



Te Kaunihera o
MANUKAU
City Council

Weymouth Coastal Reserves Management Plan

The reader should note that this plan is due for review and contains information that is out of date or superseded by other documents. Particular reference should be made to The Manukau Operative District Plan 2002 and Making Connections – A Strategy for Manukau's Parks into the Future 2002/10. In the future these reserves will be included in a larger Coastal & Riparian Reserves Management Plan that covers all coastal reserves in Manukau City. This new plan is currently being drafted.

1993

CONTENTS PAGE

1.0 Introduction 1

1.1 Definition and Purpose of a Management Plan 1

1.2 The Planning Area 2

1.3 Structure and Content of Plan 3

2.0 Resource Inventory 4

2.1 Weymouth Residential Centre to Wharf Area 4

2.2 Keith Park to Weymouth Domain 5

2.3 Weymouth Domain 5

2.4 Gibbons Road to Palmers Road 5

2.5 Pitt Ave Foreshore 6

2.6 Burundi Ave (to Browns Road) 6

3.0 Values : Objectives and Policies 7

A. Conservation Values 7

B. Historical/Cultural Values 9

C. Recreation 10

D. Public Access 11

E. Development 12

4.0 General Objectives and Policies 13

4.1 Signage Furniture and Fittings 13

4.2 Utility Services 13

4.3 Commercial Activities 14

4.4 Tree Removal 14

4.5 Erosion Control 14

4.6 Noxious Animals 15

5.0 Objectives and Policies for Areas 16

5.1 Weymouth Residential Centre 16

5.2 Keith Park to Domain (excluding Domain) 19

5.3 Weymouth Domain 21

5.4 Gibbons Road to Palmers Road 24

5.5 Palmers Road to Burundi Ave 27

5.6 Burundi Ave to Browns Road 30

6.0 Weymouth Foreshore 2010 31

Appendices

Monitoring and Changes to the Plan 33

Plant Species suitable for Coastal Revegetation 35

Manukau Foreshore

Reserves 2 zone statement

Reserves 5 zone statement

List of Figures

Weymouth Foreshore Reserves Location Plan

Gibbons Road Reserve - Concept

1.0 INTRODUCTION

1.1 Definition and Purpose of a Management Plan

The Reserves Act 1977 requires that all administering bodies prepare management plans for reserves under their control. The Act originally required this to be done within 5 years after its commencement, but this has since been relaxed and Local Authorities are to devise their own priorities and timetables.

Where reserves are not subject to conflicts of use or are not especially complex from a management point of view, the management plan consists of simple statements under pertinent headings. Others will be more complex and detailed as needs dictate. The format may be adapted to suit varying circumstances.

A management plan is not a design document (which is finite and definitive) but a statement of objectives and policies by which specific proposals (eg. for development) are assessed.

Because of its basis in objectives and policy statements a management plan can cope with changing circumstances, whereas a design plan can be suddenly rendered invalid by, for example, the introduction of a new and previously unforeseen activity.

Management plans should be kept under continuous review by way of minor amendments from time to time. Approximately every 5 years a comprehensive review should be undertaken to ensure the documents continued relevance.

Procedure for Preparation of a Plan

Under the Reserves Act the Council must follow a set procedure for management plans. In order to facilitate greater responsiveness to public opinion and to make the public more aware of reasons for decisions, there are opportunities for public representation within this procedure. Table one summarises the statutory procedure for the preparation of Management Plans.

Summary of Statutory Procedure for Preparation of Management Plan under Section 41 of the Reserves Act 1977

Stage Statutory Procedure

I The Council gives public notice of the intention to prepare management plan calling for suggestions.

II Submissions shall be received over a two month period following the date of public notification.

III The Council prepares the draft management plan, then gives public notice that the plan is available for inspection and invites persons and interested organisations to make written suggestions and/or objections.

IV Submissions to the management plan shall be received over a two month period following the date of public notification.

V The Council will have a Reserves Act Hearing to consider any submissions received.

VI Preparation of the final management plan.

(Stages I, II & III, have been completed).

1.2 The Planning Area (Refer Figure 1)

This management plan covers the group of coastal reserves which extend from the esplanade reserve adjoining the Weymouth Residential Centre to the northern end of the esplanade reserve adjoining Browns Road. The mean high water mark (spring) forms the seaward boundary. In some cases such as in the Bretts Road/Palmers Road area the final boundaries of the reserve on the landward side have yet to be determined. This will occur when the subdivision process is completed.

The planned acquisition and development of the coastal reserves by Council has ensured that the coastline has remained available for recreation and enjoyment of the local community and South Auckland generally. The reserves network ranges from the major coastal reserve to local purpose and neighbourhood reserves and has proceeded through incremental development as the subdivisional process has proceeded. It is now nearing completion (1992).

To experience the coastal environment involves the wider 'borrowed landscape' including the harbour and surrounding urban development and the constraints of the reserve boundary are in this sense, artificial. However, the terms of the Reserves Act 1977 preclude wider comment in this management plan.

The Auckland Regional Authority prepared the Proposed Manukau Harbour Maritime Planning Scheme in 1989. This document was widely circulated for public comment and is now being finalised. This document provides policy framework for some aspects of this management plan and will remain current until a Revised Regional Coastal Management Plan is prepared under the terms of the Resource Management Act. This has to be carried out within two years of the adoption of the Bill.

Other relevant planning documents include the Manukau City Council's District Plan (Transitional) which will also undergo a similar revision process to the regional plan under the terms of the Resource Management Act. The "Draft Coastal Management Plan Hauraki Gulf Coastline" also contains many policies and objectives which are directly relevant in the Manukau Harbour context and has been utilised as a resource in preparing this management plan.

Weymouth occupies a peninsular jutting into the Manukau Harbour where the Pahurehure Inlet joins the Mahia Creek. The abundance of seafood and the peninsula location has meant that the influence of the harbour has been strong in the history of the area since pre-European times.

The close proximity of Karaka Point across the channel to the south provided a link in the journey from Auckland to areas south.

The harbour is still a dominant influence in creating the character of Weymouth. The residential development of Clendon has now completely joined Weymouth so that the area is now no longer separated by open farmland. However, there is still a discernible change in character between the two areas with older houses and more "mature" atmosphere serving to create a readily discernible identity. In this context, the harbourside margins are significant in helping to retain the harbourside atmosphere. Figure I illustrates that public access is available along all but the southern tip of the peninsula where the residential properties have riparian rights.

The majority of the coastal reserves are designated as Esplanade Reserve, Keith Park, Weymouth Domain and Pitt Avenue Reserve create larger open space areas which provide for a wider variety in recreational use.

1.3 Structure and Content of the Plan

This plan has 6 main sections.

Section 1 provides the introduction.

Section 2 is a resource inventory which contains a physical description of each of the sections of coastline from The Girls' Home site to Browns Road inclusive.

Section 3 contains objectives and policies for values including conservation, historical/cultural, recreation values and public access.

Section 4 contains additional general objectives and policies which are not covered in the preceding sections.

Section 5 outlines objectives and policies with regard to the areas of coastline described above.

Section 6 provides a vision of what the coastal reserves may look like in the year 2010.

The Appendix contains relevant technical and other information additional to that included in the text.

2.0 RESOURCE INVENTORY

This section provides a summary overview of the physical site as an introduction to the discussion of issues and objectives and policies which follow. The foreshore is divided into five areas as follows (refer figure 1).

2.1 Weymouth Residential Centre to Wharf Area

2.2 Keith Park to Weymouth Domain

2.3 Weymouth Domain

2.4 Gibbons Road to Palmers Road

2.5 Palmers Road to Burundi Avenue

2.6 Burundi Avenue to Browns Road

2.1 Weymouth Residential Centre to Wharf Area

- Unmaintained coastal strip.

- Range of native vegetation including Mapau, Manuka, Pittosporum Coprosma, Ferns.

- Exotics include Solanum, Privet, Gorse and Macrocarpa.

- Mangrove margin along virtually the entire length.

Estuary Road to Greers Road

- Walkway with low level of maintenance.

- 1 x ramp and 1 x small wharf in mangroves appear to be illegal structures.

- Private properties encroaching onto esplanade reserve make access difficult.

- Public open space at the end of Greers Road with a small boat ramp and jetty.

- Some native shrub planting. Large amount of exotics.

Greers Road to Hazards Road

- This portion of coastline contains public toilets, Weymouth Boating Club, and the ARC sewer pump station.

- Kerbed and sealed carpark for 80 cars.

- 1 metalled boat ramp.

- This area is a major water access point for boating in the area.

2.2 Keith Park to Weymouth Domain

- More exposed coastline.

 - Pohutukawas become prominent.

Keith Park

 - Public toilets, sewer pump station, Weymouth Rowing Club, play equipment, boat ramp by rowing club, Scout Group, Boat Shed and Ramp.

- Grassed open space.

 - Mature trees include Pohutukawas, Macrocarpas, Puriri, Karaka. Some younger Norfolk Island Pines.

- Swimming beach at high tide.

Foreshore to Weymouth Domain

- Popular picnic beach.

 - Recent plantings of coastal species on grassy coastal flat.

- Pohutukawas predominant native species.

- Macrocarpas, Pines predominant exotic species.

 - Exposed to prevailing south-west winds across harbour.

2.3 Weymouth Domain

- Only existing active sports field in Weymouth area.

 - Weymouth Rugby Club facilities and lighting.

 - Public toilet.

- Kerbed and sealed carpark for 30 cars.

 - Pohutukawa dominant planting with coastal shrub mix.

2.4 Gibbons Road to Palmers Road

- As yet undeveloped part of the foreshore still grazed with horses and cattle.

 - Sandy beach.

 - Coastal flat area with potential for development.

 - Sewer pumping station.

- Graves on Gibbons Road Reserve

- Exotic plantings dominate - Macrocarpa, Poplars, Pines, Gums and Oaks.
- Pohutukawa is the predominant native species.
- Scenically attractive position of coastline with views to Thurlows Farm.
- Archaeological site near Palmers Road (needs confirmation).

2.5Pitt Avenue Foreshore

- Elevated coastal flat with pine trees on margin.
- Good views to harbour and Thurlows Farm and wildlife refuge.
- Road access and metalled carpark for approximately 60 vehicles.
- Sewer pump station.
- Cabbage trees and Pohutukawas predominant native vegetation with coastal shrub associations.
- Reserve land is in the early stages of development. Some portions yet to be vested as reserve (adjacent to Pitt Avenue).

2.6Burundi Avenue Foreshore (to Browns Road)

- Coastal strip with extensive plantings.
- Some Council planting as part of on-going coastal revegetation programme.
- Intimate views to Thurlows Farm and wildlife refuge separated by Puhinui Stream.
- Residential development to edge of Esplanade Reserve for most of its length.
- End of reserve abuts industrial area to the north of Browns Road.
- Marae site (not on reserve land).
- Sewer pump station.

3.0 VALUES : OBJECTIVES AND POLICIES

This section specifies objectives and policies relating to various categories of values and uses as follows:

(a) Conservation Values

Objectives and policies dealing with the preservation of the physical features, ecological and scenic values and other natural qualities of the coastal reserves.

(b) Historic/Cultural Value

Objectives and policies dealing with the protection and restoration of buildings, objects, sites and areas of land having historic, cultural or traditional value on the coastal reserves.

(c) Recreation

Objectives and policies dealing with the need to provide a diverse range of recreational opportunities along the coastal reserves while at the same time not detracting from the natural environment.

(d) Public Access

Objectives and policies dealing with the maintenance and improvement of public access to the coastal areas.

(e) Development

Objectives and policies dealing with reserve development particularly the extent of and degree of development which is acceptable in the coastal environment.

A. Conservation Values

Objective 1

(a) To maintain and where possible restore the health of coastal ecosystems so that they retain their intrinsic values and their value to the community for research, recreational, educational, aesthetic and other purposes.

Policies

1. Areas of coastline which have significant ecological values will be identified in Section 4 (Objectives and Policies for Areas). The protection and/or enhancement of these habitats will be carefully considered in policy formulation for those areas.

2. Council will seek to ensure that the development and use of coastal reserves is undertaken in a manner which will minimise pollutants entering the Manukau Harbour. For the purpose of this policy, pollutants include:

Treated and untreated sewage.

Industrial wastes.

Pollutants in stormwater runoff.

Animal waste.

Oil.

Sediments.

Leachates and rubbish from small scale domestic tips.

Council recognises that many of the above pollutants, whilst emerging through reserves into the harbour have their origins in areas other than reserve land. Notwithstanding this, in managing the coastal reserves Council can play a role in monitoring the flow of pollutants and to a limited extent in "filtering" pollutants from waterways and the like with the use of sedimentation ponds and wetland planting where appropriate.

Council will give effect to this policy by:

- (i) Monitoring and where practicable, identifying sources of pollutants passing into or through its coastal reserves.
- (ii) Ensuring that during Reserve development such as the construction of new sports fields, every precaution is taken to avoid the entry of pollutants into the harbour.
- (iii) Encouraging the retention of and enriching the existing vegetation (including permanent and seasonal wetlands) to minimise and diffuse runoff of wastes and to enrich species diversity.
- (iv) Encouraging management practices to control erosion and sedimentation where development work is taking place on reserve land.
- (v) Investigating the provision of waste collection and treatment points for boats near launching areas.
- (vi) Encouraging the Auckland Regional Council to monitor water quality where outfalls pass through reserves with the objective of obtaining meaningful data on levels of pollution.

Objective 2

To preserve and enhance the visual quality and scenic value of the Weymouth/Clendon Foreshore Reserves.

Policies

1. Uses, activities and works shall be designed in harmony with rather than in contrast to, the natural forms of the bays, inlets and other landforms in order to maintain and enhance the visual quality of those areas.
2. Account should be taken of views from reserves in any coastal planting programmes. Where possible significant views will be framed with planting rather than screened.

Objective 3

To retain the physical features of the coastal reserves in as near as possible to their natural state.

Policies

1. Any activities and works which involve modifications to the physical coastal environment must comply with the objectives and policies contained within this management plan.
2. Foreshore structures which originate from reserve land will be kept to a minimum. Illegal foreshore structures will be removed at no expense to Council.
3. Any development will take into account the need to preserve public access along the foreshore reserves.
4. Reclamations will be avoided unless all other alternatives have been investigated and prove impractical.

B. HISTORICAL/CULTURAL VALUES

Objective

To recognise and provide positively in the foreshore reserves management and planning the relationships of the tangata whenua with their ancestral lands (and waters adjoining).

Policies

1. Council will consult with tangata whenua to identify waahi tapu in the Weymouth coastal reserves and in consultation with tangata whenua identify the most appropriate means for their protection.
2. Council will require early consultation with tangata whenua on all major reserve development proposals on the coastline to ensure that they are designed and implemented in ways which are sensitive to traditional Maori values.

Objective

To protect and promote the restoration of those buildings, objects sites or areas of land which are representative of the historical and cultural heritage of the Weymouth Coastline.

Policy

Council will undertake consultation with the Historic Places Trust and other interested parties to determine whether there are any sites of particular significance in the Weymouth Coastal Reserves.

C.RECREATION

To provide for and encourage a range of recreational activities based on the natural resources of the Weymouth Foreshore reserves and the needs of the community.

Policies

- 1.The majority of the Weymouth Foreshore with the exception of Weymouth Domain and parts of the land to the north of Gibbons Road, will be provided for passive recreational activities.
- 2.Council will, where appropriate and practicable, provide public facilities including public boat ramps, public toilets and tables, in selected areas along the coastline.
- 3.Council may allow limited commercial activity where appropriate to benefit or compliment public enjoyment of the outdoor spaces of the reserves.
- 4.Recreational activities which require areas of the coastline to be set aside for their exclusive use will only be supported where:
 - (i)A public need and net public benefit is shown.
 - (ii)They do not interfere significantly with other recreational activities or unnecessarily degrade the natural resources of the coastal reserves.
- 5.Recreational uses which do not require locations on the water edge should be located inland away from the immediate coastal area.
- 6.No consent to new privately owned recreational structures including jetties and boat ramps boat sheds or other water oriented developments on public reserves adjacent to the foreshore will be granted.
- 7.Council recognises the role played by clubs, non-profit making organisations or the Council in erecting recreational boatsheds or structures on foreshore reserves. Consent may be granted after consideration of the following aspects:-

- (i)Necessity for location on or near a foreshore, and the availability and practicality of alternative locations;
- (ii)Public access and public views to, from and along the foreshore;
- (iii)The degree of public use and public benefit from the structure or development proposal'
- (iv)Impact on informal and other recreational activities;
- (v)Effects on parking and traffic circulation in the area;
- (vi)Impact on coastal and marine flora, fauna and their habitats;
- (vii)Stability of the coastline, and whether coastal erosion could occur;
- (viii)Impact on cultural values and concerns.

8.Childrens play equipment will be constructed in selected localities as a complementary activity to the play opportunities afforded by the natural surroundings. The following criteria shall be adhered to:

- (i)Where play equipment is provided it should be designed and sited in a manner sympathetic to the coastal environment.
- (ii)All playgrounds and play equipment shall conform to N.Z. Safety Standard 5828.

D.PUBLIC ACCESS

Objective

To maintain and improve public access to and through all reserves and along the coastline consistent with the use, enjoyment and protection of the natural environment.

Policies

- 1.Council will support the establishment of coastal walkways in consultation with adjoining landowners.
- 2.Public access will not be provided where it is culturally insensitive or inappropriate to do so e.g. over urupa or waahi tapu.
- 3.Public education will be supported where access is over or adjacent to private land to inform users of the care and consideration required in respect of existing land uses.

- 4.Public access on and around the coastal reserves shall be available apart from areas or periods where restrictions are necessary such as:
 - areas set aside for parks work such as planting construction and other special projects.
 - areas where temporary exclusive use has been granted.
- 5.Where necessary, barriers to prevent the entry of motor vehicles including motor cycles onto areas other than designated car parks will be provided.
- 6.Additional motor vehicle access and parking will be provided in response to proven needs but within the limitations set by the need to preserve as far as possible the natural qualities.
- 7.Existing motor vehicle access, roads and parking will be maintained for the benefit of park users and to the extent that they are necessary for the proper use of the park.
- 8.Vehicle access from adjoining private land to reserve land will not be permitted.
- 9.Temporary parking on areas other than those normally used for parking may with the approval of Council be permitted for special events.
- 10.Access from the Weymouth Foreshore to Thurlows Farm and the wildlife area will be via a specifically designed walkway.

E.DEVELOPMENT

Objectives

To develop the reserves in a manner which encourages community use and is sympathetic to the coastal environment.

Policies

- 1.Reserves development shall comply with the objectives and policies of the District Plan.
- 2.Development shall emphasise the enhancement of the open space and recreational values.
- 3.Clubrooms and associated structures will be confined to Weymouth Domain, Keith Park and Hazards Road area.
- 4.Toilet blocks/Changing rooms will be provided as necessary. They will be sited in a manner which allows safe usage but which is in harmony with the landscape.
- 5.During the reserve development phase every effort shall be made to ensure that no sedimentation or other pollutants enter the harbour as a result of earthworks or other associated activities.

4.0 GENERAL OBJECTIVES AND POLICIES

This section contains objectives and policies which relate to all areas covered in section 5 but which have not been covered under specific sections within part 5.

4.1. Signage Furniture and Fittings

Objective

To provide sufficient seats, lights, rubbish receptacles and signs of a design appropriate to the coastal locality.

Policies

1. Seating facilities should be placed in key locations and having regard to orientation to the sun, shelter from the wind and be clearly visible to the public.
2. All signs and symbols on the reserve should be of the standard design and appropriately placed in relation to their surroundings.
3. Rubbish receptacles of an appropriate design shall be located where litter could become a serious problem.
4. Where necessary paths servicing Council facilities such as public toilets shall be lit for night use and the design and scale of such lights should be in scale and character with the coastal reserves setting.
5. Council approval is required for signage associated with special events of a temporary nature.

4.2 Utility Services

Objective

To minimise the impact of utility services (power lines, pump stations, sewerage lines etc).

Policies

1. Where possible utility services will be placed underground.
2. The placement of existing services underground shall be carefully sited with regard to existing features such as trees and shrubs.
3. Where possible alternative sites to coastal reserves should be sought for utility services.

4.3 Commercial Activities

Objective

To provide for limited commercial activity where appropriate to benefit or complement public enjoyment of the outdoor spaces of the reserves.

Policies

1. Motorised water vehicles will be restricted to particular areas of this part of the coastline by the use of foreshore licences delineating locations at which hire operations may be situated.
2. In issuing licences for particular activities on the foreshore and in the waters beyond, Council will consider the likelihood and past occurrence of nuisance to adjoining residents and to other water users, and will accordingly issue, refuse or issue licences with conditions.
3. Selected small food concessions will be permitted by prior arrangement with Council.
4. Commercial advertising displays such as signs, barriers, hoardings, etc shall not be permitted in the reserves.
5. Temporary advertising displays shall be permitted where they are associated with an approved commercial or other activity of limited duration.

4.4 Tree Removal

Objective

To comply with Council's Policy for tree removal.

Policies

1. Council will liaise with adjoining residents when considering new planting programmes to ensure that this planting achieves the desired effects with minimum impact to the residents.
2. Retention or creation of views from private land shall not be considered sufficient reason to remove or prune existing trees growing on reserve land.
3. To ensure the removal of noxious plants from reserves and esplanade reserves.

4.5 Erosion Control

Objective

To minimise the amount of erosion occurring on coastal reserves.

Policies

- 1.Erosion control shall be by `natural' means where possible including tree and shrub planting.
- 2.Constructed solutions such as channelised streams and retaining walls should be utilised only as a last resort.

4.6Noxious Animals

Objective

To minimise the numbers and impact of noxious animals.

Policies

- 1.Where noxious animals such as rabbits and opossums could become a problem Council will undertake to control their numbers by methods appropriate to the residential/coastal environment in which the reserves are located.

5.0 OBJECTIVES AND POLICIES FOR AREAS

This section sets out objectives and policies for specific areas as described earlier. The coastal reserves have been divided into 6 areas based on:-

- the relative homogeneity of the landscape unit.
- Use areas.
- Community submissions received prior to commencement of the plan.

In order to ensure the relevance of this plan to the Weymouth/Clendon Community, issues identified by the community and Council have been taken as the starting point in developing objectives and policies for specific areas. In order to avoid undue repetition where policies overlap between different areas cross referencing is used. The objectives and policies outlined for values (section 3) apply to all areas identified in section 4.

5.1 Weymouth Residential Centre to Wharf Area

Issues

- Poor demarcation of reserve area.
- Walkway needs definition/development.
- Condition of boatramp/reclamation.
- Vegetation management.
- Recognition of Weymouth's History.
- Illegal foreshore structures.

Objectives and Policies

1. Reserve demarcation

Objective

To define the areas of reserve land.

Policies

1. Council will determine the reserve boundaries where they are not able to be accurately determined.
2. Council will strive for boundary treatments that meet the needs of adjoining residents as well as park users.
3. Planting will be used to soften boundaries where appropriate.

2. Public Access

Objective

To provide for public access between Estuary Road and the Wharf area and eventually between the Girls Home and Estuary Road.

Policies

1. Council will upgrade the path between Estuary Road and the Wharf to ensure that the public has access through all reserves.
2. Council will liaise with the Community (including adjoining residents and the R & R Association) with regard to proposed work in the area.
3. Council will investigate the feasibility of establishing a continuous coastal walkway between Weymouth and Wattle Downs.

3. Boat Ramp/Reclamation

Objective

To maintain the boatramp and reclamation area in a useable condition at all times.

Policies

1. Council officers will liaise with Weymouth Boating Club and Commercial fisherman and observe the boat ramp and reclamation area under a variety of conditions and states of the tide in order to assess and report on the appropriate maintenance/upgrading required (if any).

4. Vegetation

Objective

To gradually remove exotic and noxious plants and replace with endemic N.Z. Native vegetation appropriate to the Manukau Foreshore.

Policies

1. Where practicable plants grown from local seed sources shall be used in revegetation plantings on the Weymouth Foreshore.
2. Low impact approaches such as natural revegetation will be adopted in the first instance where revegetation planting is undertaken, these should mimic natural patterns.
3. Exotic trees such as macrocarpas, pines, eucalyptus and others which have significant visual impact will be left in place for the remainder of their natural life or until such times as they become unsafe.

5. Historical Elements

Objective

To retain where practicable, any historic features which contribute to the heritage of this area.

Policies

1. Any additions/alterations to clubrooms or other buildings shall have the approval of Council.

6. Foreshore Structures

Objective

To remove all illegal foreshore structures.

Policies

1. No consent to new privately owned recreational structures (including jetties and boat ramps) boatsheds or other water oriented developments on public reserves adjacent to the foreshore will be granted.

Although privately owned recreational structures on the foreshore or on public reserves adjacent to the foreshore are not favoured by Council, existing structures and boatsheds (as at the time of the management plan notification) will be allowed to remain for the life of the building so long as they remain in the same ownership. Council will require that existing structures and boatsheds meet the following criteria:

- (i) Public access past the structure or boatshed must be retained;
- (ii) The structure or boatshed is maintained in a manner that does not detract from the amenities of the coastline;
- (iii) That any reconstruction, alteration or addition to the structure or boatshed does not extend beyond the existing building envelope.
- (iv) It is licensed and an annual fee is paid.

Where these criteria are not met, existing structures and boatsheds must be demolished, at no cost to Council.

2. Council will liaise with adjoining residents with regard to any proposed changes to the foreshore reserves.

5.2 Keith Park to Domain (Excluding Domain)

Issues

- General access to beach and peninsular
- Information/Interpretation
- Condition of Public Toilets (considered a high priority by the community).
- Stormwater Discharge

Objectives and Policies

1. Access

Objective

To improve public access to and along the coastal reserves where practicable.

Comment

The properties adjacent to the coast on Lawson Way, Beihlers Road and Weymouth Road have riparian rights. Because of this, public access is limited to below the mean high water, spring mark.

Policies

1. Council will investigate the feasibility of constructing an access path to the foreshore which is suitable for people with disabilities.
2. Council, with the assistance of the community will instigate a programme of path construction linking the coastal reserves from Keith Park to Browns Road.
3. Council will investigate and provide for the upgrading and sealing of the carpark.

2. Information and Signage

To provide signage and interpretive information where appropriate.

Policies

(Refer to general policies on signage, Furniture and Fittings (p.).

1. Council will determine an appropriate site at which to place a general information sign in the Roys Road area.

3.Buildings and Public Facilities

Objective

To maintain all buildings to an appropriate standard for the use of the public.

Policies

1.The public toilets in Keith Park will be upgraded as soon as is practicable.

4.Stormwater Discharge

(Refer to general objectives and policies P 7-9).

5.3 WEYMOUTH DOMAIN

Issues

-General Park Management including:-

- Expansion of Rugby Club and Associated Facilities.
- Parking and motor vehicle access.
- Lighting.
- Signs and advertising.
- Vegetation maintenance.
- Linkages to beach.

Objectives and Policies

1. Weymouth Rugby Club

Weymouth Rugby Club currently utilise one playing field at Weymouth Domain. They also utilise fields at Mountfort and Finlayson Parks as overflow facilities. Club membership at the time of writing (Feb 1992) was 4 senior teams, 2 grade teams nine junior boys teams. There are also 2 netball teams, 10 touch rugby and 1 womans rugby team. The club has requested in its submission that the reserve land to the north of Gibbons Road be developed for sporting activities, namely with 3 playing fields. This issue is discussed in detail in section 4.4.

Objective

- 1.To continue the use of Weymouth Domain for structured sports activities.
- 2.To continue the existing association with the Weymouth Rugby Club under the terms of the lease agreement.

Policies

- 1.The sports field will be maintained in a suitable condition for competition play.
- 2.To allow for casual recreational use when the sportsfield and other public open spaces are not required for structured sports activities.
- 3.Council will consider the development of an additional playing field or fields in the Gibbons Road Reserve.
- 4.Council will investigate the acquisition of additional land adjoining Bretts Road for extension of the reserve in order to satisfy the needs of the Weymouth Rugby Club.

2. Parking and Motor Vehicle Access

Objective

1. To maintain existing motor vehicle access and parking for the benefit of park users and to the extent they are necessary for the proper use of the park.
2. To provide other motor vehicle access and parking in response to proven needs but within the limitations set by the need to preserve as far as possible the natural qualities.

Policies

1. In general access and parking shall only be permitted on those areas set aside for this purpose and at such time as the Council may from time to time determine.
2. Temporary parking on areas other than those normally used for parking may, with the approval of the Council be permitted for special events.
3. Physical controls in vehicle movements such as fences, gates, bollards and judder bars shall be constructed where appropriate.
4. Council vehicles and other vehicles authorised by the Council shall have access to all parts of the Park where their use is necessary.

3. Lighting

Objective

To permit night use by organised sports while minimising visual distraction and nuisance to nearby residents and road users.

Policies

1. Hours of operation of lights will be limited to those approved by the Council under the terms of the Operative District Plan.
2. Any additional lighting will require the approval of Council with locations to be determined in conjunction with the Club.
3. The acceptable illuminance on the window sills of the adjacent residents properties due to spill light from the floodlights shall be a maximum of 5 lux (vertical).
4. All outdoor lighting shall be maintained to the relevant N.Z. Safety Standard at all times.

4.Signs and Advertising

Objective

To ensure that signage complies with the standard Manukau City Council Parks and Civic Areas Signage Policy.

Policies

- 1.Council approval is required for temporary signage for special events.

5.Vegetation Maintenance

Objective

To maintain all trees shrubs and hedges on Weymouth Domain to acceptable arboricultural standards.

Policies

- 1.Specimen trees and massed shrub planting on the reserve land adjacent to the sportsfield will be allowed to grow to their natural form and height (for exceptions refer to general policies p. 14).
- 2.Any new planting will comply with the Manukau City Planting Policy 1992.
- 3.Any new planting programme shall be designed so as not to detrimentally affect adjoining residents.

5.4 GIBBONS ROAD TO PALMERS ROAD

Issues

- Future developments and uses.
- Access
- Vegetation - preservation and enhancement
- Historic Values
- Silt Control/Pollution

Objectives and Policies

1.Future Developments and Uses

Objective

To develop the reserve land to the north of Gibbons Road for a combination of passive uses and structured sports activities.

Policies

- 1.Council will investigate the acquisition of additional land adjoining Bretts Road for extension of the reserve in order to satisfy the needs of the Weymouth Rugby Club.
- 2.Any sports field development in this location should be visually subservient to the natural surroundings.
- 3.Any development shall be undertaken in accordance with an approved landscape plan. This plan will be developed in liaison with the community.

2.Objective

To provide an equitable distribution of the land resource between active and passive recreational users.

Comment

It is necessary to achieve a reasonable balance between the need for areas of open space bare of tree cover for organised team games and the need for recreational environments composed of a more natural type of landscape.

Flat open spaces with rectangular ground markings are of value for team sports and in addition to this provide a visual relief to busy roads and built-up areas. Such closely mown areas of sports turf may also be used informally for active recreation when organised games are not being played. However these open spaces hold little attraction for family groups etc. for picnicking or strolling. In contrast, the 'natural' environment of woodlands and open space offers a variety of spatial and sensual experience created or arising from the interplay of landform and waterways and the diversity of plant and animal life.

Policies

- 1.The right of the community to gain recreational enjoyment from the Gibbons Road/Palmers Road coastal reserves shall be maintained in balance with the use of the part by sports clubs and other special interest groups.
- 2.The 'natural' environment for passive and informal active recreation shall be protected, enhanced and where possible extended.
- 3.Shelter, picnic and other similar facilities, together with play opportunities for children may be provided in suitable locations.

3.Access

Objective

To provide and maintain satisfactory pedestrian access through the Gibbons Road/Palmers Road coastal Reserves.

Policies

- 1.Grazing of the land by cattle will be continued as an interim maintenance measure and will be gradually phased out as other developments occur.
- 2.Once a designated area is no longer required to be maintained by grazing, all fences will be removed to allow free public access over the reserve.
- 3.Where fences are currently existing Council will erect stiles to allow access across the reserve.
- 4.Generally paths shall have unobtrusive surfaces and rely on natural drainage rather than formal kerb and channelling.

4.Vehicle Access

To provide for vehicle access in designated areas only.

Policies

- 1.In general access and parking shall only be permitted on those areas set aside for this purpose (in a manner similar to that shown on plan G5/49).
- 2.Physical controls on vehicle movements such as fences, bollards and judder bars shall be constructed where appropriate.
- 3.Council vehicles and other vehicles authorised by the Council shall have access to all parts of the reserve where their use is necessary.

5.Vegetation

(Refer Section 4.4 p.17 and Section 5.4 p. 17).

6.Historic Values

Objective

To identify archaeological sites (if any) in the Gibbons Road, Palmers Road coastal Reserves.

Policies

- 1.Council will instigate an investigation as to the location (if any) and significance of archaeological sites in the area.
- 2.If there are sites within these coastal reserves, Council will undertake such measures considered necessary for their proper protection and preservation.

7.Silt Control/Pollution

Objective

To minimise the amount of silt and other forms of pollution entering the harbour arising from works associated with coastal reserves.

Policies

- 1.Council will ensure that appropriate silt entrapment measures are undertaken in reserve development work.
- 2.Council will ensure that pollutants do not enter the harbour arising from any activities permanent or temporary which may take place on the coastal reserves.

5.5 Palmers Road to Burundi Ave

Issues

- Access including Vehicle use
- Possible future developments
- Vegetation Management
- Protection of Wildlife Refuge
- Historic Values

Objectives and Policies

1. Access

Objective

To provide for public access over the reserve where practicable.

Exceptions:-

- Dangerous areas such as the cliff section adjoining the Pitt Ave foreshore.
- Areas of cultural significance such as urupa and other archaeological sites.
- The wildlife refuge.

Policies

Motor Vehicle Access

1. In general access and parking shall only be permitted on those areas set aside for this purpose and at such times as the Council may from time to time determine.
2. Temporary parking on areas other than those normally used for parking may, with the approval of the Council be permitted for special events.
3. Physical controls in vehicle movements such as fences, vehicle barriers, gates, bollards and judder bars shall be constructed where appropriate.
4. Vehicle access to private land from adjoining reserve land will not be permitted.
5. Council vehicles and other vehicles authorised by the Council shall have access to all parts of the Park where their use is necessary.

Pedestrian Access

(Refer Section D, p.11)

2.Possible Future Developments

Objective

To develop the Pitt Avenue to Burundi Ave foreshore in a manner that is in harmony with the natural surroundings.

Policies

- 1.Any proposed developments will be implemented in accordance with an approved landscape plan.
- 2.Any landscape plan prepared for this section of coastline will be circulated to interested groups or individuals for comment prior to approval in its final form.

3.Vegetation Management

Objective

To retain and where appropriate enhance the N.Z. native coastal vegetation similar to that which would have originally grown in the locality.

Policies

- 1.Existing trees such as Pines and Macrocarpas will be retained for the length of their natural life.
- 2.Where practicable, trees and shrubs sourced from material local to the Manukau harbour environs will be planted in the area. New plantings should mimic natural patterns.
- 3.Species planted shall be in accordance with Manukau City Council's Planting Policy.
- 4.Trees shall be maintained and preserved in accordance with the standards of approved arboricultural practices.

4.Wildlife Refuge

Objective

To ensure the protection and preservation and where possible the enhancement of the adjoining wildlife refuge.

Policies

(Refer Policies 3.1 p.7)

- 1.Activities such as jet skis shall be prohibited from launching in the Pitt Ave foreshore area.
- 2.Wildlife and the wildlife habitat shall be protected and where possible, enhanced on the foreshore reserves.
- 3.When new plantings are proposed, and where practicable plants, which are attractive to birdlife shall be planted to encourage the establishment of a larger and more varied bird population.
- 4.Council will, where appropriate, inform the public of the wildlife refuge through signage and other means considered appropriate.

6.Historic Values

Objective (Refer Section 3,B p.9)

To recognise the positive contribution that elements of historic significance provide on this section of coastline.

Policies

- 1.As part of the archaeological assessment of the Weymouth Foreshore reserves, any archeological sites found on the Pitt Ave foreshore will be preserved in an appropriate manner.

5.6 Burundi Ave to Browns Road

Issues

- Access (including motor vehicles)
- Relationship to Thurlows Farm
- Protection of Wildlife Habitats

Objectives and Policies

1. Access

Refer Section 3 p.11)

2. Relationship to Thurlows Farm

Objective

To establish a link across the Puhinui Stream to Thurlow Farm.

Policies

1. Council will investigate and report on the feasibility of constructing a footbridge across Puhinui Stream between Thurlows Farm and the Weymouth Foreshore.
2. Any proposals for a footbridge will be undertaken in consultation with the Community and with regard to wildlife and historic and cultural values.
3. The unique vegetation on the southern end of Thurlows Farm (known locally as "Cabbage Tree Flat") will be reflected in the adjacent reserve land directly to the east.

3. Protection of Wildlife Habitats

(Refer Section 3 P.7).

4. Litter Control

(Refer Section 4.1 P.13).

6.WEYMOUTH FORESHORE RESERVES 2010

The management decisions taken now (1992) will greatly influence the character of the area into the 21st century. What will the Weymouth Foreshore Reserves look like and how will they be used in the year 2010?

The foreshore will have attained the appearance of maturity with existing vegetation having achieved an additional 18 years growth. Subsequent planting programmes will have become well established and the coastline will, in general have a 'natural' appearance reflecting the former character of the Manukau Coastline.

There will be a pedestrian walkway linking the foreshore reserve (with the exception of the properties with riparian rights). Construction of this walkway will have been undertaken as a major community initiative and will link with Thurlows Farm via a footbridge across the Puhinui Stream.

The Gibbons Road area will have been transformed from coastal farmland to a coastal reserve. Open spaces will be interconnected and limited sports field development will nestle into the coastal environment to provide an attractive, unobtrusive facility for those who wish to utilise it.

The surrounding subdivisional process will be complete and the value of the coastal reserves as a recreational resource will be fully realised.

APPENDICES

MONITORING AND CHANGES TO THE PLAN

Plan Monitoring

If a plan is to be effective and remain usable, future changes must be recognised and accommodated. If this is not built into the plan, a major unforeseen change can render the plan obsolete before it is due for review (a review is due every 5 years in accordance with the Reserves Act 1977).

Changes of this type are unpredictable. However, by monitoring effectively and having a set strategy for changing the plan, a valuable management tool remains usable.

Public use and operational factors are monitored by staff in their daily surveillance and servicing of the reserves. Planning matters, such as regional planning and harbour planning, are monitored by the Manukau City Council's planning staff.

Criteria for Undertaking a Plan Change

A plan change, as detailed below, will be initiated for any one of the following reasons:-

- Any proposed new use, activity, facility or development which is not provided for in the plan and which is consistent with the management philosophy and objectives of this plan.
- Any proposal for a new or amended lease or concession operation in the park.
- Any statutory or legislative change which would render the plan inoperable or illegal.
- Any major change in recreation needs or any other factor which the Manager, Parks sees as warranting a change to the plan.

Plan Change Procedures (S41, Reserves Act 1977)

- 1.The Council publicly advertises the proposed change and makes a copy of the proposed change available to the public.
- 2.The Council notifies, in writing, any person or organisation which it considers will be significantly affected by the proposed change.
- 3.The Council receives written submissions on the proposed change for a period of not less than eight weeks after the first public advertisement.
- 4.The Manukau City Council considers the submissions and the proposed plan change and adopts, rejects or amends and adopts the plan change.

PLANT SPECIES SUITABLE FOR COASTAL
REVEGATION : MANUKAU HARBOUR FORESHORE

Botanical Name**Common Name**

Cassinia leptophylla
Coprosma repens Mirror plant
C macrocarpa
Cordyline australis Cabbage tree
Corynocarpus laevigatus Karaka
Dacrydium cupressinum Rimu
Hebe stricta var. stricta
Kunzea ericoides Kanuka
Leptospermum scoparium Manuka
Metrosideros excelsa Pohutukawa
Myoporum laetum Ngaio
Myrsine australis Mapau
Phormium tenax Flax
Pittosporum crassifolium Karo
Podocarpus totara Totara
Pseudopanax lessonii
Vitex lucens Puriri