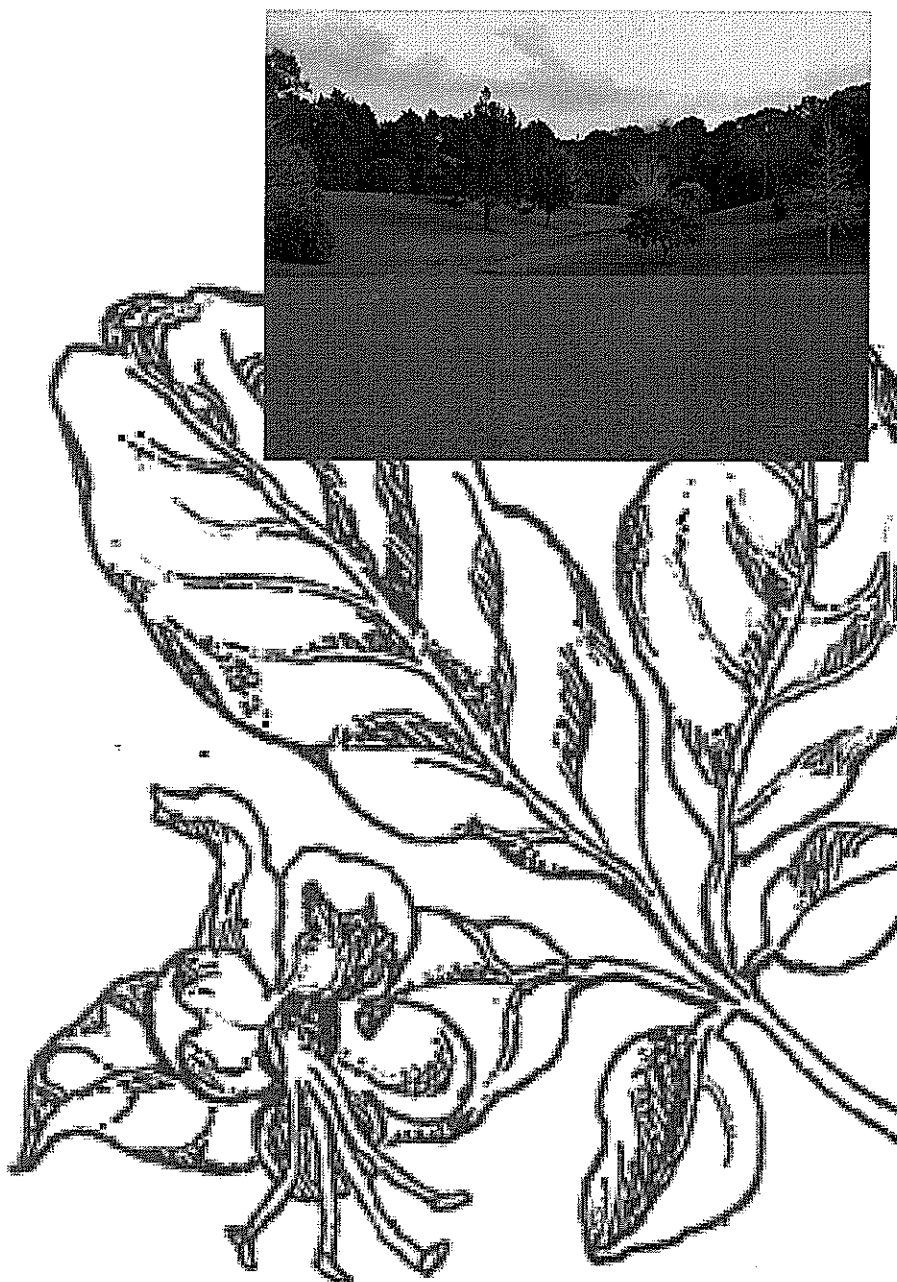


Crum Park



Reserve Management Plan



Waitakere City Council
Te Taiāo o Waitakere



Crum Park

RESERVE MANAGEMENT PLAN

Adoped
September 1998

by the
New Lynn Community Board

Prepared by
LA 4
for
Waitakere City Council

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1.0 INTRODUCTION

1.1 General

Crum Park is an 8.5 hectare reserve sited on the south east facing land which slopes down below Titirangi Road towards Green Bay. The park is sited within the area of land bounded by Golf Road, Hilling Road, Godley Road and Titirangi Road. In terms of its pakeha history Crum Park started out as a clay pit in the 1940's and 50's and as a result the landform comprises a series of levels. There are steep batter slopes between them and around parts of the park.

The main character of the park is of open sports fields surrounded by planted batters, with mixed exotic and native trees and a backdrop of regenerating native bush. The batters between the sports fields act as viewing slopes for people watching the soccer games. Although the park is surrounded by residential areas, their density is fairly low so that the houses on the northern and western sides of the park do not dominate the scene. From the park the kauri and reserve area on the high parts of Godley Road can be seen. There are magnificent views out over the Manukau Harbour from the higher parts of the park. The park is visual focus for the houses surrounding it.

There is currently one building on the park which contains changing rooms and toilet block. There are three soccer fields, two tennis courts and a small play area.

The park is used frequently by the Green Bay - Titirangi Soccer and Sports Association (referred to from now on as the GBTSSA) for active recreation and by the local residents for passive recreation.

Crum Park presents a number of management issues partly related to its current uses. The park combines three main uses: the active sports activities of touch rugby, soccer, and tennis; the passive activities of walking, children playing, picnics and casual games; and thirdly the visual amenity that the park offers to the surrounding residents; and the neighbourhood as a whole.

The aim of this Management Plan is to describe the present situation and to establish defined management objectives and policies covering both the recreational uses and public amenity of the reserve.

1.2 Definition and Purpose of a Management Plan

Management Plans are required under the Reserves Act 1977 to outline Councils' general intentions for use, development and maintenance of their reserves. The aims of this legislation are to ensure that park development and enjoyment are based on sound principles and that, through involvement in the planning process, the needs of the public are clearly identified.

Park management plans are documents which establish a series of management objectives and policies for the development and use of individual parks. In this case the plan seeks to balance the protection of natural resources with the provision of recreational opportunities that are relevant to the needs of the City.

The process of preparing these plans provides the public with opportunities to take part in the decision making which will affect the future of the park. This management plan

process is shown overleaf. The plan, once adopted by the Council, is kept under continuous review so that it may be adapted to changing circumstances or in accordance with increased knowledge.

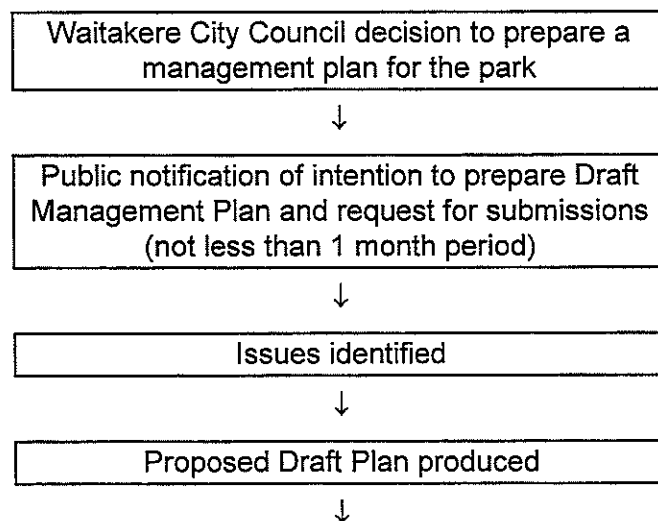
The purpose of the Crum Park Management Plan, therefore, is to provide for the use, enjoyment, maintenance, protection and sensitive development, in keeping with the existing character of the area and within the limits of the Council's resources.

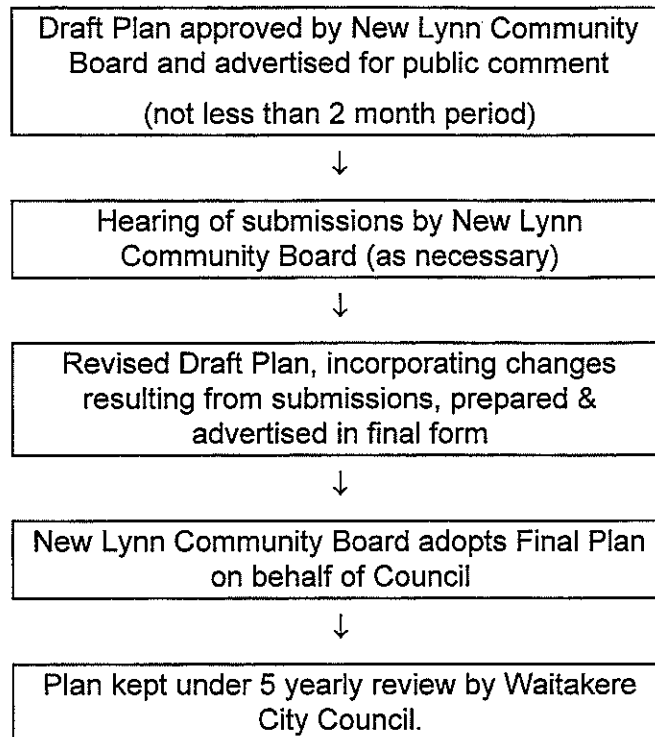
To achieve this purpose, the plan:

- speeds up subsequent Council decision making by providing a common understanding in the community of how the reserve will be managed;
- simplifies administration by providing clear Council policy statements with regard to the park, which will encourage consistency in decision making;
- ensures that these decisions will take into account the broad public interest, rather than being on an ad hoc basis;
- is clear about general intentions and attitudes while retaining the flexibility to deal with matters of detail on their individual merits within the general framework;
- provides a procedure for public involvement during its preparation and review;
- identifies the natural and cultural features and qualities of the park and ensures their protection;
- provides the means of resolving or minimising conflicts between those who use the park and those who value its amenity.

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. This has included extensive public consultation. The steps involved in this process are shown below:





Notice of intention to prepare a Draft Management Plan for Crum Park was originally advertised on July 25th 1993. Submissions closed on October 3rd 1993. The Draft Plan was advertised in December 1993 and submissions closed on the 18 March 1994. Subsequent sets of submissions were called for in September 1994 when the scope of the plan was broadened to include reference to the proposed club room development by the Green Bay/Titirangi Soccer and Sports Association.

A meeting of the New Lynn Community Board was held on 10 October 1994 to hear oral representations in support of the written submissions. The Community Board commenced consideration of the issues raised in the submissions in November 1994 and continued this throughout 1995. The Board was unable to reach substantive agreement over a number of issues relating to the proposed clubroom development. Work on the plan was ceased to allow alternative opportunities to be pursued with the Green Bay/Titirangi Soccer Club.

Work on the plan commenced again in August 1997 once general agreement with the Soccer Club had been reached. The revised draft of the plan will now be further notified for submissions for a period of two months to allow the public an opportunity to comment on it.

2.0 LOCATION AND LEGAL DESCRIPTION

2.1 Location

Crum Park is situated at the top of the Avondale Stream catchment in a valley within a residential north Titirangi suburb. Some large vacant lots covered with regenerating native bush surround parts of the park on the north and west. The main entrance to the park is from Hilling Street, and two more minor access points are located in Ragley Street and Titirangi Road.

To the north, east and south the park is bordered by low density residential sections, generally with single unit dwellings on them, which are in the District Plan's Living (L2) environment. Further north, on either side of Titirangi Road, the land is occupied by low density housing, and scope for further subdivisions and home building is limited in that direction. South west of the park towards Titirangi, the land is in the Bush Living environment, which allows for dwelling houses, home occupations, and cluster housing with a minimal subdivisible area of 2000 square metres.

Green Bay Primary and High Schools are located to the south east of Crum Park within reasonably easy walking distance. Due south of Crum Park, just south of Godley Road, is the scenic and passive reserve - Rahui Kahika.

This is shown on the attached **Figure 1 - Location of Crum Park**

2.2 Legal Description

Crum Park covers an area of 8.5026 hectares (21 acres) and comprises the 13 parcels of land listed below. Refer to **Figure 2 - Legal Descriptions**

Legal description	area (ha)	acquisition	date	reserve	C/T
Pt Lot 27 DP 16661	0.457	Vested	1923	Recreation	352/75
Lot 4 DP 30902	0.1307	Vested	1942	Recreation	668/122
Lot 4 DP 39732	0.0202	Vested	1952	Recreation	936/1
Lot 1 DP 52745	2.3446	Vested	1964	Recreation	330/26
Lot 5 DP 44455	0.2805	Purchased	1965	Recreation	1516/21
Lot 2 DP 54291	0.6396	Vested	1965	Recreation	1523/23
Lot 91 DP 55683	0.0763	Vested	1965	Recreation	330/26
Lot 7 DP 57080	0.0404	Vested	1966	Recreation	1067/218
Lot 3 DP 44455	1.7140	Purchased	1967	Recreation	1638/88
Lot 53 DP 57516	0.4413	Vested	1967	Recreation	673/239
Lot 56 DP 57516	1.4136	Vested	1967	Recreation	673/239
Lot 1 DP 59406	0.5185	Purchased	1968	Recreation	14B/564
Lot DP 69613	0.4282	Exchanged	1975	Recreation	25C/538

2.3 Tenancy

In 1980 the Green Bay - Titirangi Soccer and Sports Association was granted a lease to an area of approximately 176 square metres which excluded the Council's toilet and changing room building. The term of the lease is 33 years commencing on June 1st 1980 at an annual rent of \$5.00.

This lease was not taken up, and in 1990 the Soccer Club began the process of seeking a variation of lease to build a clubroom facility larger than its original proposal.

A second lease to the Suburbs Rugby Football Club Inc. for an area of 422 square metres was negotiated in 1983 for a site for a training and changing building. This 33 year lease at an annual rent of \$5.00 commenced on December 1, 1983, is subject to three yearly rental reviews, and with right of renewal at Council's discretion. This lease has not been taken up.

Both leases still remain in effect. The Community Board has indicated that they wish Council to approach Suburbs to see if they will surrender the lease. The agreement reached with the Green Bay/Titirangi Soccer Club states that they will surrender their lease contemporaneously with a lease being granted for the construction of a clubroom at Olympic Park.

3.0 STATUTORY FRAMEWORK

3.1 The proposed District Plan 1995

The proposed Waitakere District Plan establishes an updated planning context for the management of the city's parks, and sets down the process that is to lead to the management and development of individual parks. This process is to involve the following steps:

- Preparation of a Parks Strategy, integrating the objectives relating to the Leisure Strategy, the Green Network, Restoration and Weed Management Strategies, and Town Centre Revitalisation Programmes,
- Preparation of general objectives and requirements of the Parks Strategy that are relevant to all reserves,
- Preparation of general management plans incorporating requirements and objectives that are relevant to each category of reserve, and lastly
- Preparation of detailed provisions for each reserve.

The proposed plan explains that while District Plan rules are most effective in managing the effects of activities on surrounding areas, management plans are more effective in terms of managing impacts on the reserves themselves.

Work on drawing up the management plan for Crum Park began some time before the proposed district Plan was released. It will be necessary to review and if necessary to amend it in relation to the Parks Strategy and the general management plans once those documents have been finalised.

Crum Park falls into the Open Space Environment of the proposed District Plan.

The proposed Plan sees Open Space rules as being an interim measure only, to tide over until the management plans are prepared. While these rules will be replaced by the management plan, they are to be reviewed during its preparation. The rules require that resource consent be sought for:

1. new and altered parks buildings over 5 metres high,
2. new and altered parks buildings close to boundaries,
3. new and altered parks buildings covering over 5% of the net site area,
4. new and altered parks buildings on land identified as a sensitive ridge, headland, cliff or scarp on the planning maps,
5. driveways and carparking associated with parks buildings,
6. activities generating noise,
7. activities involving infrastructure over 2 square metres in area and 1 metre in height, and
8. activities creating glare.

The proposed plan goes on to state that the way the management plan will address the management of activities in each park will be dependent on the place that park has in the overall Green Network and recreation strategies.

The Green Network is a term used by Waitakere District Council to describe:

- the existing natural and physical framework of the City created by its natural resources, and
- the management of the protection, restoration and regeneration of these to provide a comprehensive natural environment throughout the city.

The Green Network strategy has four layers: a descriptive layer, a land use management layer, a restoration layer and an asset management layer. As at the date of the proposed District Plan only the first two layers have been prepared.

The planning maps show the bulk of the park as being in the General Natural Area. The steeper slopes along the north-west boundary and the triangle of bush in the south-west corner of the park are in the Managed Natural Area. The headwaters and course of the Avondale Stream, down to where it enters the culvert, and a strip along the boundary in the southern corner of the park are in the Ecological Linkage/Restoration Natural Area.

The rules of the proposed District Plan require resource consents for the following activities in the Ecological Linkage/Restoration Natural Area:

- clearance of all native and certain exotic vegetation,
- earthworks outside approved building platforms and on sensitive ridges, headlands, cliffs and scarps,
- formation of impermeable surfaces over a certain area, and
- erection of new buildings and increasing the building coverage of existing buildings.

The following activities are non-complying in the Ecological Linkage/Restoration Natural Area:

- earthworks over 100 cubic metres, and
- establishment of weeds, woodlots and forestry.

The rules of the proposed District Plan require resource consents for the following activities in the Managed Natural Area:

- cutting and clearance of certain exotic and native vegetation,
- earthworks up to 100 cubic metres, and
- formation of impermeable surfaces over a certain area.

The following activities are non-complying in the Managed Natural Area:

- cutting and clearing of most native vegetation,
- earthworks over 100 cubic metres,
- grazing of animals, and
- establishment of weeds, woodlots and forestry.

The rules for the General Natural Area are less restrictive, with resource consent being required for:

- clearance of certain native and exotic vegetation,
- certain earthworks outside approved building platforms and on sensitive ridges, headlands, cliffs and scarps,
- formation of impermeable surfaces over a certain area, and
- establishment of woodlots and forestry.

In the General Natural Area, earthworks on special soils and establishment of weeds are non-complying activities.

3.2 Classification under the Reserves Act 1977

The Reserves Act requires that each reserve should be classified. All but one of the parcels of land of which Crum Park which comprise have now been classified as "recreation" under the Reserves Act 1977. The final piece of land will be classified shortly.

Section 17 of the Reserves Act describes the purpose of recreation reserves as follows:

" Recreation reserves are intended to provide areas for recreation and sporting activities and physical welfare and enjoyment of the public, and to provide protection of the natural environment and beauty of the countryside with emphasis on retention of open spaces and on outdoor recreational activities including recreational tracks in the countryside."

3.3 Resource Management Act 1991

Over the past 16 years there has been a significant shift in values in the community at large. There is more concern and awareness of environmental values. This was heightened by the introduction of the Resource Management Act, which replaced the Town and Country Planning Act. The purpose of the Resource Management Act is to *promote the sustainable management of natural and physical resources*. In the Act the concept of "sustainable management" is made up of three functions: a management function, a purpose, and a set of conditions which must be met. The three functions are:

The **management function** - which requires the management of the way in which, or the rate at which, natural and physical resources are used, developed or protected; and

The **purpose** - of enabling people and communities to provide for their social, cultural, and economic wellbeing, and to safeguard their health and safety; and

The **conditions** which must be met while exercising the management function and achieving the purpose, of:

1. sustaining the potential of natural and physical resources to meet the reasonable needs of future generations;
2. safeguarding the life supporting capacity of air, water, soil and ecosystems;
3. avoiding remedying or mitigating any adverse effects of activities on the environment.

The process which was undertaken for the review of Waitakere City's District Plan reflected this widening of concern about environmental issues, and reflected the shift in public values which had occurred.

4.0 BACKGROUND PAPERS AND ISSUES DOCUMENTS

4.1 "Environmental Issues - An Overview "

The preparation of this document began in August 1993 and it outlines Waitakere City Council's goal - to become an Eco-City. This means a city which is ecologically healthy - a place where economic and social development co-exist with nature. Council will work towards creating a city which is "*sustainable, just and dynamic.*"

One of the first steps in the future management of the city's environment is understanding how Tangata Whenua of the city regard their environment and how they want to see it managed. Under the Resource Management Act, Tangata Whenua should be involved in all resource management processes in ways which:

- take account of the principals of the Treaty of Waitangi - ie. the concept of biculturalism - partnership between Maori and pakeha;
- have particular regard to the practical expression of kaitiakitanga - ie. the obligation to act as guardians and stewards of the environment.

Maori, amongst others, believe that it is important to deal with the environment in a holistic way and that the ability to protect not only the physical health of the environment but also the life essence or *mauri* of the land (ie. its spiritual essence) is undermined if the land is not dealt with holistically.

4.2 Leisure Strategy 1994

In 1993 Waitakere City Council produced a Draft Leisure Strategy, and this was adopted in 1994, with minor changes, as the operative Leisure Strategy.

Its aim was to set a vision for Council's future support of leisure and recreation as part of the Eco-City direction for the city. Three other main goals were identified:

- Promote enjoyment of life through participation in activities which develop self confidence, skills, physical health and fitness;
- Promote opportunities for experiences of natural environments;
- Promote a sense of belonging, and community and City identity and develop ways to better match services provided to the needs of the City's people and communities.

One of the key issues discussed in this document was Diversity. The document states the following:

"Traditionally Council has distributed resources with the aim of equal provision for all groups. However in the past this was often based on the assumption that society was fairly homogenous and Council provided facilities to the community assuming free or open entry was sufficient to provide equal access. There is now increasing recognition of the diversity of communities and appreciation for the value that such diversity adds to the dynamics of life in Waitakere City. Equitable and effective leisure provision should aim to promote a range of leisure opportunities in order to meet the increasingly varied needs of the City's diverse communities."

The strategy stated that a key issue for Council was how to recognise and cater for such groups as women, youth, older people, those on lower incomes, varied ethnic communities and the disabled. At the same time the voluntary sector groups which have traditionally been well supported make a vital contribution to community and recreation life. Their concerns need to be taken into account.

As regards matters related to the consumption and sale of liquor the Leisure Strategy states on page 40, under the title "**Refocus Services in Sports Clubs**"

"A significant issue in relation to sports clubs is the consumption and sale of liquor on parks. This occurs mainly in club-house facilities. This issue received a significant response in the submissions to the Draft Leisure Strategy. A number of issues are involved here, including nuisance to neighbours (noise and litter), revenue for clubs, appropriateness of liquor consumption to different sites and different activities on parks.

Council sees the balance of rights of liquor consumption at club-houses and to park use by the public including local residents, as a key issue for resolution in the 1994-5 financial year, through the management planning process and the development of a Parks Strategy.

The Council recognises that liquor sales/consumption on city parks and or in clubrooms on a park is not always appropriate, or may be appropriate only under restricted conditions. Reasons for this may be the location of the park relative to residential areas, road access to the park and possible difficulties with alcohol consumption."

In a later part of the strategy Page 46 *Action Area One: Diversify Leisure Opportunities*, the Leisure Strategy states 46:

"1.10 Assess Issue of Alcohol Consumption on Parks

1.10.1 Review Council's position in relation to the sale and consumption of liquor on Council parks (1994-95). The process will be undertaken as part of the development of a Parks Strategy."

4.3 Issues Papers

As part of the examination of directions being undertaken by Waitakere City, a series of Issues Papers was produced on a range of subjects including Recreation, Heritage, Streams and City Design. These Issues Papers were a first stage in the process of policy development for the new District Plan and invited people to become involved in the process. Important aspects relating to Crum Park which emerged from these issues papers are:

1. Recreation Background Paper 12

This is a more detailed document than the Leisure Strategy and focuses on 2 key issues:

1. How to ensure that sufficient and appropriate open space is provided to meet the needs of Waitakere City residents; and
2. How to avoid and mitigate any adverse effects from recreation.

In 1992 a park user survey was carried out by Council on 10 parks within the city. Informal activities such as walking and taking the children to play in parks were the most popular forms of activity.

In the Issues section of this paper it stated that Management Plans could provide for objectives to meet identified needs such as the following:

- *encouraging multiple use of open space and recreational facilities wherever possible*
- *limiting the exclusive use of public open space and facilities by private clubs*
- *incorporating key elements of the natural environment, and cultural and landscape values into the design of the open space, buildings and facilities.*

2. Streams Background Paper 7

1. *The importance of riparian management, particularly the importance of maintaining vegetation alongside the stream.*
2. *The importance of the management of the larger catchment.*
3. *Stream corridor protection - protecting the existing native trees and plants and habitats.*
4. *Stream corridor restoration - the restoration of habitats and increased plant diversity along them.*

3. City Design:

In Section 10, called Open Space Design the following statement is relevant:

The Council has adopted a policy of greening the urban areas through tree planting along major roads. This concept could be extended to linking areas of existing open space into ecological corridors through appropriate planting. People also enjoy being able to walk through such green networks to their own local area. Such corridors could also be used as pedestrian and cycle routes forming a separate network from roads. A mix of open space for recreation and bush areas to support ecosystems could help improve the appearance of open spaces and add character to the city.

Urban parks are often characterised by large areas of grass, groves of trees, some flower plantings and children's play areas. It is an approach to park design based on nineteenth century English notions of good park design which emphasises "openness, views, landscapes and order". Maintenance costs for the grassed areas can be high. There is interest in exploring other approaches to park design. Should productive trees be used, would people especially young people enjoy less formal play areas where the grass is less closely mown for example ?

4.4 Analysis and Summary

From this fairly brief look at the statutory framework and some of the studies and the Issues Papers concerned with recreation, parks and people in Waitakere City, some issues and themes emerge which are relevant to the future management of Crum Park:

1. Firstly, there has been an evolution from the very utilitarian approach to recreation of the 1960's and 1970's, which gave priority to facilities for organised active recreation, towards a more socially equitable and environmentally sensitive approach. The new approach recognises:
 - the importance of natural and amenity values and the protection and enhancement of landscape features, vegetation, streams, heritage and archaeological sites, and
 - the importance of being flexible and catering for a wide range of recreation types - casual and passive recreation as well as active recreation.

In other words taking a holistic approach, rather than a sectoral one, to the planning of recreation land.

2. As a reflection of these changes there are a number of things that Council needs to do, both in its planning for parks and in more sustainably and ecologically managing Crum Park. These are:
 - i. in the course of preparing the reviewed District Plan, Council needs to recognise both the passive uses and the cultural and landscape values of reserve land in preparing the Rules, and that a more flexible approach is maintained in terms of the development and use of reserve land;
 - ii. the headwaters of the Avondale Stream begin in the upper parts of this park and therefore it is important to retain the water quality of the stream - ie. no pollutants in the stream, and improve the indigenous riparian vegetation along the remaining parts of it;
 - iii. habitats for flora and fauna in Crum Park can be improved by planting of additional indigenous vegetation;
 - iv. whilst retaining the landscape character of the park and some of the grassed slopes above the football fields to act as viewing areas, more and larger areas of indigenous vegetation can be established;
 - v. the areas of mown grass can be reduced and replaced with ground cover plants in order to reduce maintenance costs.

Informal recreation such as walking, kicking a ball around and adults and children playing together have emerged as being very popular recreation activities. The active sports fields on Crum Park are surrounded with fairly extensive passive areas, and these uses could be catered for by providing a footpath or jogging track which could meander through these areas and this together with a combination of informal grassed areas, play equipment and groups of large exotic and native trees could make it potentially a very popular area for the general public and particularly for the people who live in the surrounding area.

3. The importance of walkway linkages is emphasised. Crum Park could be used as a walkway link between Godley Road and the Green Bay schools, and Titirangi Road.
4. Experience has shown that the more a park is used the more likely it is to be safe and vandal free. Council is looking to encourage multi use of its parks by a much wider section of the community than in the past, and to limit the exclusive use of any public open space and facilities by private clubs.
5. Crum Park represents a small part of the history of West Auckland and there is potential to include some park interpretation to draw visitors' attention to its history.

5.0 DESCRIPTION

5.1 History

The land which is now Crum Park was originally a heavily forested area facing south which would have been unattractive and unsuitable for Maori occupation. This land forms the headwaters of the stream called Wai Tahurangi, a long stream valley which finally ends up in the Avondale Stream. Wai Tahurangi roughly translated means water of the ancient fairy people. The land is traditionally part of the Kawerau tribe's land. During the nineteenth hundreds there were many land claims between the Kawerau and Ngati Whatua people, so in 1854 the Crown purchased a large area of West Auckland called the Hikurangi Block, which included the Crum Park land and this was gradually taken up by settlers. As a result of this Crum Park was cleared of native forest and used for rough grazing, but by the 1930's it had reverted to scrub.

Albert Crum arrived in New Zealand in about 1870 at the age of eleven and went to live in Ashburton. In 1905 he came to Auckland. He was an ambitious builder and brick maker and eventually developed a large pipe, brick and tile factory based at Whau Bridge on the corner of Portage and Great North Roads. He installed good plant and machinery and had many powerful political allies. His company was originally called New Zealand Brick, Tile and Pottery Company, later becoming the Crum Brick, Tile and Pottery Company Ltd. Besides making pipes, bricks, field tiles and roof tiles, the company also produced the glazed bricks used in the construction of the Auckland Boys Grammar School. Initially Crum extracted clay from a site close to his factory, but in the 1940's the company started making sewer pipes which required a better quality clay. So at the end of the 1940's extraction of clay ceased from the New Lynn site and other clay pits were found elsewhere. Crum Park was one of these. Extraction began in the late 1940's and finally ended by 1960.

We understand that Crum owned the land from Golf Road south, and Neil Housing owned the land from Golf Road north, including Golf Road Domain. When the land was developed for subdivision an arrangement was made by the Council for the reserve acquisition to be "pooled" so that one large reserve could be achieved, rather than several smaller reserves.

This park is in the headwaters of the Avondale Stream and water is collected and channelled down into the land from two main directions. Several areas were filled during the course of excavation for the clay, and because of the silty content of the soil, the Crum Brick and Tile Company had major problems with drainage and collapsing storm water drains. At one stage a very large pond 5 - 8 feet deep formed on the site, containing 3/4 million gallons of water.

5.2 Creation of the Park

The creation of the park which now exists on the site was a very ambitious project, and was carried out by Council in 1968-69. It required extensive engineering and significant modification of the landform to achieve the level playing fields. Large drainage pipes were laid to carry away the stream water which gathers on the land to the north west of the park. Extensive modifications of this type are normally not undertaken by Council because they are not cost effective, but with the more buoyant economy of the time and the scarcity of playing fields to serve the Titirangi area, Council felt that it was important to provide this facility. A most unlikely site was modified to create a very attractive park for active and passive recreational use.

In 1971 the concrete toilet and changing room block was constructed. This was open to the public and also had a small area at the front which opened up for the sale of soft drinks and tea. However, because of continual vandalism the public toilets were locked and from 1979 keys were made available to the Green Bay Titirangi United Soccer Club, and the Suburbs Titirangi Rugby Football Club to open, control, clean and maintain and use them on a monthly basis during the season.

An extensive sealed car park with provision for 69 cars and an entrance way from Hilling Street were constructed in 1971.

5.3 Current Use

5.3.1. Active Sports

Current use of the park includes passive recreation such as use of the walkways and play equipment. Active recreation includes regular use by the GBTSSA (31 teams) and the Bay Cougars Softball Club, and infrequent use by various sporting, social, school and church groups.

The three sportsfields are all used for soccer on winter Saturdays, for four to eight hours a day, and other areas are used for training. Ladies and business house soccer occupy all three fields for two to three hours on winter Sundays.

During summer, the fields are all used for softball at nights, for two to four hours a week. There are two touch rugby tournaments a year, which use all the fields. Softball uses all fields for 2 - 4 hours per week at nights, and touch rugby makes use of all fields for 2 tournaments per year.

Other uses for Crum Park include volleyball, informal cricket and touch rugby, social softball and tennis.

5.3.2 Passive Use and Children's Play

Passive use of the park includes local residents walking their dogs through the park, playing ball with the children, sitting, sunbathing, spontaneous games of football, children's play and children using the play equipment. There is at present a small basic children's playground sited to the south of the car park. It comprises toddlers and standard swings, four seesaws and a spinning Jenny.

5.3.3 Visual use

The park also plays a valuable role in forming an attractive area to be looked at by surrounding residents, and enjoyed in a non contact visual way by people from more distant viewpoints and by people walking or using the park. The park forms the backdrop when viewed from a number of residential areas, particularly from Hilling Street and Ragley Street.

5.3 Vegetation

The vegetation of the park is divided into four main types:

- i. The steep regenerating bush slopes at the top end of the park adjacent to Titirangi Road,

- ii. The grassed slopes and banks between and around the playing fields,
- iii. The open grassed spaces of the playing fields, and
- iv. Planting around the boundaries of the park.

i. The steep regenerating bush covered slopes

These slopes, comprising about 0.7 of a hectare, are covered with a fairly dense stand of manuka which is now between 6 and 10 metres high. Beneath this a range of other native species are regenerating, including five finger, silver fern and pigeonwood. Exotic plants such as bamboo, acmena, pine and poplar are also growing in places.

ii. The grassed slopes and banks between the playing fields

There are one or two individual native trees such as a kauri and kahikatea on the upper mown slopes of the park.

The steep banks between the playing fields have been planted with a wide range of tree species which are now between 5 and 10 metres high. These trees are scattered randomly over the banks, with large areas of mown grass between them, forming a very attractive feature. Species include the following:

Botanical name	Common name	Botanical name	Common name
Acer negundo	box elder	Metrosideros kermadecensis	
Acmena australis	rose apple	<i>(Undesirable for genetic reasons - these should be removed).</i>	
Acmena smithii	lilly pilly	Olearia sp	NZ daisy bush
Agathis australis	kauri	Pinus patula	Mexican pine
Callistemon sp	bottlebrush	Pinus radiata	Monterey pine
Cryptomeria japonica	Japanese cedar	Platanus acerifolia	London plane
Cupressus macrocarpa	Monterey cypress	Podocarpus macrophyllus	yew pine
<i>Eucalyptus species including:</i>		Populus alba	white poplar
Eucalyptus citriodora	lemon scented gum	Populus yunnanensis	Chinese poplar
Eucalyptus ficifolia	red flowered gum	Prunus avium	common cherry
Eucalyptus fraxinoides	white ash	Quercus robur	English oak
Eucalyptus saligna	Sydney blue gum	Rhododendron elegans	rhododendron
Eucalyptus regnans	mountain ash	Salix humboldtiana	slender willow
Eucalyptus sideroxylon	red ironbark	Salix vittelina aurea	golden willow
Idesia polycarpa	wonder tree	Sequoia sempervirens	Californian redwood
Malus domestica	apple	Thuja vereaviana aurea	
Liquidambar styraciflua	sweet gum	Vitex lucens	puriri
Lophostemon confertus	brush box		
Metrosideros excelsa	pohutukawa		

iii. The open grassed spaces of the playing fields.

The three sportsfields and training field are mown grass.

iv. The boundaries of the park.

These also form a distinctive vegetation feature. There are tall shelter belts along some boundaries, including *Cryptomeria japonica*, *Cupressus macrocarpa*, and *Acmena*. Vegetation on other boundaries comprises clumps of eucalyptus, teatree and bamboo.

5.4 Archaeology

The Regional Archaeologists at the Department of Conservation (Auckland Conservancy) report that there are no recorded archaeological sites in Crum Park.

5.5 Tangata Whenua

In carrying out the research for this Draft Management Plan contact has been made with Wallace Paki, Waitakere City Council's Maori liaison officer, and Mr Jeff Murray who is the spokesperson for Te Kawerau A Maki, one of the iwi of the area. The Kawerau people have no particular concerns over Crum Park itself, but they request that there should be no further silting of the stream which could affect the water quality of the Avondale Stream. They would support a proposal to reinstate the stream in the top parts of the park and reinstate indigenous trees and shrubs along its banks.

5.6 Form and Layout

The shape and layout of Crum Park is a reflection of its history - the fact that it was a clay pit, and the fact that it was obtained as part of the subdivision of this whole block. As a result the park forms a right angle and is wrapped around an area of private land. It is not possible to see all of the park at once from one spot because of the changes in level, the right angle and the private properties which intrude into the park. The park generally falls into two main areas - the top level which runs from Titirangi Road down to and including the top field, and the lower level which includes the two main sports fields. Much of the upper level is quite steep and incorporates the bush covered upper slopes and the wide grassed stream valley, where some tunnel gully erosion has occurred which marks the start of the Avondale Stream. This part of the park is more "natural", because it is surrounded either by steep land or tall vegetation and has a sheltered enclosed quality.

One soccer field is sited on this higher level.

The existing steep bushed areas at the northern and western ends of the park help to form the bush backdrop to the various parts of the park. Combined with the bush covered private properties along the northern and western boundaries, these areas also form the backdrop for the houses along Hilling Street and Ragley Street and on the slopes above Ragley Street.

The other sports facilities, including the other two soccer fields are sited on the lower level of the park, along with a car park and a small children's play area. The steep tree dotted slopes surrounding the north and west sides of the fields act as an amphitheatre for supporters and the audience to view soccer games.

Factors which currently detract from the landscape character of the park are:

- The siting and design of the toilet and changing room block.
- The rather large bleak car park unrelieved by any landscape planting.

- To a lesser extent, the siting of the two tennis courts.

5.7 Access and Car Parking

There are one vehicular and two pedestrian entries to the park. Vehicle access is from Hilling Street and leads to the car park which caters for approximately 69 cars. This meets the planning requirements specified for the park and any building development of a similar size and capacity as that which the soccer Club had proposed.

Entrances from Titirangi Road and Ragley Street cater for pedestrian traffic only. The entry from Ragley Street is presently grassed with a barrier rail restricting vehicular access to the sports fields and passive areas.

It is intended that a further car park be developed on the old Council depot site. This will be used by people requiring easier access to the adventure playground, fitness trail and walking tracks. This will also provide parking for some of the sports field users.

5.8 Stormwater Drainage and Vegetation Clearance

Two main catchments drain into the park and stormwater culvert systems collect this water and carry it beneath the park, discharging towards the south east in the direction of Hilling Street. Though the playing fields are drained, the lower two fields (No's 1 and 2) are frequently unusable over the winter period due to inflows of water from upstream, and to the fact that efficient and effective subsoil drainage is almost impossible because of the impervious nature of the clays on the site.

Improvements to fields under the 1990/91 capital works programme have improved the drainage of these fields but portions of them are still often closed over winter months. The top playing field (No. 3) has always been well drained and stands up best to continued use. However, tunnel gully erosion is occurring in the headwaters of the stream above No 3 field and this has been fenced for safety reasons. It is recommended that this stream be cleared out and reformed as a natural watercourse.

The residential area along Hilling Street has had flooding problems for some years caused by storm water run-off from the park. Drainage improvements were made to the drainage at 34 Hilling Street in the 1991/92 works programme.

Stormwater flows can be increased by the clearance of vegetation in the catchment.

The park is surrounded to the west and north by steep topography. The area to the west of the park is zoned Non Urban Residential 1, and the Council only permits controlled clearance of 300 sq. metres on individual sites. The portion of the north of the site zoned Residential 2 has restrictions on the removal of topsoil and excavation. There are presently no controls on vegetation clearance in this zone.

However, adequate controls are provided by the Management Plan and the maintenance specifications and standards set by Council. Pest management strategies and pesticide use for the park are controlled by Unit policy and maintenance standards on a City wide basis. Alternatives to weed spraying are used whenever possible and the Management Plan provides for the minimum use of weed spraying options.

A full sports field drainage report was prepared in September 1994 by the Turf Culture Institute. Council has now upgraded the drainage on No. 1 Field and No. 2 Field,

including the training area. Further work will be carried out on No. 3 Field in either the 1999/2000 or 2000/2001 financial years.

6.0 MANAGEMENT ISSUES

6.1 Existing and Proposed Buildings on Crum Park

The existing toilet block is presently the only building on Crum Park. It is a single storey concrete block structure of modest size and appearance, and is situated adjacent to the south-eastern side of the central soccer ground. The toilet block / changing rooms are required to accommodate the needs of users of all three grounds, during winter and summer.

A proposal for a soccer club room for the park was put forward by the Green Bay Titirangi Soccer and Sports Association and was approved in principle by the Council's Community Services Committee in July 1990. A caretaker's residence was included in the proposal. In April 1991 the Council's Hearings Committee granted regulatory consent under the District Plan for the building.

The application attracted 20 objections. The applicant Club and the objectors (the majority of whom were nearby residents) were heard at a meeting of the Planning Hearings Committee on the 18 April 1991. The Committee's decision to approve the application, subject to conditions, was appealed to the Planning Tribunal. Subsequent consultation between the parties lead to an order for a modified consent being issued by the Tribunal on the 18 December 1992.

Local residents were not happy with this decision and began writing to Council. At the same time Council began work on the Draft Management Plan and circulated a survey list indicating a range of recreation facilities which could be provided in the park. A great deal of public consultation went into the initial stages of this process. However there remained two very different viewpoints concerning the issue of the GBTSSA club rooms.

The Draft Management Plan was advertised for public comment and a very large number of submissions were received, either for or against a clubroom facility being allowed on the Park.

Council decided to try to resolve the issue of the clubrooms by facilitating a mediation process between representatives of the local residents group (Friends of Crum Park), and the GBTSSA. The outcome of that process was to be incorporated into the management plan subsequent to consideration by the New Lynn Community Board.

Although progress was made on some issues, substantive agreement regarding the function and use of the building development could not be reached during the mediation. Following a further submission period the Community Board made the following decision:

"That any building should be of a single storey and sited on the Park in such a position as to be as unobtrusive on the users and amenity of the park as practicable"

The Soccer Club have now decided not to construct a Clubroom facility at Crum Park, subject to them being allowed to construct a facility at Olympic Park.

It is now proposed that the existing toilet and changing facilities be upgraded and that a tearoom/family room extension be added to the building. This facility would be the only building on the park and would be owned by the Council for community use. The proposed floor plan is illustrated on the following page.

6.2 Improvements to the Children's Play Facilities

A city wide evaluation concerning safety has identified that the existing play equipment at Crum Park requires extensive modification and relocation for safety reasons. It is recommended that a small playground be erected in the southern area of the reserve in close proximity to the sports fields and car park.

With the major emphasis on providing play equipment and meeting the Leisure Strategy objective of providing for the needs of children, that a second children's playground incorporating adventure type play equipment be incorporated into the passive area to be developed off Ragley Street. This area will combine a small amount of parking, picnic tables and seats, walkways, additional tree planting and walkways.

6.3 Drainage and Vegetation Clearance

The park experiences flooding at certain times and stormwater can be increased by the clearance of vegetation in the catchment.

There is a need to maintain the integrity of the vegetation in this northern area from Ava Avenue down to the perimeter of Crum Park in order not to exacerbate the flooding problem, and to ensure that the majority of the vegetation in Crum Park itself is retained. It is also important that additional tree and shrub planting is carried out in the park.

6.4 Retaining and Acquiring Land

Lot 5 DP 44455 and Lot 1 DP 69613 are important assets to the park because they form the backdrop to parts of it, provides a clear view of the city when travelling past on Titirangi Road, and because of the indigenous vegetation on them.

These two parcels of land should be incorporated into Crum Park.

6.5 Landscape Development Plan

During the preparation of the Management Plan a Landscape Development Plan was prepared for Crum Park. The completion of this plan was dependent on the outcome of the mediation which was entered in to as part of the Management Plan process. The proposal is to retain the 3 fields, two on the lower level and one on the higher level but that no additional training areas are added to the top level. The existing tennis courts and training area adjacent to the car park are retained. Additional walkways and jogging tracks will be introduced through the passive areas surrounding the playing fields, and the streams in the western parts of the park will be cleared out and planted. New children's playgrounds will be developed in the southern part of the reserve, and in the area of the Ragley Street Depot. A significant amount of tree and shrub planting, and a number of seats will be positioned throughout the park.

Figure 3 shows the Crum Park Landscape Development Plan

6.6 Code of Behaviour for all Park Users

The implementation of Council's overall Recreation Strategy for the City will promote more mixed and flexible use of most parks within Waitakere City in the future. Few clubs or groups will be able to assume dominant use rights to any park. Resources will need to be shared and codes of acceptable behaviour of all groups will need to be set in place and agreed to. This code of behaviour should include respect for Council and Club

property, respect for and good behaviour towards other users of the park, local residents and members of the public. If a club or group contravenes this code of behaviour in any way, then that club may lose its right to use the park. Council will need to reinforce this code of behaviour very strictly, and make it the responsibility of the club to ensure that standards of behaviour are met.

6.7 Signs

The type of signage in parks and reserves is controlled by Councils Regulatory Services under the District Plan requirements which are that temporary signs are permitted for certain events, but no permanent signage is allowed other than the Reserve and Bylaw signs.

A sign of not more than 1.5 square metres in area is permitted to display a club name or a building.

No permanent signage of an advertising nature is to be permitted on any building development on the Park.

6.8 Maintenance Standards and Security.

The gates of Crum Park are presently opened and locked by a local resident with no particular set hours. It is recommended that the gates be opened half an hour after sunrise and closed half an hour before sunset. This will then take into account seasonal fluctuations and prevent undesirable use during the hours of darkness.

6.9 Floodlighting

The designated training area and the tennis courts have floodlighting. Any further floodlighting proposals are subject to a Resource Consent. The Management Plan does not allow specifically for further floodlighting unless resource consent approval is obtained.

7.0 MANAGEMENT OBJECTIVES & POLICIES

7.1 Management Objectives

1. To manage Crum Park as a recreation reserve under the requirements of the Reserves Act 1977 for casual usage, contemplative usage and organised club activity.
2. To respect, protect and enhance the park's landscape and environmental qualities
3. To promote a diversity of uses in the park in a way that minimises conflict between users
4. To adopt appropriate controls that will ensure that future uses of the park are compatible with the existing uses and the character of the park
5. To ensure that no one use dominates the park's facilities or its ambience or environment
6. To manage the higher parts of the park, and to press for management of the land surrounding it, in a way that reduces drainage problems in the park
7. To adopt and to establish a staged programme for implementation of the Crum Park Landscape Development Plan, within annual financial budgets
8. To maintain the park to a high standard that caters for the requirements of the users.

7.2 Management Policies

7.2.1 Buildings and Structures

That the current toilets and changing facility be upgraded and that a tearoom/family room extension be added to the existing building.

That the facility be Council owned for the use of the community..

That the building be constructed and painted in materials and colours which complement the natural environment.

That planting associated with the building be designed and maintained to appropriate standards.

That the park user facilities building be the only building on the park and that it be one storey high.

That no cellular transmission sites be permitted on the park.

7.2.2 Leases and Licences

That Council seek to have all existing leases over the park surrendered.

That Council or its delegated agent be authorised to issue licences for the use of the building where appropriate.

7.2.3 Boundary Changes

That Council acquire the old WCC parks depot site at the end of Ragley Road, add this land to Crum Park, and classify it as recreation reserve.

That Lot 5 DP 44455 and Lot 1 DP 69613 be retained as part of Crum Park.

7.2.3 Signs

That all signs on the park comply with the Council policy for "Signs in Parks" in accordance with District Plan requirements.

That no permanent signage of an advertising nature be permitted on any building in the park.

7.2.4 Legislation

That public activity in the park be controlled by the Waitakere City Council General Bylaw 1990 and other legislation which applies to the park.

That all development be in accordance with the current District Plan, the Resource Management Act and the Reserves Act.

That the Management Plan be reviewed at 5 yearly intervals in accordance with the Reserves Act.

7.2.5 Development

That Council prepare detailed landscape development and planting plans and a programme of works that will implement the proposals shown in the Crum Park Landscape Development Plan. These proposals include:

- The relocation of the children's play equipment to a new site adjacent to the car park and sports fields at the southern end of the reserve,
- The development of the old depot site plus the northern corner of Crum Park as an adventure playground with a car park, picnic tables and tree planting, thereby providing a number of the amenities requested by the public in the Council survey and in their submissions to the Management Plan,
- The installation of a fitness track and walkway running from Titirangi Road around the northern side of the fields connecting up to the adventure playground and Hilling Street car park,
- The reorganisation of the existing Hilling Street car park to allow for some tree planting and more efficient use of the paved area,
- Investigation of ways of restoring the "tomos" at the top of the park to natural watercourses, with planting and management of natural vegetation that will promote indigenous riparian habitat around them, plus construction of a timber footbridge,
- The planting of native wetland plants in swales and ditches to improve water quality,

- The planting of appropriate native species in some areas to provide fodder and habitat for native butterflies, and
- Planting of additional trees and shrubs throughout the park.

7.2.6 Design Standards

That all play equipment be erected and maintained in accordance with NZS 5828 and Council's safety standards.

That all park furniture and fittings, including signs, steps, seats, bridges, litter bins etc., be designed and constructed in a way and in materials sympathetic to the park setting.

7.2.7 Car Parking and Access

That the appearance of the existing car parking area be improved by the planting of trees and ground cover.

That further car parking for the use of playground and passive users of the park be provided in the Ragley Street depot land. Its design is to recognise the amenity value of the park and to incorporate planting of trees and ground cover.

That vehicles be confined to formed roads and designated car parking areas only, except for park maintenance vehicles and those having authorised access for specific events.

That a walkway and fitness track be incorporated into the park, and constructed of materials that are visually unobtrusive.

That the footpath and fitness track be maintained for the safety and comfort of park users.

That pedestrian access throughout the park be encouraged.

7.2.8 Planting

That a planting programme be carried out based on the Crum Park Landscape Development Plan.

That an arborist's report be prepared on the condition and potential longevity of some existing trees with recommendations on removal and/or replacement.

That all shrub and tree planting be designed to minimise the need for frequent pruning or maintenance.

That mainly native species will be used, with exotic species as focal points and accents.

That where appropriate, particularly on eroding areas and streamsides, natural regeneration of native bush be facilitated.

7.2.9 Drainage

That Council include the upgrading of the drainage on No. 3 Field in either the 1999/2000 Annual Plan or the 2000/2001 Annual Plan.

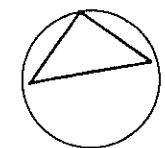
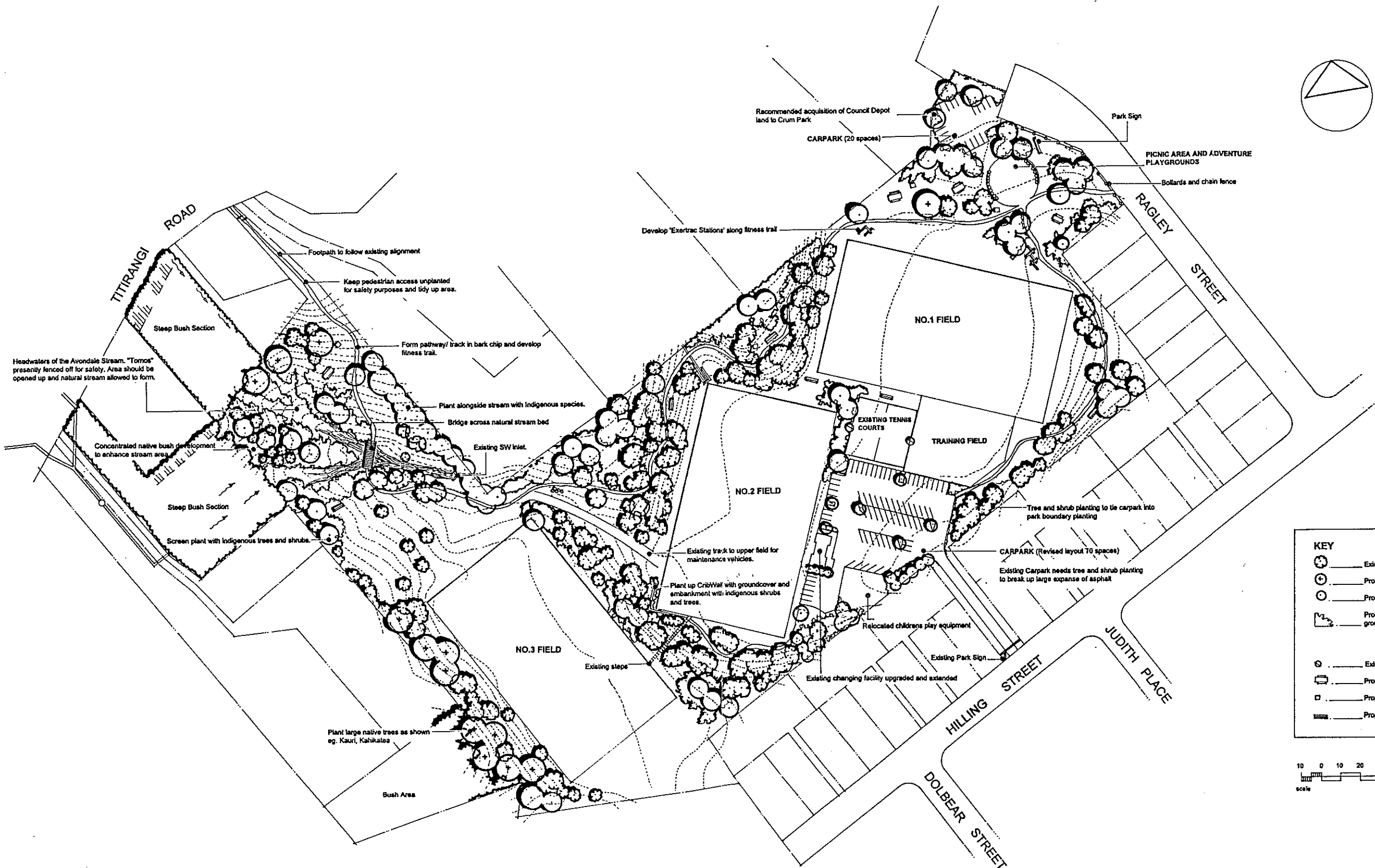
That Council investigate the possibility of draining passive areas of the park, following upgrading the drainage on active field areas.

7.2.10 Liquor

That no lease that provides for licensed premises be granted over any part of the park.

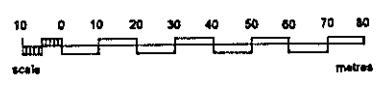
7.2.11 Pest Management

That a pest management strategy be drawn up and implemented.



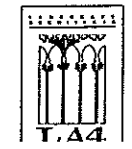
KEY

- Existing trees and shrubs
- Proposed large trees
- Proposed medium sized trees
- Proposed shrubs, small trees and groundcover
- Existing flood lights
- Proposed picnic tables
- Proposed rubbish bins
- Proposed seating



CRUM PARK

LANDSCAPING DEVELOPMENT PLAN



In association with:

FIGURE 2