

MARTYN FARM ESPLANADE RESERVES

Management Plan 1999

SECTION 1

INTRODUCTION: DEFINITION & PURPOSE OF A RESERVE MANAGEMENT PLAN

This section provides information on firstly, the reasons for preparing Reserve Management Plans and, secondly the processes involved up to final approval of the Reserve Management Plan by Council.

SECTION 2

THE DISTRICT PLAN

This section explains the overall purpose of the District Plan and its relationship to the management of Reserves. It also outlines conditions applying to Reserves designated as “Recreation Zone” under the District Plan.

SECTION 3

RESOURCE INVENTORY -

Sections 3 provides information about the Reserve. A brief summary on topics such as name, location, legal description, classification under the Reserves Act, historical background, natural physical features, vegetation, landscape modifications, reserve users and reserve management and maintenance.

SECTION 4

FUTURE DEVELOPMENT AND DEVELOPMENT CONTROLS

The section outlines the proposals for future development for Martyn Farm Esplanade Reserves.

SECTION 5

OBJECTIVES AND POLICIES

The objectives and policies are derived from previous sections of the Management Plan and from public input sought during the process of preparing the Management Plan. These statements are the guidelines for the future management and development of the Reserve.

SECTION 1

INTRODUCTION: DEFINITION AND PURPOSE OF THE RESERVE MANAGEMENT PLAN

Reserve Management Plans are documents outlining objectives and policies for the development and operation of individual (or several) parks and reserves. Such Plans should clearly outline a Council's general intentions for the use, development and maintenance of the reserve and indicate the means of implementing the provisions of the Plan.

The Reserves Act 1977 requires that every administering body of a reserve prepare a Reserves Management Plan for each reserve under its control. The legislation provides an opportunity for the public to contribute to the formulation of the Plan and the making of decisions which will affect the future of the reserve. The aim of the legislation is to ensure that the development and management of reserves and the subsequent use and enjoyment of them by the public is based on sound resource management and that, through involvement, the needs of the public are identified and accommodated as appropriate.

Once adopted by Council, a Reserve Management Plan will be reviewed from time to time so that, if necessary, it may be altered in keeping with changing circumstances.

The Management Plan Process:

The process being followed with this Plan is in accordance with the provisions of the Reserves Act 1977.

It is intended that the public have the opportunity to express their views before a Draft Management Plan for this reserve is prepared and again after the draft is prepared.

A notice of intention to prepare a Draft Management Plan was advertised in the Franklin County News, Thursday, August 27, 1998
Waiuku and District Post, Tuesday, September 29, 1998

Submissions received, with a summary of the issues raised, are as follows:

1 Ms J Mitchell

Letter dated 23 September 1998

Outlines the bird life that frequents Martyn Farm Estate Reserves, and expresses concerns about the impact of any development on the bird life. Would like to see the creation of a wildlife reserve, with planting of trees that supply a natural food source for birds. Would not like to see ordinary facilities provided but to build on the wildlife potential of the land.

Ms Mitchell offers to document the bird life in the reserve, and to help plant and nurture trees by organizing local community groups .

2. N Corlett

Chairperson

Ramarama Residents and Ratepayers Association

Letter dated 13 October 1998

Mr Corlett's letter has a number of requests and takes issue regarding the land required for effluent disposal. A brief summary of Mr Corlett's letter is as outlined:

1. Request for definition of entranceway; such as signage on the pillars naming the park
2. Request for clear definition of boundaries, by the use of bollards.
3. Request for two foot bridges across the stream, linked by a walking track.
4. Request for a walkway along the stream and Great South Road, through the bush.
5. Request for weed control in bush area.
6. Request for picnic table and signage outlining history of the area, to be sited near the old house site.
7. Questions the appropriateness and necessity to gift the parcel of land to residents of the Estate, to be used for effluent disposal.

Consultation to discuss the proposed management plan was undertaken with Huakina Development Trust on the 14th of September 1998, and at the time of preparing the draft management plan no submission has been received.

The date of approval of the Reserve Management Plan was 20 May 1999.

SECTION 2

THE DISTRICT PLAN

The purpose of the District Plan is to assist Council to carry out its functions to achieve the sustainable management of natural and physical resources.

The Council's resource management role as summarized in the District Plan is as follows:

"To ensure natural and physical resources are sustainably managed and to protect and enhance the environment while enabling people and communities in Franklin District to provide for their social, economic and cultural well-being, and their health and safety."

Reserves are governed by the provisions of the Reserves Act as well as the provisions of the District Plan.

The Reserves Act places emphasis on the control, management, maintenance, preservation, development and use of reserves and is primarily concerned with the quality of reserves and the public enjoyment of them.

The District Plan establishes the permitted uses with particular emphasis being placed on the quantity, location and effect on properties surrounding the reserves.

The Recreation Zone

The Martyn Farm Esplanade Reserves are zoned "Recreation Zone" under the proposed District Plan.

Conditions relating to Reserves with the designation Recreation Zone are detailed in Part 11.0 and Rule 34.0 of the proposed District Plan.

The proposed District Plan states that Council have in the past been involved in providing a wide range of opportunities for the use of leisure time. In order to determine its future involvement Council has adopted a Recreation Plan. The Recreation Plan is the guiding document in addressing recreational issues facing the District

Council's objectives under its Recreation Plan are:

- 1 To provide sufficient recreation and open space land to meet the needs of present and future generations.

- 2 To provide for a wide range of recreational activities while ensuring that any adverse effects on the quality of natural and physical resources or the amenity of adjoining areas are avoided or mitigated.

Permitted activities in the Recreation Zone are those which are not specified as a Discretionary Activity for the Zone and which comply with the Performance Standards for the Zone.

Discretionary Activities in the Recreation Zone require a resource consent, and the consent may be granted or refused. An application must be submitted in the prescribed format (available from Council).

Discretionary activities are set out in the Proposed Franklin District Plan, amended October 1995, updated October 1997.

Performance standards apply unless an approved Reserve Management Plan specifies or provides otherwise. Performance Standards are:

1 Height and Setbacks

Maximum Height: 9 metres (except goal posts and floodlights)

Yards: 6 metres in respect of any boundary which abuts a site in the Residential Zone; and 3 metres from any other boundary, provided that no building may exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and the site boundary. This standard shall not apply where all adjoining, potentially affected landowners have given their written consent to any deviation from the standard.

2 Noise

The following sound levels as measured at or within any boundary of an adjoining site zoned Residential or Rural-Residential, for the hours specified, shall not be exceeded.

Time/Hours	L10 (defined Rule 38)	Lmax (defined Rule38)
• 0700 to 1800	50dBA	75dBA
• 1800 to 2200	45dBA	65dBA
• 2200 to 0700	40dBA	65d

3 Parking

Parking areas and internal vehicular access and egress routes shall be sited a minimum of 5 metres from the boundary of any site zoned Residential or Rural-Residential. They shall be landscaped and/or screened so that these areas blend in with the natural environment or with the amenities of the area.

Sufficient sealed parking shall be available for every activity on the site, and the standards of the District Plan's Rule 35 (Parking, Loading and Access) shall be used as minimum where the activity is sufficiently similar to one or more in that rule.

4 Hours of Operation

Where a building such as a clubroom, hall or any other structure used for the gathering of 10 or more people is within 100 metres of a site zoned Residential or Rural-Residential, then the following hours of operation shall apply to use of it for the activities which require a liquor license

Monday to Thursday, and Sunday	7.00 am to 10.30 pm
Friday and Saturday	7.00 am to 1.00 am

5 Illumination

(a) All exterior lighting shall at all times be so located, directed or screened as to ensure that:

- no direct light rays fall onto any site zoned Residential or Rural-Residential, and reflected light from any such fittings shall be minimized;
- All reticulations to any fittings is underground and all wiring and control equipment enclosed;
- Direct light rays or illumination do not create a hazard to motorists.

- (b) The use of exterior lighting, except security lighting, shall be restricted to the hours of 7.00 am to 11.00 pm.

6 Earthworks

6.1 General: Bare ground arising from earthworks shall be revegetated as soon as is possible.

6.2 In Development Setbacks: Earthworks in the Coastal Marine Area development setback and the Lakes and Rivers development setback shall not exceed a total volume of 25 cubic metres or a total of 250 square metres.

6.3 Affecting Outstanding Natural Features: No earthworks shall be carried out to or on land forms or any other physical feature identified in Schedule 5A

Tangata Whenua

The Council's commitment to its Treaty partners as summarized in the District Plan is as follows:

- **Kaitiaki ('or stewardship')**

The term kaitiakitanga is defined in the Resource Management Act as:

The exercise of guardianship; and, in relation to a resource, includes the ethic of stewardship based on the nature of the resource itself.

The sustainable management of Franklin's natural and physical resources is an issue of common concern to the Treaty partners. The Council acknowledges its responsibility to co-operate with Tangata Whenua in this matter, and aims to ensure that this Plan's objectives, policies and assessment criteria (not just those listed in this section) reflect Tangata Whenua perspectives on sustainable management.

OBJECTIVE, POLICIES AND METHODS

Objective: TRADITIONAL RELATIONSHIP

To protect the relationship of Maori and their culture and traditions with their ancestral lands, water, sites waahi tapu and other taonga.

Policies:

1. Adverse effects on Tangata Whenua's ancestral lands, water, sites, waahi tapu, and other taonga and on their relationship with such should be avoided, remedied or mitigated.
2. The assessment of effects on Tangata Whenua should occur in a way that respects Maori customary values and practices.
3. Tangata Whenua should be consulted where activities have the potential to adversely effect ancestral lands, water, sites, waahi tapu, and other taonga.

Methods:

Involvement of Tangata Whenua in vetting resource consent applications.

Assessment of resource consent applications.

The protection of sensitive information as it relates to Tangata Whenua and only using this information in a way that is acceptable to Tangata Whenua.

Identification of sites importance to Tangata Whenua subject to the above.

Agreement with various Iwi authorities eg. Councils Memorandum of Understanding with Tainui.

Reasons and Explanation:

The Council has certain obligations in terms of the Resource Management Act in managing the District's resources to ensure that Tangata Whenua's rights are recognized and provided for.

SECTION 3

NAME, LOCATION AND LEGAL DESCRIPTION

Martyn Farm Esplanade Reserves

The Reserve is situated in the Ramarama Ward of the Franklin District and is located on Great South Road. The Reserve is named Martyn Farm Esplanade Reserves.

The Reserve is owned and administered by Franklin District Council.

Details are given in the following legal description:

- | | |
|--------------------|--|
| 3264m ² | Lot 5 Deposited Plan 152752 and being part of Allotments 50 and 51 Parish of Opaheke. Certificate of Title 93B/591. |
| 1.2360 hect | Lots 6 Deposited Plan 152752 and being part of Allotments 50 and 51 Parish of Opaheke. Certificate of Title 93B/592 |
| 1.3397 hect | Lot 7 Deposited Plan 152752 and being part of Allotments 50 of Opaheke. Certificate of Title 93B/593. |
| 4716m ² | Lot 12 Deposited Plan 156251 and being part of Allotment 50 Parish of Opaheke. Certificate of Title 93B/598. |
| 6753m ² | Lot 18 Deposited Plan 156251 and being part of Allotments 50 and 51 Parish of Opaheke. Certificate of Title 93B/604. |

CLASSIFICATION (RESERVES ACT 1977)

The original piece of land was classified pursuant to the Reserves Act 1977.

- | | |
|--------------------|--|
| 3264m ² | Lot 5 Deposited Plan 152752 and being part of Allotments 50 and 51 Parish of Opaheke. Local Purpose (esplanade) Reserve, dated |
| 1.2360 hect | Lots 6 Deposited Plan 152752
Classified as Local Purpose Esplanade Reserve and being part of Allotments 50 and 51 Parish of Opaheke. Local Purpose(esplanade) Reserve, date 27 November 1992. |
| 321m ² | Part Lot 6 Deposited plan 152752 and being part of Allotments 50 and 51 Parish of Opaheke. Classified as Local Purpose Road Reserve, dated January 1993. |

- 1.3397 hect Lot 7 Deposited Plan 152752 and being part of Allotments 50 of Opaheke. Classified as Local Purpose (esplanade) Reserve, dated 27 November 1992.
- 351m2 Part Lot 7 Deposited Plan 152752 and being part of Allotments 50 of Opaheke. Classified as Local Purpose Road Reserve, dated January 1993.
- 4716m2 Lot 12 Deposited Plan 156251 and being part of Allotment 50 Parish of Opaheke. Classified as Local Purpose Esplanade Reserve.
- 6753m2 Lot 18 Deposited Plan 156251 and being part of Allotments 50 and 51 Parish of Opaheke. Classified as Local Purpose Esplanade Reserve.

In January 1993, two areas being 351m2 part of Lot 7 DP 152752 and 321m2 part of Lot 6 DP 152752, had their classification changed by gazette notice. From a local purpose esplanade reserve to a local purpose road reserve.

.3264 hect Lot 8 Deposited Plan 152752 Certificate of Title 93B/594 makes up the marginal strip, related to the stream.

In 1999 it is intended to transfer a portion of reserve land to the property owners of Lots 14,15,16 and 17, in order to provide a land treatment area, to rectify an ongoing sewerage treatment issue within the Martyn Farm Estate subdivision.

The area of land to be transferred is approximately 1500 square metres and part of Lot 18 DP 152752.

NATURAL PHYSICAL FEATURES & VEGETATION

The Reserve runs adjacent to the Great South Road, and has a large amenity area adjacent to the central roadway. The land is undulating and runs back from the road, down to the Ngakoroa Stream, a waterway that divides the reserve.

The Ngakoroa Stream weaves its way through the centre of the reserve and transverses the southern and northern boundaries. Small water rapids and swimming holes frequent the waterway.

The Reserve entrance is via the Great South Road, and has a large area of open lawn area at this central point. A roadway and easement links the adjoining properties and is lined by mature Oak *Quercus robur* and Totara trees.

A bridge crosses the Ngakoroa Stream at this point.

The main amenity area of the reserve is focused on this central facility, with comfortable access to the stream and open lawn areas.

There are large stands of mature trees in the Reserve, most either lining the roadway or the

waterway.

At the Northern end of the Reserve the vegetation is a mix of revegetating native bush and exotic weeds. Much of the access to this part of the reserve is severely restricted by weed growth. Access to the reserve via the Great South Road is overgrown and uninviting. Rubbish dumping is a constant problem in this area.

At the Southern end of the Reserve the vegetation is primarily mature trees lining the waterway, with regenerating native bush and exotic weeds as the understory. Access is via a sealed roadway, that backs onto adjoining land owners.

LANDSCAPE:

Site Context: Raventhorpe Scenic Reserve

The reserve is set within a rural context with a backdrop of Scenic Reserve land that is part of the Department of Conservation Estate. The areas forming part of D.O.C. land and their status are as follows:

Raventhorpe Scenic Reserve:

Protected as a scenic reserve pursuant to the Reserves Act 1977 and owned and administered by D.O.C.

Raventhorpe Stewardship Area:

Protected as a stewardship area pursuant to the Conservation Act 1987 and owned and administered by D.O.C.

Historic Covenant:

Held in fee simple by the adjoining land owner but protected by way of covenant pursuant to the Reserves Act to enable the land to be preserved.

Foot access easements:

Lie over the land held in fee simple by the adjoining landowner but are protected to preserve foot access to the scenic reserve, stewardship area and historic covenant to enable D.O.C. staff and their agents, and the members of the public to enter these areas.

Raventhorpe Marginal Strip:

Protected as a twenty metre wide marginal strip under Part IVA of the Conservation Act 1987 and owned and administered by D.O.C.

Additional to Raventhorpe Scenic Reserve:

Gifted to D.O.C. as a scenic reserve by the adjoining land owner in 1995. Protected as a scenic reserve pursuant to the Reserves Act 1977 and owned and administered by D.O.C.

HISTORICAL BACKGROUND

In 1858, Mr and Mrs John Martyn with their four children arrived in Auckland from Plymouth, England. A few months later they brought a block of land in the vicinity of the present site of the previous Raventhorpe Hospital.

The Martyn Family built their first house on the site, this house was later moved to Pukekohe for the Pioneer Memorial Cottage.

In 1865 the Martyn Family built a villa on the reserve site.

Martyn Farm Redoubt: In 1863 the Martyn family left the district deciding that the district had become unsafe during the Waikato War. The Martyn Farm became a safe haven for a traveling cavalcade of British troops and settlers. However, once the journey continued, this cavalcade was ambushed in the wooded area of Shepherds Bush. As a result of this ambush, a new post manned by 100 British regulars was constructed as Martyn's Farm. A stockade was built around the Martyn Family home, with evidence of a trench three foot deep to carry stockade posts.

The Martyn family home site subsequently became the site of the Raventhorpe Hospital. The title shows the land as Pt 50 18 3506 Mental Hospital Reserve, Gaz 19400 1267 Raventhorpe Hospital. Several hospital staff homes were also built on the site. The remains of one of the staff home stairways remains on the reserve today.

In the mid 1980's the hospital closed and the complex came up for sale. In the early 1990's the hospital site was subdivided and the esplanade reserve resulted from this.

In 1993 by NZ Gazette notice the classification was changed for 351m², from Local Purpose (esplanade) Reserve to a Local Purpose (road) Reserve.

CURRENT USE

The Reserve accommodates a range of informal or unstructured activities such as walking, jogging and informal play.

RESERVE MANAGEMENT AND MAINTENANCE

The Reserve is owned and managed by the Franklin District Council.

The Reserve is maintained by Franklin District Council.

SECTION 4

FUTURE DEVELOPMENT & DEVELOPMENT CONTROLS

1 Development Controls

The vision towards which this plan steers the management of Martyn Farm Esplanade Reserves is the opportunity to enhance the scenic nature of the reserve to provide a valuable wildlife sanctuary, that will co habit with its reserve status. Thereby providing a recreational experience for the parks users and neighbours. An important aspect of the Reserve is the linking with the Scenic nature of the adjoining Raventhorpe Scenic Reserve.

Essentially the reserve will cater for the many needs of the local and wider community while ensuring that the environmental and landscape values are protected.

The bush must be enhanced and protected for future generations, whilst providing recreational opportunities for its users.

The reserve will continue to be developed in accordance with its Local Purpose Esplanade Reserve status.

Bush Area:

The native bush area will be protected and enhanced by a regime of weed eradication and a native bush regeneration programme. Locally sourced native seed shall be used in any replanting programme. Any replanting programme will specifically include plants that provide a valuable seed source to native birds.

Environmental:

A programme of public education through signage and letters to Ramarama residents, will be aimed at stopping illegal dumping on the reserve.

The existing areas of rubbish shall be cleaned up with the use of Community Labour.

Signs:

Signs will be placed in the park where necessary to mark entrances and provide information to park users. Signage shall include historic information at appropriate sites. Care will be taken to avoid a proliferation of signs.

Paths/Walking Tracks:

The path/walking track network provides a valuable amenity for passive recreational use. The path networks shall be maintained and enhanced, using Community labour groups. Use of paths and walkways shall be encouraged to avoid conflict with the native revegetation and bush protection. Particular attention shall be given to the creation of a bush track through the

Northern section of the reserve, thereby giving public access to this area and linking with the Department of Conservation Scenic Reserve land.

Fixtures:

Seating, bins and Picnic Tables will be provided in the reserve at locations determined by the Asset Coordinator Open Space Amenities.

Controlled Use:

A balance between protecting the significant environmental features of the reserve and the reserves recreational use be sought. The use of the Reserve be restricted where there is opportunity for this to occur in areas such as dog control and mountain bike use.

2 Reserve Management Committee

Where stated in reserve management plans it is Council's policy that Reserve Management Committees (Friends of ...Park), be established to assist Council in managing its major parks and reserves.

In the case of Martyn Farm Esplanade Reserves it is envisaged that representatives from interested parties including local residents, The Royal Forest and Bird Protection Society, Iwi, Residents and Ratepayers , Community Board representation and Council Officers be invited to be part of this committee.

One of the functions of this Committee will be participate in the future development and maintenance of the reserve.

SECTION 5

OBJECTIVES AND POLICIES FUTURE MANAGEMENT AND DEVELOPMENT

1 Objective Statutory

To ensure that all statutory requirement relating to the Reserve are met.

Policies

- To development and administer the Reserve according to the Reserves Act 1977.
- To ensure that any planned future development is compatible with the classification of the Reserve as Scenic reserve.
- To control and direct all public activity on the Reserve in accordance with the Franklin District Council bylaws and other relevant laws.
- To ensure that any future uses and development proposal are in accordance with the Proposed Franklin District Plan or any resource consent granted under the provisions of the Proposed Franklin District Plan.

2 Objective:

Protect and enhance the natural ecological features of the reserve.

Policies

- Programme and implement the eradication of invasive exotic weeds.
- Implement a revegetation programme using locally sourced seed and plant material. Plants that provide a food source for native birds shall be used.
- Eliminate illegal dumping on the Reserve, through ongoing education.
- Enhancing the track facilities, using community labour, to ensure the protection and development of the native bush.
- Provide a track link through the reserve to the accessways to Raventhorpe Scenic Reserve Department of Conservation land.
- Signage to identify tracks and eliminate non compatible use such as mountain bikes through non track areas.
- To continue as appropriate with planting and revegetating the native bush by planting the understory.
- Plant a range of native species that attract and act as a food source for bird life in the area.

3 Objective: Use

To provide for the appropriate use of the reserve for informal and organized activities.

To ensure the reserve remains available to all members of the public.

To minimize adverse effects on the immediate neighborhood of all activities conducted on the park.

Policies

- That the organized use of the reserve be allowed in accordance with Council's procedures for the booking of reserves.
- That the exercising of dogs be permitted in accordance with Council's dog control bylaw.
- That all members of the public be allowed access to and through the entire reserve.
- That the use of mountain bikes be restricted to the track areas only.
- That the public are encouraged to stay on track areas within the bush areas, to conserve revegetating bush. This be encouraged by providing good quality, clearly defined tracks.
- That the entrance to the Reserve be appropriately signposted.
- To clearly identify the boundaries of the Reserve to enable the public free access to all areas of the Reserve.
- Encourage public access to all areas of the Reserve by investigating the options of providing alternative crossings of the waterway, where appropriate.

4 Objective: Management Committee

To provide efficient and effective reserve management.

To Foster and facilitate community inclusion in the ongoing management of the park.

Policies

- The function of the committee will be to participate in the future development and maintenance of the reserve on an advisory basis.
- Initiate and facilitate a community based "Friends of Martyn Farm Esplanade Reserve" group. To encourage community/local participation in the development, protection and enhancement of the Reserve.

5 Objective: Signs

To provide high quality directional signs.
To provide high quality information signs.

Policies

- To ensure that signs do not affect the aesthetic appeal of the reserve
- To limit the number of permanent signs to those necessary for the purpose of providing information to users.
- To ensure that signs comply with Council bylaws and Proposed Franklin District Plan requirements.
- The tracks are clearly identified by the use of signage and directional signs.
- That appropriate historic information is provided.
- To install a Park interpretation sign outlining the extent of the reserve and boundaries.

APPENDIX LIST

Appendix 1: Location Map

Appendix 2: Martyn Farm Esplanade Reserves
Facilities Plan - boundaries map.

Appendix 3: Submissions to the intention to prepare the reserve
management plan for Martyn Farm Esplanade
Reserves.

1. J Mitchell
2. N Corlett
Ramarama Residents and Ratepayers Assn

Appendix 4: Plans outlining the site context and Raventhorpe
Scenic Reserve.

Appendix 5: Aerial Photograph of Martyn Farm Esplanade Reserves

