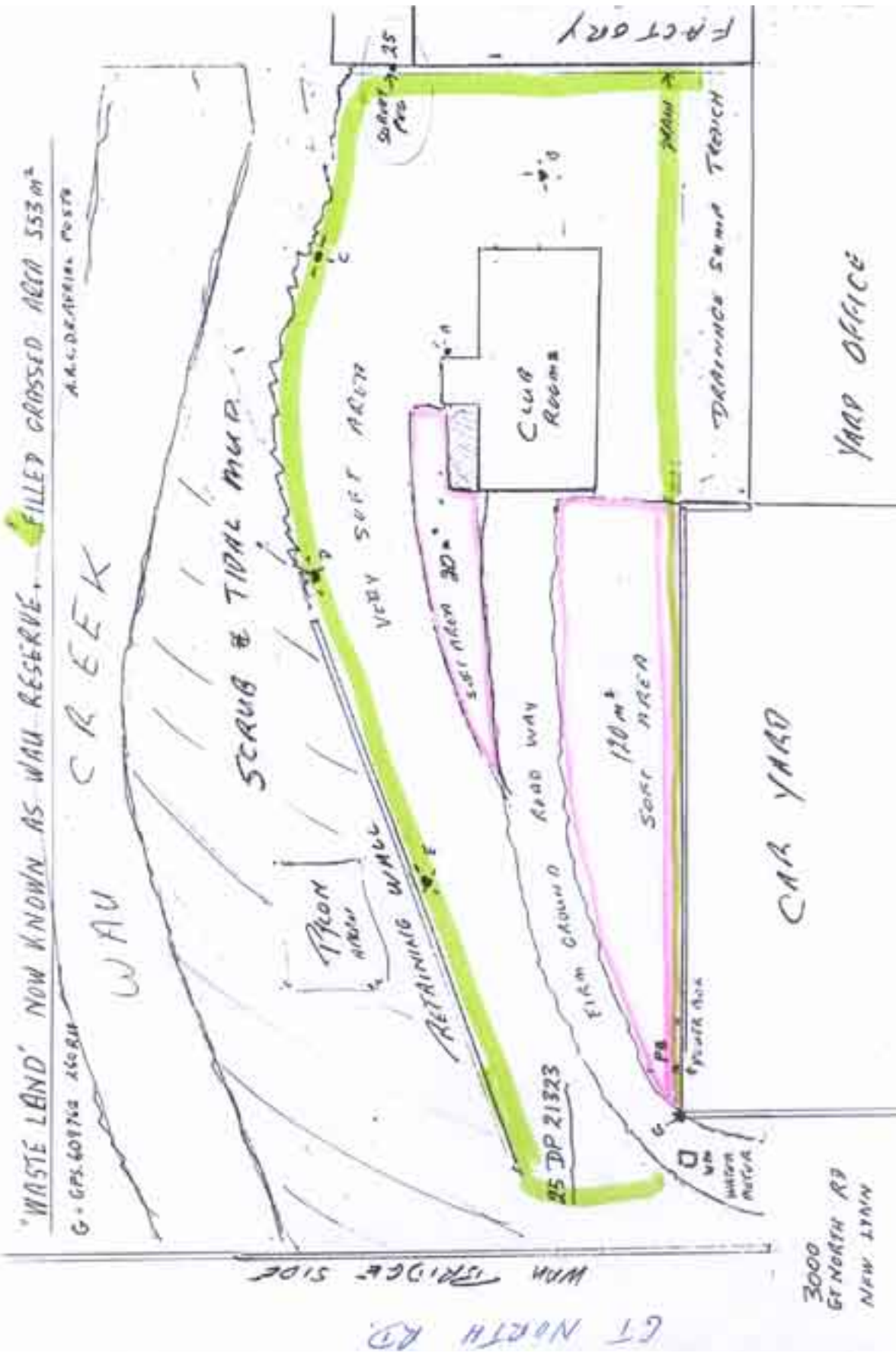
- Boundary
- Light
- 2m contour
- Concrete path
- Existing amenity trees
- Additional amenity trees
- Possible area for building extension
- Area to be developed for passive recreation

NB:

- Row of *Cryptomeria elegans* - to be retained. Dead trees to be removed and in the long term, the entire row to be replaced with same/similar species as required.
- Any extension to clubrooms to be into the reserve rather than towards Willerton Ave. Shrubs between the clubhouse and footpath on Willerton Ave to be retained as a visual barrier and maintained by Club.
- Area of native trees and shrubs along Seabrook Avenue boundary to be underplanted with natives retaining pedestrian access in 3 locations (as shown).
- Extend row of magnolias along midfield bank as shown.
- Toilet location is approximate only.







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## 2.0 Revegetation Guideline

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

Dense stands of trees and shrubs should be planted clear of the stream/coastal margins. Ideally vegetation structure should follow a multi-tiered approach. However, as the provision of views and physical access to streams and waterways is desirable, some areas need to have low planting/grasses only and vegetation gaps need to be left at appropriate intervals and locations in order to maintain access and views.

Planting should be undertaken in blocks, as closely as possible (depending on the species) in order to establish a continuous cover of vegetation.

### Riparian margins

#### A Waters edge / wetland margin

Low edge vegetation that will allow for views, allow adequate light for low growing species to develop and provide shade and temperature regulation to the stream channel. In terms of feeding, nesting and roosting requirements for wetland bird species such as ducks and pukeko, the key requirements are rush-covered freshwater wetlands where they can nest amongst thick grasses or sedge.

##### **Suggested species;**

- *astelia*
- *coastal grasses (eg carex)*
- *plagianthus divaricatus*
- *rengarenga*
- *Bolboshoenus,*
- *cyperus spp.*

#### B Lower stream bank

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

##### **Suggested species;**

- *grasses*
- *sedges*
- *low mats*
- *toetoe (cortaderia)*

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## C Mid bank

Small, fleshy-fruited shrubs and small trees to supply year round food supply for birds. Kowhai and tree fuschia are recommended for stream bank stabilization. Kowhai has a deep wide spreading root system with sparse foliage that does not inhibit the establishment of ground cover. Kowhai, fuschia and flax in particular support nectivorous birds (tui, silver eye).

### **Suggested species;**

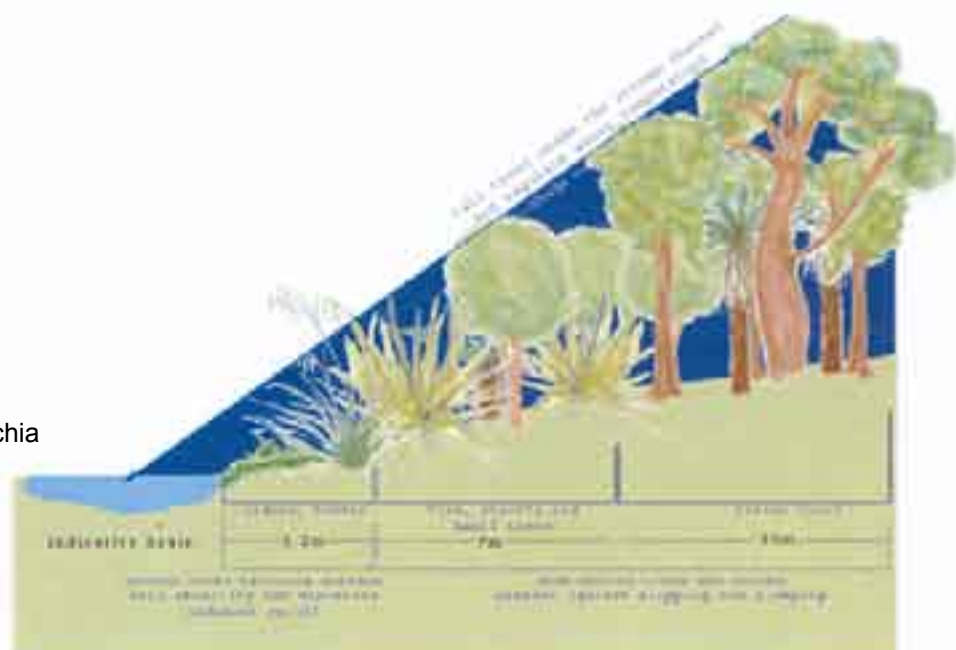
- *flax*
- *cabbage trees*
- *pigeonwood*
- *ngaio*
- *karo*
- *coprosma spp*
- *mapou*
- *matai*
- *nikau*
- *kanuka*
- *manuka*
- *kowhai*
- *tree fuschia*

## D Upper bank / Native amenity trees

Larger trees including fruiting trees that will attract kereru and provide suitable feeding nesting and roosting sites for a range of birds.

### **Suggested species;**

- *karaka*
- *kahikatea*
- *rewarewa*
- *pohutukawa*
- *kauri*
- *rimu*
- *rata*
- *taraire*
- *puriri,*
- *miro*
- *kohekohe*
- *titoki pigeonwoodfuschia*



**Fig. 7.1: Recommended structure for riparian revegetation.**

### 3.0 Table of Works

No	Reserve Name	Proposed Development or Work to occur within the Reserve	Priority Rating for Work
1	Ambrico	Maintenance	med
2	Ambrico Kiln	See Concept Plan	med
3	Bessie Priston	Change sign Weed control along stream bank Revegetation Willow trim Upgrade playground / furniture	med
4	Bob Hill	See Concept Plan	high
5	Chettle	Weed control In-fill revegetation Park signs Roadside swales	med
6	Clark Street Common	Weed control Revegetation Develop informal pathway Maintain occasional water access and views Seating Parks sign	high
7	Copley	Amenity trees in grassed area Weed control in riparian margin Revegetation of riparian margin Develop informal access to water	high
8	Cutler	See Concept Plan	med
9	Davern	Install bollards or boulders to restrict vehicle access	med
10	Delta Triangle	As is	low
11	Delta Esplanade	Sign Weed control Revegetation	med
12	Drury Street Esplanade	Weed control Revegetation Parks sign	med
13	Durrant	Weed control Riparian planting Informal path	med
14	Gardner	As is Historical interpretation	low
15	Grandison Green	Concept Plan	high
16	Hinau	Amenity planting	med
17	Ken Maunder	Light carpark and path Riparian margin Weed control Low revegetation on coastal side of walkway Upgrade informal coastal walkway Trim bushes around pathway Signs to indicate walkway Sign to indicate underpass entrance Upgrade main entrance Implement Concept Plan	high
18	Lawson	Additional amenity trees Arborist assessment of heritage tree species Review terms of lease See Concept Plan	high

No	Reserve Name	Proposed Development or Work to occur within the Reserve	Priority Rating for Work
19	Lynwood	Weed control Survey / define boundaries Enforce Encroachment Policy Coastal margin revegetation Develop / extend informal path Park signs	high
20	Margan Road Reserve 2		low
21	Manawa Wetland	See Concept Plan	high
22	Margan Green	Maintenance	
23	Manuka	Weed control along boundaries Sign at western entrance	med
24	Mason Park	See Concept Plan	med
25	Maui	Local residents want left as is	low
26	Memorial Square	Concept Plan developed through New Lynn upgrade	
27	Miro	Weed control Infill revegetation Sign Informal Walkway Seating	high
28	Northall Park	Rename Maintenance of sports field and training area Field drainage Tables and Seating Weed control riparian margins Riparian revegetation Formalise lease Titirangi Road entrance signs	high
29	Portage Road Esplanade	Weed control Coastal / riparian revegetation Informal walkway (too steep?) Sign	high
30	Poturi Reserve	Amenity planting Sign	low
31	Queen Mary	Sign Staged removal of wattles and pines See Concept Plan	med
32	Rankin	Amenity planting	low
33	Rata Esplanade	Weed control Riparian restoration Informal walkway Seating Signs	high
34	Reid Esplanade	Weed Control Coastal / riparian revegetation Seating Informal walkway Signs	high
35	Rewarewa Esplanade	Weed control including bamboo Extend missing link to join west bank Esplanades Revegetation Implement Encroachment Policy Dumping Extend walkway to Kaponga through subdivision if opportunity arises	high

No	Reserve Name	Proposed Development or Work to occur within the Reserve	Priority Rating for Work
36	Seabrooke	Maintained by residents as is Amenity trees Sign	low
37	Tood Triangle	Concept Plan developed through New Lynn Upgrade	
38	Totara	Concept Plan developed through New Lynn Upgrade	
39	Trojan Crescent	Sign Seating	low
40	Whau Bridge Esplanade	Parks Sign Formalise lease Permit upgrade of driveway Riparian restoration Weed control Develop informal access to Whau Maintain views of Whau	high
41	Whau Esplanade (x3)	Define boundaries Park signs Weed control Coastal riparian restoration	low
42	Willerton Avenue Recreation Reserve	Weed control Planting Amenity trees Sign Seat	high

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## 4.0 Reference Material

***A History Of Waitemata.*** Waitemata City Council, circa 1984.

***Henderson's Mill - A History of Henderson 1849-1939.*** Anthony G. Flude, 1977.

***Register Of Places And Objects Of Historical, Scientific And Natural Beauty.***  
City of Waitemata Town Planning Dept, 1977.

***New Lynn Jubilee 1929-1989 - The History Of New Lynn.***  
Peter Buffet, New Lynn Borough Council, 1989.

***Landscape Assessment Of Waitakere City.***  
For WCC Stage 1 by Boffa Miskell and Dennis Scott and Ass.

***New Lynn Reserves Management Plan Youth Consultation.***  
Visitor Solutions Ltd for Waitakere City Council, April 2003.

***Manawa Wetland Reserve Management Plan Youth Consultation.***  
Visitor Solutions Ltd for Waitakere City Council, April 2003.

***Comprehensive Urban Stormwater Management Action Strategy.***

- Report 8: Receiving Environment Quality In Waitakere City. 2000
- Rewarewa Stormwater Management Unit 3 - Information, Issues & Options. 2001
- New Lynn East Stormwater Management Unit 4 - Information, Issues & Options. 2001
- Avondale Stream Stormwater Management Unit 2 - Information, Issues & Options. 2001

All reports prepared for WCC by Kingett Mitchell and Associates Ltd.

***Assessment Of Environmental Effects Margan Avenue.***  
Prepared by Consultancy Services WCC. October 2002.

***The Gardners of Mataia, Glorit and New Lynn.*** Athol J. Miller, 1983.

***The Freshwater Fisheries And Habitat Values Of The Rewarewa And Manawa Streams, West Auckland.***  
Prepared for WCC by McCullough Freshwater Consultancy Ltd. April 1998.

***The Avondale Stream/Wai Tahurangi Today: An Ecological Assessment.***  
For Project Whau, By Valerie Gardner, M. Varaine and T. Atkinson, March 1999.

***Management Of Natural Resources Within Waitakere Parks.***  
Mark Bellingham Associates, Henderson.

***New Lynn Reserves Heritage Assessment Report.***  
Prepared by John P. Adam & Louise Beaumont for WCC, December 2003.

Bob Hill Reserve – Tree Site Plan 220604



KEY

R – Trees have been removed post 2000

Tree No	Species Common	Species Botanic	Age	Height	Condition	Value	Comments	Work Required	Priority
1	Smooth Barked Apple Gum	<i>Angophora costata</i>	EM	3	G	1		NA	
2	Black Peppermint Gum	<i>Eucalyptus nicholii</i>	EM	3	G	1	Poor inclusion on northern limb	Crown Lift Over (Tree 3) Norfolk Island Hibiscus. DW. FP.	H
3	Norfolk Island Hibiscus	<i>Lagunaria patersonia</i>	EM	2	F	3	Suppressed	FP	L
4	Silky Oak	<i>Grevillia robusta</i>	EM	3	F	2	Damaged western limb	Attend to damaged western limb. Tree to be removed in mid term	H
5	Willow Myrtle	<i>Agonis flexuosa</i>	EM	3	P	2	Poor inclusions of main stems	NA	
6	Silver Dollar Gum	<i>Eucalyptus cinerea</i>	EM	3	G	1	Damaged northern limb	FP	L
7	Blue Gum	<i>Eucalyptus saligna</i> (?)	EM	3	G	1	Identification requires confirmation	FP	L
8	Ghost Gum	<i>Eucalyptus papuana</i> (?)	EM	3	G	1	Identification requires confirmation	FP	L
9	Norfolk Island Hibiscus	<i>Lagunaria patersonia</i>	E	2	G	3	Hedge Group x5	FP. Remove moth plant	L
10	Blue Gum	<i>Eucalyptus saligna</i> (?)	EM	3	G	1	Identification requires confirmation	FP	L
11	Birch	<i>Betula pendula</i>	E	3	G	3		FP	L
12	Pepper Tree	<i>Schinus molle</i>	EM	2	D	0	Dead	REM	H
13	Birch	<i>Betula pendula</i>	E	3	F	3		FP	L
14	Eucalypt	<i>Eucalyptus spp.</i> (?)	EM	3	G	2	Identification requires confirmation	FP	L
15	Blue Gum	<i>Eucalyptus saligna</i> (?)	EM	3	G	1	Identification requires confirmation	FP	L
16	Blue Gum	<i>Eucalyptus saligna</i> (?)	EM	3	G	1	Identification requires confirmation	FP	L
17	Camphor Laurel	<i>Cinnamomum camphora</i>	E	2	P	0	Stem damage	REM	M
18	Paperbark	<i>Melaleuca spp.</i>	EM	2	P	0	Basal damage	REM	M

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## KEY

<b>Tree No</b>		Unique number allocated to each tree
<b>Species Common</b>		Common name of the tree
<b>Species Botanic</b>		Botanical name of the tree
<b>Age</b>	<b>E</b>	Established, a tree which needs no outside assistance to grow
	<b>EM</b>	Early mature, a tree that is just beginning to attain its mature form although not necessarily approaching full potential size
<b>Height</b>	<b>2</b>	3 - 6 m
	<b>3</b>	6 m+
<b>Condition</b>	<b>G</b>	Good
	<b>F</b>	Fair
	<b>P</b>	Poor
	<b>D</b>	Dead
<b>Amenity</b>	<b>1</b>	Refers to trees of the highest amenity value
	<b>2</b>	Identifies trees which have significance within the context of the reserve
	<b>3</b>	Indicates tree may be lost without significant loss to amenity
	<b>0</b>	Trees requiring removal have no amenity code
<b>Comments</b>		General comments
<b>Work Required NA</b>		No work required
	<b>FP</b>	General form prune
	<b>REM</b>	Remove
<b>Priority</b>	<b>H</b>	Within 6 months
	<b>M</b>	Within 24 months
	<b>L</b>	Within 36 months