

**Olympic Park Draft Management Plan Submission Analysis of Submissions and Recommendations**

Section 1: Issues Raised by a Number of Submitters				
No.	Issue Raised	Raised by the following submitters	Comments	Recommended Amendments
1.	General Typographical and Grammatical Errors	N/a	It is considered appropriate to amend all typographical and grammatical errors that may be discovered in the revision/amendment of the management plan and those highlighted by submissions.	That all typographical and grammatical errors highlighted in submissions and discovered during the amendments to the plan be corrected.
2.	Classification of the Park	N/a	Reserve classifications are proposed based on section 4 of the Reserves Act Guide under the Reserves Act 1977. The reserve classifications are provided within Appendix 2 of the Draft Olympic Park Reserve Management Plan.  Lots 5 and 6 of Section 1 Whau Town North have had their reserve classification changed in 2001 from	That the classification of lots 5 and 6 of Section 1 Whau Town North be updated in the Reserve Management Plan from Recreation Reserve to Local Purpose Reserve (Community Buildings) by adding under the title 'Classification Under the Reserves Act 1977' (Appendix 2) the following.  "The land comprising Olympic Park (formerly New Lynn Domain) was

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			<p>Recreation Reserve to Local Purpose Reserve (Community Buildings).</p> <p>The Draft Reserve Management Plan has currently omitted this change. For completeness the management plan should be updated in respect of this change.</p>	<p>gazetted as 'Local Purpose Reserve (Community Buildings)' on the following dates:</p> <p>Lot 5, 6 of Section 1 Whau Town North NZ Gazette 2001, No. 145, p 3652"</p> <p>And deleting the reference to lots 5 and 6 within the following statement,</p> <p>"The land comprising Olympic Park (formerly New Lynn Domain) was gazetted as 'Recreation Reserve' on the following dates:</p> <p>Lot 5, 6, 23, 24, 80 and 81 of Section 1 Whau Town North</p> <p>NZ Gazette 8 March 1979, No. 17, p 522"</p>
<p>3.</p>	<p>Provision of Open Spaces</p> <p>The provision of open space within the park was seen as desirable.</p>	<ul style="list-style-type: none"> <li>S1: Olympic Park Management Plan Youth Consultation</li> </ul>	<p>The sports field located within the velodrome is the only existing usable open space area. Areas of open space are proposed within the Wolverton land, and an area named the Pukeko Green. These areas are illustrated within the Concept plan for Olympic Park.</p>	<p>That the open spaces as illustrated within the concept plan for the draft Olympic Park Reserve Management Plan are retained.</p>

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4.	<p>Rehabilitation of the Avondale Stream</p> <p>The rehabilitation of the Avondale Stream is supported.</p>	<ul style="list-style-type: none"> <li>• S1: Olympic Park Management Plan Youth Consultation</li> <li>• S7: Chris Daniels and Michele Crawshaw</li> <li>• S9: Doug Anderson</li> </ul>	<p>The rehabilitation of the Avondale Stream is provided within the objectives, policies and the concept plan of the Draft Olympic Reserve Management Plan. Specifically Policy 4.0: Landscape, Policy 4.2 Avondale Stream, and Policy 4.3 Landfill.</p>	<p>That Policy 4.0: Landscape, Policy 4.2 Avondale Stream, and Policy 4.3 Landfill, which allow for the rehabilitation of the Avondale Stream, are retained within the Draft Olympic Park Reserve Management Plan without amendment.</p>
5.	<p>Playgrounds</p> <p>The provision of playgrounds within the Reserve Management Plan is supported</p>	<ul style="list-style-type: none"> <li>• S1: Olympic Park Management Plan Youth Consultation</li> <li>• S3: Olympic Park Trust</li> </ul>	<p>Playgrounds are provided for within Policy 3.3: Informal Recreation and the concept plan within the Olympic Park Reserve Management Plan. Their locations are in the vicinity of Portage Road, and Wolverton Road.</p>	<p>That Policy 3.3: Informal Recreation, which allows for the provision of playgrounds, is retained within the Olympic Park Reserve Management Plan without amendment.</p>

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<p>6.</p>	<p>Principal Purpose and Focus of the Reserve</p> <p>3 submissions were received requesting that the Olympic Park be developed as a sports complex.</p> <p>1 submission found it desirable to provide for sports and formal recreation.</p> <p>1 submission supported the sports and environmental focus of the park</p> <p>1 submission supported the environmental aspects of the parks use.</p>	<ul style="list-style-type: none"> <li>• S1: Olympic Park Management Plan Youth Consultation</li> <li>• S4: Alan James</li> <li>• S5: Robyn Hodge</li> <li>• S6: Tony Goodlife</li> <li>• S7: Chris Daniels and Michele Crawshaw</li> <li>• S9: Doug Anderson</li> </ul>	<p>The principal purpose and focus of Olympic Park is provided within Part 2: Objectives and Policies of the Reserve Management Plan. It states,</p> <p>“The principal purpose of Olympic Park is to provide an integrated mix of organised sport, and informal and passive recreation opportunities to attract local users, while enhancing the natural processes in the park in accordance with Waitakere City</p>	<p>That the wording of the principal purpose and focus of the Olympic Park Reserve remain within the draft Olympic Park Reserve Management Plan without amendment.</p>
			<p>Council’s Green Network Strategy.”</p> <p>The Waitakere City Park Strategy supports this purpose and focus. In this strategy Olympic Park is identified as a City Wide Park. As a City Wide Park Olympic Park is seen as providing a unique recreational and potential ecological function within the wider City Wide Parks network.</p>	

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7.	<p>Toilets</p> <p>1 submission was received supporting the provision of toilets within Olympic Park</p> <p>1 submission was received requesting that toilets be built on the Wolverton land.</p>	<ul style="list-style-type: none"> <li>• S1: Olympic Park Management Plan Youth Consultation</li> <li>• S7: Chris Daniels and Michele Crawshaw</li> </ul>	<p>A new toilet facility is proposed on the Wolverton land to provide additional amenity for its future use.</p> <p>The provision of new buildings is governed by Policy 2.4: Buildings, which states "... buildings should only be allowed on the reserve where they facilitate and support the use of Olympic Park as a sports ground or for education associated with the natural environment and its care".</p> <p>With the future development of the Wolverton land, its use will increase. It is appropriate to provide amenity facilities to support and enhance the Wolverton land development and its future use.</p>	<p>That the provision of toilet facilities as illustrated in the Concept Plan within the draft Olympic Park Reserve Management Plan is retained.</p>
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<p>8.</p>	<p>Picnic / Barbeque Areas</p> <p>2 submissions were received supporting the provision of toilets and picnic areas within Olympic Park;</p> <p>1 submission was received requesting that barbeques not be provided within the Wolverton land</p>	<ul style="list-style-type: none"> <li>• S1: Olympic Park Management Plan Youth Consultation</li> <li>• S3: Olympic Park Trust</li> <li>• S7: Chris Daniels and Michele Crawshaw</li> </ul>	<p>A part of the primary purpose of Olympic park is to provide for informal and passive recreation. Policy 3.3: Informal Recreation of the Reserve Management Plan provides for barbeque facilities.</p> <p>The provision barbeque facilities are ancillary to these recreation activities and help to enable them, while promoting the amenity of the park.</p>	<p>That Policy 3.3: Informal Recreation, which allows for the provision of barbeques, is retained within the draft Olympic Park Reserve Management Plan without amendment.</p>
<p>9.</p>	<p>Re-vegetation</p> <p>4 submissions were received supporting the re-vegetation of Olympic Park. 1 of these submissions requested that a formal garden be developed.</p>	<ul style="list-style-type: none"> <li>• S1: Olympic Park Management Plan Youth Consultation</li> <li>• S3: Olympic Park Trust</li> <li>• S7: Chris Daniels and Michele Crawshaw</li> <li>• S9: Doug Anderson</li> </ul>	<p>The submissions support the proposed re-vegetation and enhancement of Olympic Park. Objectives and policies within the Reserve Management Plan, specifically Policy 3.1: Landscape Design allows for the provision of a formal garden to enhance the park's amenity.</p>	<p>That Policy 3.1: Landscape Design, which allows for a formal garden, is retained within the draft Olympic Park Reserve Management Plan without amendment.</p>

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<p>10. Car Parking / Transport</p>	<p>1 submission was received requesting that car parking be provided along the Wolverton land / St John's Ambulance Station boundary.</p> <p>1 submission was received stating that the provision of car parking was not a desirable feature for the park.</p> <p>1 submission was received requesting that no car parking be placed on the Wolverton land, and highlighting traffic and access issues of Wolverton Road.</p>	<ul style="list-style-type: none"> <li>• S1: Olympic Park Management Plan Youth Consultation</li> <li>• S3: Olympic Park Trust</li> <li>• S7: Chris Daniels and Michele Crawshaw</li> </ul>	<p>The future development of Olympic park will inevitably generate traffic and car parking demand. Policy 2.5: Car Parking governs the provision of future car parking. This policy allows for an increase of car parking in appropriate locations.</p> <p>The development of the Wolverton land is likely to experience increased car parking demand. A car park is proposed within the Wolverton land to meet this demand.</p> <p>A proposed location has been illustrated in the Concept Plan for Olympic Park. However, confirmation of this location and other alternative locations is dependent on their appropriateness. A traffic assessment would be involved in determining a location's appropriateness.</p> <p>Other environmental assessment is likely to gain Council and resource consent approval for car parking</p>	<p>That Policy 2.5: Car Parking, which provides for car parking in appropriate locations, is retained within the draft Olympic Park Reserve Management Plan without amendment.</p>
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<p>11.</p>	<p>Fences</p> <p>1 submission was received stating that fencing was not a desirable feature for the park.</p> <p>1 submission was received supporting the provision of a fence along the railway track boundary.</p>	<ul style="list-style-type: none"> <li>• S1: Olympic Park Management Plan Youth Consultation</li> <li>• S3: Olympic Park Trust</li> </ul>	<p>Fencing within Olympic Park is minimal. Currently a fence exists on the boundary of the velodrome track. A boundary fence is proposed along the railway line as a security/safety measure. The boundary fence is provided for in the draft Reserve Management Plan in Policy 3.4: Personal Safety and within the Concept Plan.</p>	<p>That Policy 3.4: Personal Safety, which allows for a boundary fence, is retained within the draft Olympic Park Reserve Management Plan without amendment.</p>
<p>12.</p>	<p>Art in the Park</p> <p>1 submission was received stating that art in the park was not a desirable feature.</p> <p>1 submission was received supporting the provision of a number of art works</p>	<ul style="list-style-type: none"> <li>• S1: Olympic Park Management Plan Youth Consultation</li> <li>• S3: Olympic Park Trust</li> </ul>	<p>A number of art installations are proposed with Olympic Park. These installations are provided for within Objective 3.0 Amenity and the concept plan for the Reserve Management Plan.</p> <p>The provision of art within Olympic Park enables its principal purpose and focus, and its role as a citywide park to be met.</p>	<p>That the provision of art continues to be provided for within Objective 3.0 Amenity of the Olympic Park Reserve Management Plan.</p>

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<p>13.</p>	<p>Lighting</p> <p>1 submission was received stating that the provision of lighting for nighttime sports fixtures was not a desirable feature for the park.</p> <p>1 submission was received supporting the provision of lighting along the park's walkways.</p>	<ul style="list-style-type: none"> <li>• S1: Olympic Park Management Plan Youth Consultation</li> <li>• S3: Olympic Park Trust</li> </ul>	<p>Nighttime sports field lighting is provided for within Policy 2.1: Main Sports Field of the draft Reserve Management Plan. The provision of nighttime sports field lighting will allow for an extension of hours under which games can be played. The main sports field at Olympic Park, which is subject to significant investment. The provision of nighttime lighting will allow for better use of this asset.</p> <p>The provision of passive lighting throughout the park for safety is provided for within the Reserve Management Plan under Policy 3.4: Personal Safety.</p>	<p>That Policy 2.1: Main Sports Field, and Policy 3.4: Personal Safety, which allow for the provision of night time and passive lighting, is retained within the draft Olympic Park Reserve Management Plan without amendment.</p>
<p>14.</p>	<p>Infrastructure</p> <p>The infrastructure objectives and policies, and their wording as provided within the draft Reserve Management Plan is supported.</p>	<ul style="list-style-type: none"> <li>• S2: Transpower New Zealand Ltd.</li> </ul>	<p>Objective 6.0 Infrastructure and its policies provide for the special needs of the high voltage electrical transmission lines that are located within Olympic Park.</p>	<p>That Objective 6.0 Infrastructure and its related policies are retained within the draft Olympic Park Reserve Management Plan without amendment.</p>

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<p>15.</p>	<p>Bus Stop</p> <p>1 submission was received requesting the relocation and expansion of an existing bus stop along Wolverton Road.</p>	<ul style="list-style-type: none"> <li>• S3: Olympic Park Trust</li> </ul>	<p>The bus stop on Wolverton Road is outside the boundaries of Olympic Park and therefore does not fall within the jurisdiction of its Reserve Management Plan.</p>	
<p>16.</p>	<p>Entertainment Area</p> <p>1 submission was received requesting that an area be developed for live entertainment.</p>	<ul style="list-style-type: none"> <li>• S3: Olympic Park Trust</li> </ul>	<p>There are multiple options for live entertainment within the park. These include the main sports field, Pukeko green, and the green located within the Wolverton Land. These are multi use open spaces.</p>	<p>That the open spaces as illustrated within the concept plan for the draft Olympic Park Reserve Management Plan are retained.</p>
<p>17.</p>	<p>Umu</p> <p>1 submission was received requesting the provision of an umu (hangi).</p>	<ul style="list-style-type: none"> <li>• S3: Olympic Park Trust</li> </ul>	<p>An umu has been suggested to complement the barbeque area within the Wolverton land. Currently electric barbeques are proposed.</p> <p>An umu requires a fire as part of the cooking process. The provision of an open fire in a park is contrary to Waitakere City Council bylaws 6 and 1715. Provision of an umu is therefore not supported.</p>	<p>That no provision be made for an umu within the draft Olympic Park Reserve Management Plan.</p>

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18.	<p>Environmental Education</p> <p>2 submissions were received supporting the provision of areas for environmental education.</p> <p>1 submission was received requesting the amendment of the explanation section of Objective 4.0 Environmental Values by the addition of a new statement.</p>	<ul style="list-style-type: none"> <li>• S7: Chris Daniels and Michele Crawshaw</li> <li>• S8: EcoWater Solutions</li> <li>• S9: Doug Anderson</li> </ul>	<p>The proposed amendment provides additional clarification for Objective 4.0 Environmental Values. The proposed amendment states,</p> <p>“Establish demonstration projects in the Avondale Stream and on storm water and groundwater discharges to show innovative and best practice storm water treatment methods, demonstration riparian planting, and water quality improvement methods as part of the desire by EcoWater Solutions, Unitec, Ecomatters Trust, and Friends of the Whau to provide environmental education programmes on the Park”.</p> <p>The absence of specific organisation names would allow for greater future flexibility in implementing this objective.</p>	<p>That the introduction of Objective 4.0 Environmental Values of the draft Olympic Park Reserve Management Plan be amended to include an additional bullet point stating,</p> <p>“Establish demonstration projects in the Avondale Stream and on storm water and groundwater discharges to show innovative and best practice storm water treatment methods, demonstration riparian planting, and water quality improvement methods as part of environmental education programmes on the Park”.</p>
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<p>19.</p>	<p>Management of Olympic Park's Use</p> <p>2 submissions were received requesting that their organised recreation use of Olympic Park be confirmed for the long term.</p>	<ul style="list-style-type: none"> <li>• S10: Bay Olympic</li> <li>• S11: Westforce Women's Lacrosse Club</li> </ul>	<p>Waitakere City Council has Users Allocation policy for managing the use of parks for organised recreation. Policy 2.2: Use of Sports Fields, manages use within the Olympic Park Reserve Management Plan. Specifically,</p> <p>"To continue to provide priority summer use to the Athletic Club while the usage levels justify it."</p> <p>And replacing it with,</p> <p>"To utilise Council's Users Allocation Policy to manage and allocate the use of the Olympic Park".</p>	<p>That the second policy within Policy 2.2: Use of Sports Fields within the draft Olympic Park Reserve Management Plan is amended by deleting,</p> <p>"To continue to provide priority summer use to the Athletic Club while the usage levels justify it."</p> <p>And replacing it with,</p> <p>"To utilise Council's Users Allocation Policy to manage and allocate the use of the Olympic Park".</p>
<p>20.</p>	<p>Relocation of the Waitakere City 'Trusts' Brass Inc.</p> <p>1 submission was received stating that the Waitakere City 'Trusts' Brass Inc. could be relocated to an alternative location.</p>	<ul style="list-style-type: none"> <li>• S9: Doug Anderson</li> </ul>	<p>The redevelopment of the Waitakere City 'Trusts' Brass Inc.'s building is allowed for under Policy 2.4: Buildings. Waitakere Brass has a long association with Olympic Park and has currently outgrown their existing building. Provision has been made to accommodate the Band should they chose to remain on Olympic Park.</p>	<p>That Policy 2.4: Buildings, which allows for the redevelopment of Waitakere City 'Trusts' Brass Inc.'s building, is retained within the draft Olympic Park Reserve Management Plan without amendment.</p>

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21.	<p>Pedestrian Walkways</p> <p>The provision of a network of pedestrian walkways throughout the park is supported.</p>	<ul style="list-style-type: none"> <li>• S7: Chris Daniels and Michele Crawshaw</li> <li>• S9: Doug Anderson</li> </ul>	<p>The provision of walkways is provided for within Policy 3.2: Paths of the draft Olympic Park Reserve Management Plan.</p>	<p>That Policy 3.2: Paths is retained within draft Olympic Park Reserve Management Plan without amendment.</p>
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# Olympic Park



## Draft Reserve Management Plan



Waitakere City Council  
*Te Tatao o Waitakere*

**DRAFT**

**Olympic Park Recreational Reserve**  

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**Draft Reserve Management Plan**

This document is a Management Plan for the Olympic Park Reserve within Waitakere and Auckland Cities. The Plan has been developed as a guide for the protection, use and development of the Reserve, with an emphasis on managing its organised and informal recreation while recognising its cultural heritage and ecological rehabilitation opportunities.

The project team is appreciative of the interest shown by the users of the park and the residents Waitakere City throughout the development of this Management Plan and thanks all those who took the time to be involved.

January 2003

Prepared by

**Boffa Miskell Limited**

For

**Waitakere City Council**

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## PART ONE :

### INTRODUCTION AND

### BACKGROUND

## Summary

Olympic Park's principal purpose is to provide an integrated mix of organised sport and informal and passive recreation opportunities to attract local users, while enhancing the natural processes in the park in accordance with Waitakere City Council's Green Network Strategy.

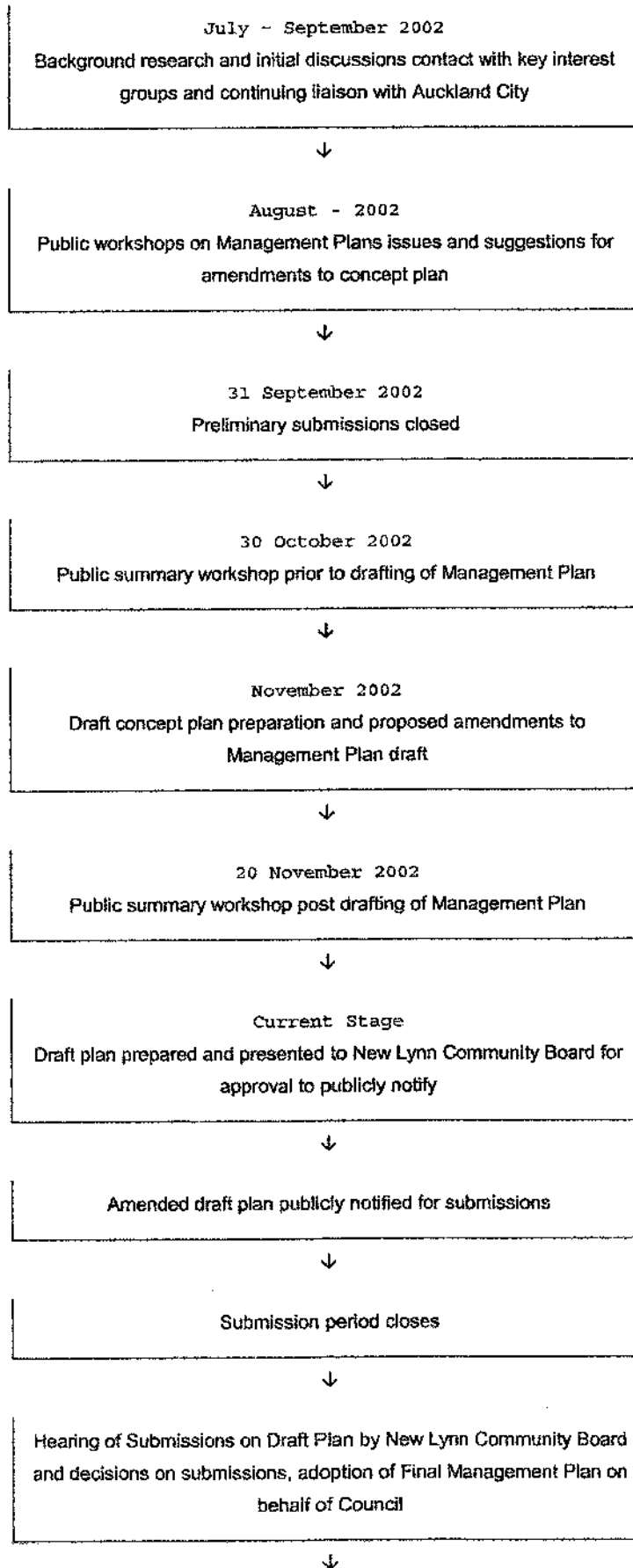
This purpose recognises the historical sports and formal recreation uses of the park, while acknowledging the potential for the park to contribute to Waitakere City's green network strategy. Currently the main issue for the Park is the potential over development of the site in order to maintain a balance between formal recreation and informal recreation activities, while encouraging ecological rehabilitation. Parts of the reserve currently have, low amenity levels and personal safety issues.

This Management Plan offers an opportunity to outline a vision for the future of Olympic Park. The Concept Plan illustrates how this vision will enhance the parks amenity while allowing for continued recreation use.

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

- To continue to allow use of the Park for organised and self-directed sport in a way that helps achieve the other objectives;
- To improve the amenity of the Park in order to make the reserve attractive and enhance its use for sports and informal recreation;
- To enhance the Park's environmental values through the establishment of Green Network corridors;
- To provide appropriate Council management for the Park to enable enjoyment of the City's asset by the local and regional community, both now and in the future;
- To ensure that the use and enhancement of the Park recognises and allows for the existing infrastructure and its unique environment.

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## 2.3 Historic Places Act 1993

Under Section 10 of the Historic Places Act 1993, all archaeological sites, whether recorded or not, are protected and may not be destroyed, damaged or modified without authority from the New Zealand Historic Places Trust. Considering the cultural history of the area it is likely that the site contains unknown cultural and archaeological sites, however, many of these could have been destroyed previously as a result of the Taylor Street Landfill.

## 2.4 Auckland Regional Plan: Coastal

Section 63(2) of the RMA states that the purpose of the preparation, implementation and administration of regional coastal plans is to assist a regional council, in conjunction with the Minister of Conservation, to achieve the purpose of the RMA in relation to the coastal marine area of the Auckland Region.

The Plan identifies areas of significant conservation value within the greater Auckland Region, which are classified as Coastal Protection areas (CPA). The Whau River that adjoins Olympic Park at the confluence of the Avondale Stream is identified as CPA 54, containing

*"substantial quantities of saline vegetation. There are around 40 ha of mangroves with the taller trees growing in the lower intertidal areas and mangroves of smaller stature growing in the firmer high intertidal regions. These in turn grade into fringes of saltmarsh lining the coast. The saline vegetation is an important habitat for threaten secretive coastal fringe birds particularly where it abuts terrestrial vegetation which provides roosts for the birds at high tide and potential nesting sites "* (Auckland Regional Plan: Coastal, Schedule 3).

## 2.5 District Plans

Both the Proposed Waitakere City District Plan and the Operative Auckland City District Plan: Isthmus Section apply to Olympic Park. The Avondale Stream that runs north south in approximately the centre of the park divides the jurisdiction of the two district plans.

### 2.5.1 Waitakere City

The Proposed Waitakere City District Plan identifies Waitakere City's parks as Open Space Environments, overlain by the Natural Area characteristics of those parklands. Areas of natural vegetation, wildlife habitat and potential habitat (Restoration Areas) are part of a 'Green Network' that are afforded special protection under the policies and rules of the District Plan. The western portion of Olympic Park is zoned Open Space Environment with acknowledgement of the two high voltage electricity lines (over 33 kV). In addition the western margin of the Avondale Stream has been recognised as having ecological linkage opportunities.

### 2.5.2 Auckland City

The Operative Auckland City District Plan: Isthmus Section identifies parks as Open Space Zones. There are five Open Space Zones, conservation, informal recreational, organised recreation, community, and leisure complexes. Additional limitation zoning is also applied to properties to manage land use and environmental effects specific to each site.

Under the provisions of the Operative Auckland City District Plan: Isthmus Section, the eastern portion of Olympic Park (Wolverton Land) is zoned Open Space 2 – Informal Recreation. Additional limitations apply to the site. A designation for a proposed public reserve, Wolverton Street Estuary, applies to the eastern margin of the Avondale River, and a significant portion of the site is identified as a Coastal Management Area.

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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 Green Network will be used:

- To protect significant natural vegetation and wildlife habitats;
- To develop ecological corridors which will allow for the movement of wildlife, and the slow migration of plants;
- To protect significant landforms;
- To protect water quality in streams and waterways bordered by the network;
- To make the city a more attractive place visually;
- Potentially to service households and business needs;
- As a flood protection tool;
- To provide public access to and along the coast, streams, lakes and other waterways;
- To help integrate the City's natural and urban environments; and
- To help create a new city form ... separated by the Green Network but also linked by means of walkways and cycle ways.

The Wolverton Land including the Avondale Stream, has the potential to reinforce ecological linkages and the City's green network. This is particularly relevant in the context of Olympic Park's role in providing for the Historical Whau Portage Route Walkway.

### 4.3 Parks Strategy

The Council's Parks Strategy provides a framework for the management of parks within the city. Ten detailed objectives of open space in the city have been developed. The objectives set out a programme for the change and improvement of open space areas within the city. The objectives are:

1. Increase the use and enjoyment of parks;
2. Extend and improve the City's natural ecosystems;
3. Increase the opportunities for people to enjoy nature in parks;
4. Parks are managed sustainably as part of the wider landscape;
5. Improve the use, range and quality of sports facilities within the City;
6. Protect the heritage values within the parks and increase the awareness of the local area's heritage;
7. To provide quality local and neighbourhood parks that are within walking distance throughout the City;
8. To provide in partnership with Iwi, and where relevant, the wider Maori community, the protection of wahi tapu and sites of significance found on parks;
9. Involve communities in the design and management of parks; and
10. To improve the management and administration of parks.

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same area. These ancestral resources since 1840, the time of European settlement, have declined dramatically. Ngati Whatua through their relationship with Council therefore seeks:

- The restoration of the mauri and protection of Te Wai ko Te Huruheru;
- The restoration and protection of bio-diversity; and
- The restoration and protection of customary practices such as food gathering, and traditions associated with Te Huruheru.

## 5.0 Reserve Value Descriptions

### 5.1 History of Reserve

#### 5.1.1 Pre-European History

The history of the Auckland isthmus, and the Waitakere area in particular, is characterised by the interaction between many tribes. This is due to the area's function as an important crossroad, with routes linking the Auckland isthmus with the West Coast and the Kaipara district. Well used tracks linked the West Coast to the isthmus and to the Kaipara. Several portages provided connections between the Waitemata, Manukau and Kaipara harbours.

The New Lynn area was of particular importance due to the presence of the Whau Portage, linking the Waitemata and Manukau harbours. Canoes were dragged along a track from the head of the Whau River. This route appears to have followed the Avondale Stream to the head of the Whau River, along the route of the present Portage Road. The Portage therefore passes through Olympic Park.

The Portage is significant to both Te Kawerau a Maki and Ngati Whatua who have historic links to this area of Waitakere City.

#### 5.1.2 European History of New Lynn

New Lynn was named by Frederick Utting who carried out a comprehensive survey of the area in 1863. Utting chose the name in honour of his hometown of Kings in Norfolk, England. At this time the area was seen as '*sterile and desolate*' and unworthy of settling, until the commercial value of the clay soils was realised.

By the 1890s New Lynn had been recognised for its quality clay soils and numerous brick and tile industries were established. These were clustered near the newly completed Auckland-Helensville railway line. There were a number of clay-works in the vicinity of the Olympic Park site.

As the Depression began the companies of the West Auckland clay industries joined to form the Amalgamated Brick and Pipe Co. Ltd, the parent company of Crown Lynn Pottery.

New Lynn's industrial base was further strengthened after World War II with diversification into secondary and service industries. This expansion created a rapid increase in population. Much of this industrial activity was concentrated around Portage Road, adjacent to Olympic Park.

#### 5.1.3 Reserve History

The strong industrial heritage of New Lynn has shaped the suburb in terms of its character and population. Rapid growth coupled with a lack of resources in the past has lead to an area with few parks and reserves.

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In 1967 the cycle track was patched and was able to be used again. Periodic maintenance of the track was carried out until 1994 when the cycle track was closed for safety reasons. The deterioration of the track can be attributed to ground stability issues and poor construction.

In the seventies the Council purchased a number of properties along Portage Road and Olympic Place, greatly increasing the size of the park. Olympic Park was gazetted as a recreational reserve in 1979.

An indoor bowling hall was built on the reserve in 1977 on the site of the rose gardens. The hall is used by the Western Indoor Bowling Association and the Lynndale Ladies Badminton Club.

The Lynrey Gymnasium was constructed in 1988.

A Reserve Management Plan was written for the park in the late 1980s. It was adopted on July 14<sup>th</sup> 1988.

In 1996 the Green Bay – Titirangi Football Club proposed relocating to Olympic Park from Crum Park. Steps were taken to prepare another Reserve Management Plan and Concept Plan for the park. The current Reserve Management Plan for the Reserve was adopted in 1997.

### 5.1.4 History of the Wolverton Land

Wolverton Land comprises the area of Olympic Park to the east of the Avondale Stream. This area was previously the Taylor Street landfill, operating as a cleanfill site until 1951. Remedial earthworks were carried out at a later date. It is not known whether the land was gazetted as a reserve. Part of the landfill is now the site of the St Johns Ambulance station.

In 1987 the New Lynn Borough Council bought this land from Landcorp to add to Olympic Park. The property was originally Crown Land, which passed to Landcorp. The site was subdivided and a paper road created in the 1970s. The land was never developed, however a paper road remains on the site.

The legal status of parts of the Wolverton Land is currently unresolved, with the Auckland City Council owning four lots in the middle of the reserve. Also complicating matters is the fact that the Wolverton Land is in Auckland City, with Avondale Stream forming the boundary with Waitakere City.

A Concept Plan was prepared for the land in the Waitakere City Council's 1994/95 Annual Plan.

The Plan was deferred when the Auckland City Council advised that it was preparing a landfill management strategy. The strategy recommended that the aftercare work be carried out in 2001. This work has not yet started and development of this part of the reserve cannot proceed until these works have been completed.

In 1995 the New Lynn Community Board requested that Auckland City Council reconsider its priority listing for remedial earthworks. These earthworks would involve re-contouring the area and stabilising the bank. This would reduce the presence of rubble and steel which have been identified as a public health risk. The Board requested that a high priority be given to allow Waitakere City Council to proceed with development of the land. Discussions are now underway for progressing these works.

In 1996 steps were taken to prepare a Management Plan and Concept Plan for the land as part of Olympic Park. This includes integrating Wolverton Land with the rest of the reserve.

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There is an avenue of relatively young trees along Portage Road. This is made up of a number of species and does not have a strong street presence due to gaps in planting age and variety of species.

Shrub planting has been carried out on the banks at the north and south of the velodrome. Shrubs are a mixture of native species including Hebe, Pittosporum, and manuka.

*Pinus palustris* have been mass planted on the steep bank to the east of the velodrome. The trees may have been planted to help stabilise the bank. The roots of these trees are causing damage to the surface of the cycle track.

Vegetation in the Wolverton Land consists of short-lived exotic species such as wattle and eucalypts. Many of these trees are nearing the end of their lifespan.

The Avondale Stream has become degraded over the years and is lined with various weed species such as gorse, pampas, stinging nettle, onion weed and blackberry.

## 5.3 Offsite Relationships and Views

Olympic Park is situated within an industrial zone. It is enclosed on two sides by the 'Portage Industrial Estate' incorporating a large number of industrial and commercial activities. The Main North railway line runs along the northern border of the reserve.

There are no key views out of the site as the park is inward looking given its topography.

The Wolverton Land area is bordered by a residential zone along Wolverton Road and Amsterdam Place. This residential area is within Auckland City. The Wolverton Land acts as a buffer between these residents and the sporting area.

Houses along Wolverton Road are built on a hillside facing Wolverton Land and have elevated views into this area of the park.

## 5.4 Site Use

### 5.4.1 Sports Clubs

Olympic Park has a strong sporting history with a number of clubs being based at the park. These include:

- Lynndale Amateur Athletics and Harrier Club;
- Waitakere Gymnasium Club;
- Waitakere City 'Trusts' Brass Inc. (formerly known as the The New Lynn Citizens Brass Band);
- Western Indoor Bowling Association; and
- Bay Olympic Soccer and Sports Club.

Manukau Amateur Cycling Club previously used the cycling track for training and competition. The cycle track has been closed since 1994 as structural damage to the track raised concerns regarding user safety. Recently the track was resurfaced but is not currently used by the Cycling Club.

#### Lynndale Amateur Athletics and Harrier Club

The Athletics Club was established in 1928 as the Lynndale Athletic and Cycling Club. The harrier division was formed in 1932. In 1935 the Club became established at Olympic Park. Clubrooms were built in 1959 and the

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There are existing dirt tracks throughout the Wolverton Land and Olympic Park which show evidence of fairly high foot traffic through the reserve. The Concept Plan which forms part of the Management Plan outlines how personal safety could be improved for pedestrians within the reserve.

There is opportunity to increase use of Olympic Park for informal and passive recreation through:

- Creating an open parkland landscape in high-use areas;
- Upgrading the picnic area adjacent to Olympic Place;
- Providing additional car parking in Olympic Place;
- Building a network of paths that provide a range of landscape experiences and are useable in all weather;
- Applying 'safe design principles' to improve safety in the reserve;
- Undertaking an ecological restoration project for the margins of the Avondale Stream and the Wolverton Land; and
- Upgrading the overall amenity of the park.

## 5.5 Community Buildings and Leases

The present Olympic Park has been created from a large number of lots progressively purchased by the Council over the years. The park is subdivided into 29 lots, including Wolverton Land.

Since Olympic Park was created in 1918 a number of leases have been provided for community and sport clubrooms in the reserve.

### **Lynndale Amateur Athletics and Harrier Club Inc.**

Permission was given by Council to construct a gym/hall on land at Olympic Park in 1959. This building has been substantially added to over the years.

In 1959 a lease was drawn up for a period of 21 years, with a right of renewal for land around the building. In 1983 a draft lease was drawn up but not signed. The Club currently has a formal lease agreement with the Council which was signed in February 2002. This lease expires on 31.1.2022.

The previous lease applied to:

- Lots 1, 7 & 8 DP36352

### **Waitakere Gymnastics Club Inc.**

The Waitakere Gymnastics Club Inc. are based in a gymnasium adjacent to Olympic Place. The gymnasium was constructed in 1989.

The Gymnastics Club has a formal lease agreement with the Council which was given ministerial approval in 1988. The lease has a term of 20 years from 18.11.88. The lease expires on 18.11.2008. The lease applies to:

- Lot 7, DP36352
- Section 21 Town of Wolseley
- Section 16 and 19 Town of Wolseley
- Lot 18 Town of Wolseley

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## PART TWO :

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### OBJECTIVES AND POLICIES

This part of the Management Plan sets out issues and their subsequent policy and implementation actions in terms of the objectives for managing the reserve. The policy framework has been established in accordance with the background and identified issues. Implementation of the actions has been detailed in Part 3 of the Plan which outlines specific works proposed.

#### 1.0 Principal Purpose and Focus of Reserve

The principal purpose of Olympic Park is to provide an integrated mix of organised sport and informal and passive recreation opportunities to attract local users, while enhancing the natural processes in the park in accordance with Waitakere City Council's Green Network Strategy.

#### 2.0 Organised and Self-directed Sport

Olympic Park is currently reaching capacity as a sporting facility. Further development, especially in the form of buildings, has the potential to exceed the parks current capacity. Further use and additional sporting activities need to be carefully considered.

Careful location and sensitive design of new buildings or extension to existing buildings will be necessary to retain the open space character of the reserve.

##### Objective --Organised and self directed sport

*To continue to allow the use of the park for organised and self-directed sport in a way that helps achieve the other objectives.*

#### Policy 2.1: Main Sports Field

*To increase the use of the existing sports field.*

##### Explanation

The existing sports field is an important asset, it contains a long jump, discus circle and grass running track. However, the field has no floodlighting at present and it is the intention of the Bay Olympic Soccer Club to enter the National New Zealand Soccer League. Night play is one of the requirements for this league.

Existing high voltage electrical transmission lines cross within close proximity to the soccer field at Olympic Park. These transmission lines provide a constraint to the floodlighting proposal. Before the floodlighting can be advanced, its feasibility needs to be investigated in relation to the high voltage electrical transmission lines.

The development of the sports field surround needs to take into account the needs of spectators. Appropriate low planting is suggested together with the placement of a wooden rail on top of the existing velodrome fence.

Increased usage will bring about increased demand for sporting facilities. This can be managed through:

- Improved multi-use facilities, and appropriate management of these; and
- Appropriate design through the development plan, and integrated management policies.

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## Policy 2.3: Informal Use of the Sports Field

*To ensure access to the sports field for informal use.*

### Explanation

To ensure access to the sports field area at present for games such as touch football or a one off event. The current booking system manages this demand. Informal users are invited to book if guaranteed or regular use is required. This is common practice on the Council's quality sports fields.

### Implementation

- Signage advertising the booking system for use of the sports field by informal users to be retained.

## Policy 2.4: Buildings

*To limit new buildings or extensions to existing buildings on the park. Buildings should only be allowed on the reserve where they facilitate and support the use of Olympic Park as a sports ground or for education associated with the natural environment and its care. Buildings should be designed and sited in a way that does not compromise other objectives of the reserve.*

### Explanation

Currently the recreation portion of the reserve is close to built capacity. Increased use of the reserve will result in pressures to provide more facilities. These may include clubrooms, toilets, shelters, or buildings for educative purposes.

Activities such as new buildings are regulated by the District Plan and could require resource consent.

Careful location and sensitive design of new buildings and structures can add to the amenity of the park. The recreation, and to a limited extent the informal recreation zone, are well suited for potential additional facilities as the surrounding is predominately of an industrial nature.

### Implementation

- Evaluate proposals to develop new, or extend existing buildings or permanent structures on the following criteria:
  - a) The extent to which the building directly supports sports activities on the reserve;
  - b) The need for the structure to be located within the recreational reserve; and
  - c) The extent to which the structure is designed to enhance the amenity of the area.

Waitakere City 'Trusts' Brass is proposing to replace their existing building with a larger purpose built building. This could occur on the existing Waitakere City 'Trusts' Brass building site or a Council residential property adjoining Olympic Park.

The Ecomatters Trust in conjunction with Friends of the Whau are proposing to develop an education building located in Olympic Place. An opportunity remains for the provision of additional buildings in Olympic Place within the vicinity of the Ecomatters House.

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- Ensure planting will be carried out in accordance with Council's Green Network Strategy and Revegetation Guidelines with input from the Olympic Park User Advisory Group and Iwi;
- Create a strong and attractive gateway to Waitakere City by providing amenity planting along Wolverton Road, and feature planting at the Waitakere City boundary;
- Design a set of outdoor fittings/furniture for the reserve that impart an impression of quality and identity; and
- Provide safe pedestrian access via an art bridge across the Avondale Stream and a non-disruptive (visually) wildlife observation deck for observation of stream wildlife.

## Policy 3.2: Paths

*To build a network of paths useable in all weather that provide a range of landscape experiences.*

### Explanation

At present there is a simple path system connecting Olympic Place to Portage Road. A more complex path will increase the range of options and landscape experience within the park. There is an opportunity to incorporate walkways into the historic portage route the Whau River Walkway between the Waitemata and Manukau Harbours.

Much of the reserve is poorly drained. Paths should be constructed to provide well drained all weather surfaces.

### Implementation

- Design and build a path network (as illustrated in the concept plan) to make best use of the different landscape opportunities of the site and the historic portage route; and
- Build a network of paths that provide a range of landscape experiences, are usable in all weather, and that link to the Whau River walkway.

## Policy 3.3: Informal Recreation

*To provide informal recreation opportunities for youth in the vicinity of the sports area at Olympic Park.*

### Explanation

Currently the park does not contain any informal recreational activities for youth. Olympic Park, as a large park, is best suited for these types of activities because the park has a good level of accessibility, and the park's amenity is more suited to the noise that these types of activities can potentially generate.

For reasons of safety and security it is important that these activities are placed in locations that are subject to passive surveillance by the public e.g. adjacent Portage and Wolverton Roads.

### Implementation

- Provide informal recreation opportunities such as basketball half court, playground, and electric barbeques adjacent Portage Road and/or Wolverton Road with input from local youth and the Users Advisory Group.

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## 4.0 Environmental Values

The Waitakere City Green Network Strategy embodied in the Parks Strategy and Waitakere City District Plan is a management tool providing a framework for management of urban parks and reserves among other things. The goals of the Strategy include:

- increasing the area, distribution and quality of native bush in the City, recognising that native bush and native wildlife are especially important elements in the distinctive character and ecology of Waitakere City;
- Establishing physical links through joining up isolated pockets of bush and enhancing the City's stream network and open spaces as natural corridors from the bush to the sea; and
- Rehabilitation of Avondale Stream margins and revegetation of areas of Olympic Park will enhance environmental values of the reserve, and fulfil strategic goals of the Green Network Strategy.

### Objective – Environmental Values

*To enhance the park's environmental values through the establishment of Green Network corridors.*

### Policy 4.1: Landscape

*To establish different vegetation community types in a way that enhances the natural, landscape, and educative values of Olympic Park.*

### Explanation

A diversity of vegetation types on the reserve would increase the range of habitat available, create greater landscape interest, and increase educational value of the reserve.

An open, parkland landscape is appropriate for the edges of Wolverton Road, and in the western 'sporting' area. This will maintain 'useability' of these areas, and allow for informal surveillance.

The eastern part of the reserve, known as the Wolverton Land, is more suitable for re-establishing native forest. This would have significance in terms of Waitakere City's Green Network Strategy, adding to the ecological corridor along the Avondale Stream.

The stream has been invaded by a large number of exotic species. There is opportunity to restore it, with both landscape and habitat benefits.

All re-vegetation would be carried out in accordance with the Council's Green Network and Eco-sourcing Guidelines.

### Implementation

- Establish an open 'parkland' landscape in high-use areas – around the sporting area, and along the edge of Wolverton Road;
- Provide an area in the vicinity of the Ecomatters Building, Olympic Place, for conservation gardens displaying local ecosystem plants, and demonstration of stormwater treatment techniques for educative purposes;
- Re-establish indigenous forest in parts of the Wolverton Land area in accordance with the Concept Plan. Progressively remove wattles;
- In particular plant species important to native birds;

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

## **Policy 5.1: Compliance with Legislation**

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

## **Policy 5.2: Leases**

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

### **Implementation**

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

## **Policy 5.3: Legal Status of Wolverton Land**

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

### **Explanation**

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

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

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

### **Implementation**

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

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

### **Explanation**

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

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

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

### **Explanation**

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

## **Policy 6.4: Separation Distances between existing transmission lines and trees**

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

### **Explanation**

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

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

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

## **Policy 6.6: Excavation near existing electricity infrastructure**

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

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## PART THREE :

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### CONCEPT PLAN

#### 1.0 Concept Plans

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

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

#### 2.0 Design Guidelines

##### Revegetation Guideline

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



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## 2.0 Design Guidelines

### Re-vegetation Guideline

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

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

#### Waters edge/wetland margin

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

- Bolboshoenus;
- Carex; and
- cyperus spp.

#### Lower stream bank

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

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

#### Mid bank

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

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

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## Reference Material Consulted

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

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

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

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

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

Waitakere City Council, *Greenprint*

Waitakere City Council, *Parks Strategy*, April 1999

Waitakere City Council, *Proposed District Plan* December 1998

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

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## A P P E N D I C E S

Appendix 1 - Summary of Public Submissions

Appendix 2 - Leases

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## Appendix 2

### Leases

#### Certificates of Title

Olympic Park is identified as:

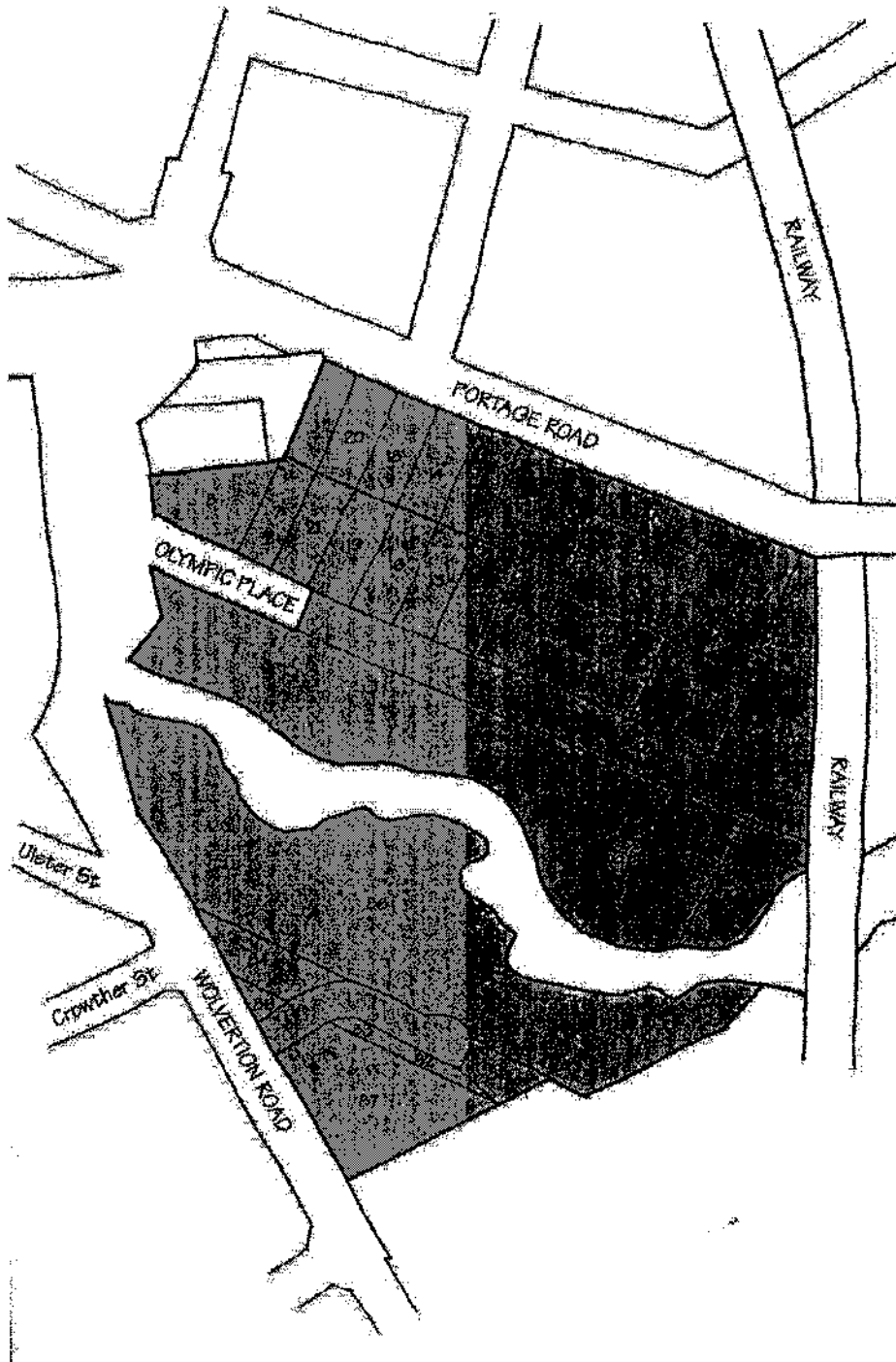
Lots 5, 6, 23, 24, 80 and 81 Section 1 Town of Whau North situated in Block III Titirangi Survey District on S.O Plan 20070	22 864m <sup>2</sup>
Allotment 46 Section 1 Whau Township North situated in Block III Titirangi Survey District on S.O 40763	6935m <sup>2</sup>
Section 7 Town of Wolseley, Block III Titirangi Survey District, Certificate of Title CT 43/134 on S.O Plan 3062B	1012 m <sup>2</sup>
Section 10 Town of Wolseley, Block III Titirangi Survey District, Certificate of Title CT 417/266 on S.O Plan 3062B	1012m <sup>2</sup>
Section 12 Town of Wolseley, Block III Titirangi Survey District, Certificate of Title CT 387/232 on S.O Plan 3062B	1012m <sup>2</sup>
Section 14 Town of Wolseley, Block III Titirangi Survey District, Certificate of Title CT 480/22 on S.O Plan 3062B	1012m <sup>2</sup>
Section 18 Town of Wolseley Lot 1 DP 36352, Block III Titirangi Survey District, Certificate of Title CT 1117/180	809m <sup>2</sup>
Sections 4A and 13 Town of Wolseley, Block III Titirangi Survey District, Certificate of Title CT 1117/180 on S.O Plan 3062B	2024m <sup>2</sup>
Sections 6, 9 and 11	

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Allotment 46, Sections 20, 4A, 13, 6, 9, 11, 16, 1A, 2A, and 8 Town of Walseley  
Lot 1 DP 36352  
NZ Gazette 23 June 1983, no 88, p. 1952

Lot 7 DP 36352 and Sections 7, 10, 12, 14, 18 and 21 Town of Walseley  
NZ Gazette 29 August 1985, no. 160, p 3737

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



Lots Comprising Olympic Park