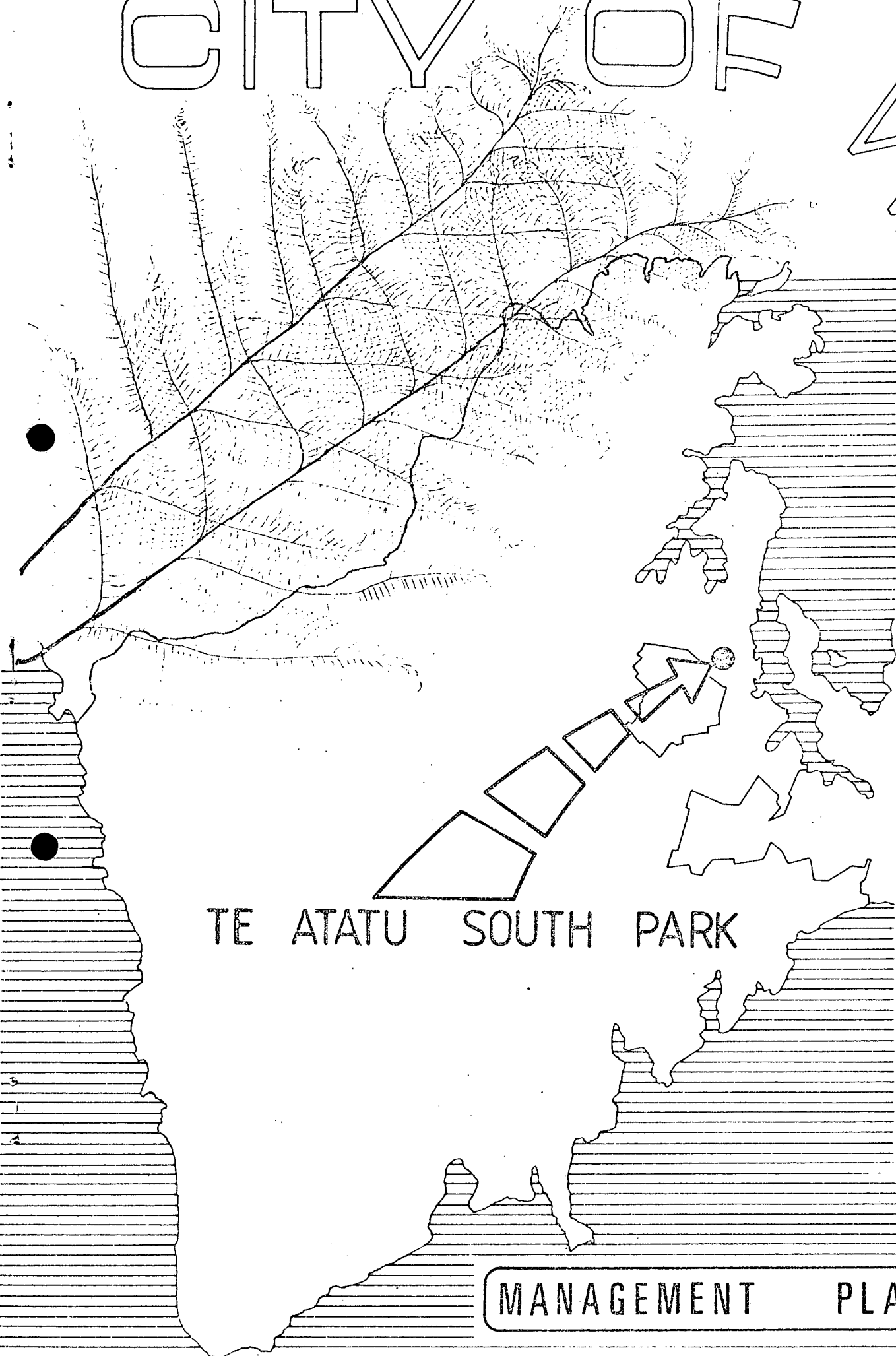


Draft

CITY OF

LAURENZA



TE ATATU SOUTH PARK

MANAGEMENT PLAN

W A I T E M A T A C I T Y C O U N C I L

DRAFT MANAGEMENT PLAN

TE ATATU SOUTH PARK

FEBRUARY 1983

1.0 INTRODUCTION

Te Atatu South Park is a recreation ground administered and maintained by the Waitemata City Council. It provides two rugby grounds with practice areas and is the home and headquarters for the Te Atatu Rugby Football Club.

1.1 LOCATION

It is located close to the Henderson Borough boundary in the Te Atatu South area of the Waitemata City between Edmonton and Te Atatu Roads. (See Appendix I)

1.2 ACCESS

Vehicular access is provided from both Sheehan Road and Essex St. While both these entrances have sealed access to the major carpark near the northern boundary, additional carparking is provided adjoining the Sheehan Road entranceway and at the widened end of Essex Street.

Pedestrian access is also available via a concrete walkway from Te Atatu Road and a concrete path through the adjoining Neville Power Memorial Park.

It should be noted that the Te Atatu Rugby Football Club's site adjoining the park also provides an extensive metalled carpark and is utilised by club members and visitors using their changing facilities before walking to the playing fields
(See Appendix II & IV).

1.3 LEGAL DESCRIPTIONS, AREAS AND ACQUISITIONS

Legal Description	Area	Acquisition	Date	Reserve Type	Certificate of Title
Lot 9 DP47065	0.1239	{Crown Vesting	1959	Rec.Res.	CT1106/24
Lot 1 DP47691	2.1625	{Vested in W.C.C.	1963	Rec.Res.	CT15C/365
Lot 2 DP45700	2.2467	Purchased	1959	Rec.Res.	CT1592/74
Lot 2 DP47968	1.4386	{Purchased by Crown	1960	Rec.Res.	CT1826/62
Lot 4 DP48089	0.0202	{Vested in W.C.C.	1963	Rec.Res.	CT610/23
Lot 21 DP49075	0.2903	{Purchased by Crown	1960	Rec.Res.	CT610/23
Lot 21 DP53436	0.2817	{Vested in W.C.C.	1962	Rec.Res.	CT753/94&112
Lot 15 DP57964	0.1189	Reserve	1964	Rec.Res.	& CT1989/9
Pt Lot 2 DP59805	0.0493	Contribution	1967	Rec.Res.	CT1025/223
Pt Lot 7 DP19451	0.4517	Purchased	1968	Rec.Res.	CT15C/365
		Gaz.1983 p.270	1983	Rec.Ground	CT785/225
TOTAL AREA	7.1838				

(See Appendix III)

1.4 TENANCY

There are no tenancy agreements on this park however, the Te Atatu Rugby Football and Sports Club Incorporated have their headquarters and clubrooms sited on their own freehold land adjoining.

1.5 CLASSIFICATION

Council has recommended that Te Atatu South Park be classified as a 'Recreation Reserve' under Section 17 of Part III of the Reserves Act 1977. However, two lots have automatic 'Recreation' classification by virtue of Section 4 clause (IIb) of the Reserves Amendment Act 1979, i.e. lot 21 DP 53436 and lot 15 DP 57964.

1.6 ZONING

This park is zoned as Recreation 2 (Activity Grounds) on the Waitemata City Council's proposed District Scheme (First Review 1980. (See Appendix I) This zoning allows the following:-

1.6.1 Predominant Uses

- Childrens' play equipment and structures
- Landscape features
- Park furniture and shelter structures
- Farming but not including the erection of any buildings
- Playing fields, lawns, greens, sports grounds, pastures and associated field structures
- Hardcourt areas, skateboard bowls
- Golf courses, swimming pools

1.6.2 Intermediate Uses

- Toilet facilities and changing rooms
- Implement and soil sheds
- Launching places wharves and boat ramps
- Plunket rooms, carparking areas
- Buildings used for social cultural and recreational purposes, which are ancillary to an established predominant use on that activity ground, but excluding facilities for overnight accommodation
- Pre-school facilities, and first aid rooms not exceeding 20m² in area

1.6.3 Conditional Uses

- Buildings used for social cultural and recreational purposes which are not permitted as an intermediate use
- Camping and residential accommodation associated with the function of the activity ground

1.7 SURROUNDING LAND USE

To the north, north-east and north-west the land is generally zoned Residential 2 & 3 and is predominantly covered with low density residential houses.

South of the park the bulk of the land is again zoned residential, although much of this area is within the Henderson Borough.

1.7 SURROUNDING LAND USE (cont'd)

The particularly large blocks adjoining the park in this region contain vineyards and while one is zoned for residential development the other is zoned Rural 4.

Adjoining the northern boundary is the Neville Power Memorial Park which holds childrens play equipment, a toilet block and a Girl Guide Den, and augments the facilities on Te Atatu South Park.

East of the park and adjoining the Te Atatu Road walkway is a Child Welfare group home catering for male and female 9-13 year olds.

North of the park are two primary and one intermediate school all within walking distance if required. (See Appendix I & IV)

1.8 LAND FLORA AND FAUNA

The park is developed on land sloping from Te Atatu Road to a valley east of Kirrie Avenue.

The playing fields have been built on a platform area with batters which rise up to the internal access road and continue onto the adjoining property boundaries.

A small batter from the end of the two football fields slopes down to the southern boundary.

Levels are considerably lower along the north-western side where the ground is battered down from the edge of the playing fields to the valley floor which has been filled and roughly levelled.

Other small batters exist adjoining the Neville Power Park and the end of the main carpark.

1.8 LAND FLORA AND FAUNA (Cont'd)

The grounds are kept well mowed throughout and apart from a few hedges on adjoining property boundaries, a few small trees near the north-eastern and eastern boundaries and a newly planted row of deciduous and gum saplings, vegetation is extremely limited. (See Appendix II & IV)

1.9 PRESENT USAGE AND DEVELOPMENT

Development on Te Atatu South Park commenced in 1967 with the earthworks, drainage, internal access road, carparks, the concrete access path to Te Atatu Road and the formation and grassing of two rugby fields and a training ground.

Much of the work was financed from grants totalling \$23,000 received from the Golden Kiwi Lottery Fund.

This work was followed in 1970 by additional stormwater drainage and piping of a stream, together with the filling of an area adjoining the Te Atatu Rugby Club's headquarters for a training area, and the construction of concrete block changing room/toilets adjoining the Te Atatu Road access path.

Other developments carried out by Council include miscellaneous landscaping and shrub planting, the erection of low railing fences to prohibit cars driving onto the playing fields, the installation of chain barriers with locks at the Sheehan Road and Essex Street entranceways, prohibiting through traffic when the fields are not in use, plus additional stormwater drainage in 1979 to enable further filling and development on the training area.

On the main training ground the Te Atatu Rugby Football Club have installed seven floodlights to facilitate night training during winter.

1.9 PRESENT USAGE AND DEVELOPMENT (Cont'd)

Since its inception the park has been exclusively used for rugby football in winter and is the home ground of the Te Atatu Rugby Football Club. It was used until 1981 in summer by the Bears Softball Club as their home ground, however, this club has now moved to Moire Park. The grounds are also used by local schools for general sports days and matches, and by the general public for Sunday social games.

The Te Atatu Rugby Football and Sports Club Inc. have constructed an exclusive 850m² clubhouse adjoining the park which also provides additional carparking facilities. The clubrooms, built of concrete block and fibrolite shingles, provide on the ground level:- eight changing rooms, a first aid room, store, showers, toilets, boiler room and junior grade recreation area. On the second level are facilities which can be hired out for social functions. They include a kitchen/serverry, supper room, bar tank room and wash-up area, toilets, dance floor and an extensive lounge and social area.

The ground features several natural contours one of which adjoining the internal access road provides an elevated position for public viewing of games. Although primarily used for active sports, Te Atatu South Park is also used for passive recreation such as kite flying, jogging and casual strolling. (See Appendix II & IV)

1.10 MANAGEMENT OBJECTIVES

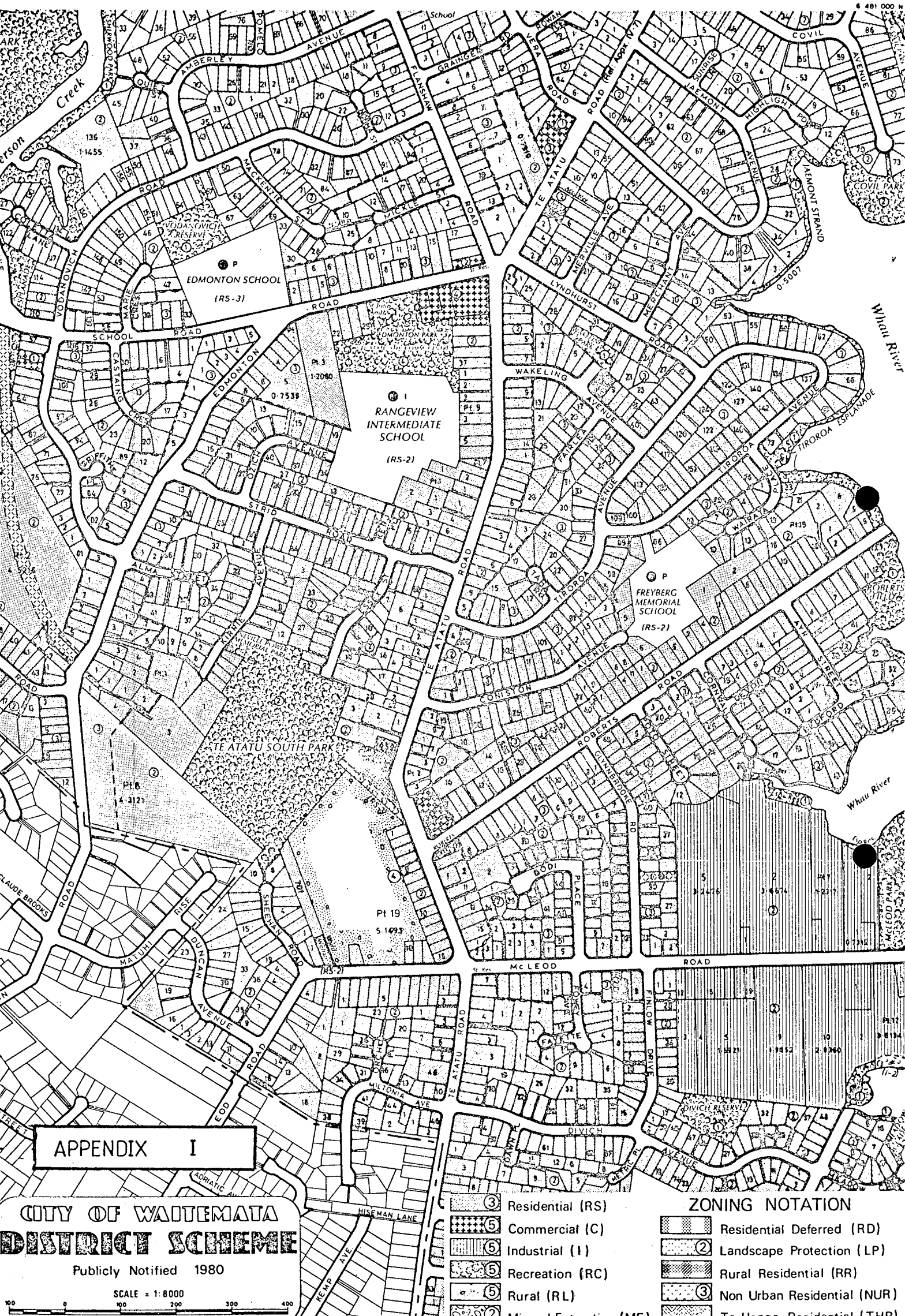
- To encourage active co-operation between Council, the Te Atatu Rugby Football and Sports Club Inc, and other interested parties and individuals, for the upkeep, maintenance and future development of the park.
- To provide facilities for active and passive recreation and open spaces in residential areas.
- To preserve any particular qualities of the reserve that adds to the pleasantness, better use and enjoyment and enhancement of the public lives.

1.10 MANAGEMENT OBJECTIVES (Cont'd)

- To extend the park's boundaries to provide improved access to Te Atatu Road and additional training and play areas.
- To improve drainage on the park in an endeavour to improve the playing surfaces.
- To extend tree planting on the park particularly along the bare southern boundary.
- To complete the topsoiling and drainage required for the training area adjoining the Te Atatu Rugby Football and Sports Club's property along the Western side.

1.11 MANAGEMENT POLICY IMPLEMENTATION

- Council resolved on 4th March 1982 to acquire pt lot 7 DP19451 (4517m²) at 140-164 Te Atatu Road for inclusion in the park and this was formerly gazetted 1983 p.270 as Recreation Ground.
- Council will continue its present maintenance activities e.g. grass cutting.
- Council will carry out tree planting and landscaping work as finances and manpower permits.



APPENDIX I

CITY OF WAITEMATA DISTRICT SCHEME

Publicly Notified 1980

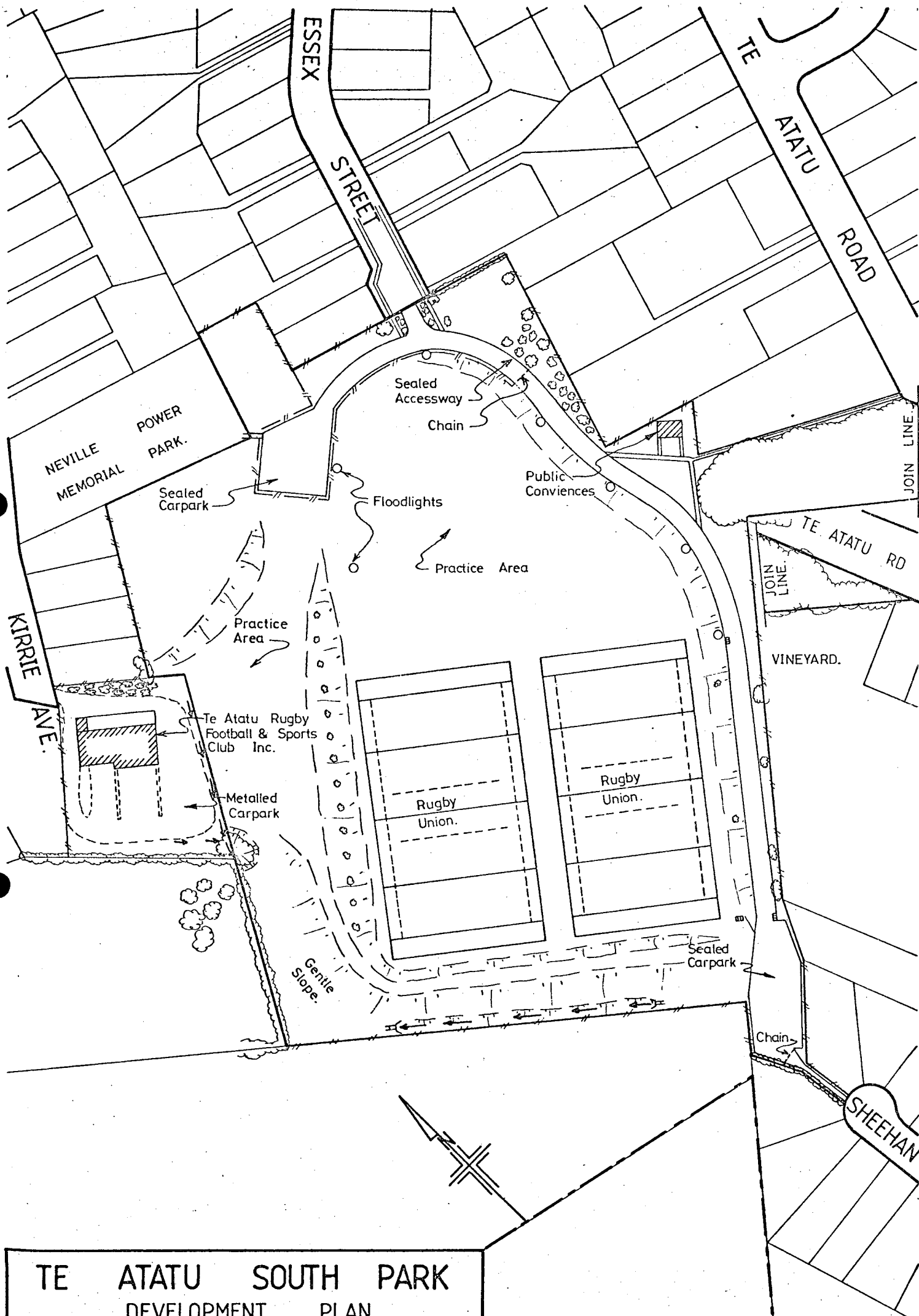
SCALE = 1:8000

0 100 200 300 400

- ③ Residential (RS)
- ⑥ Commercial (C)
- ⑥ Industrial (I)
- ⑥ Recreation (RC)
- ⑥ Rural (RL)
- ⑥

ZONING NOTATION

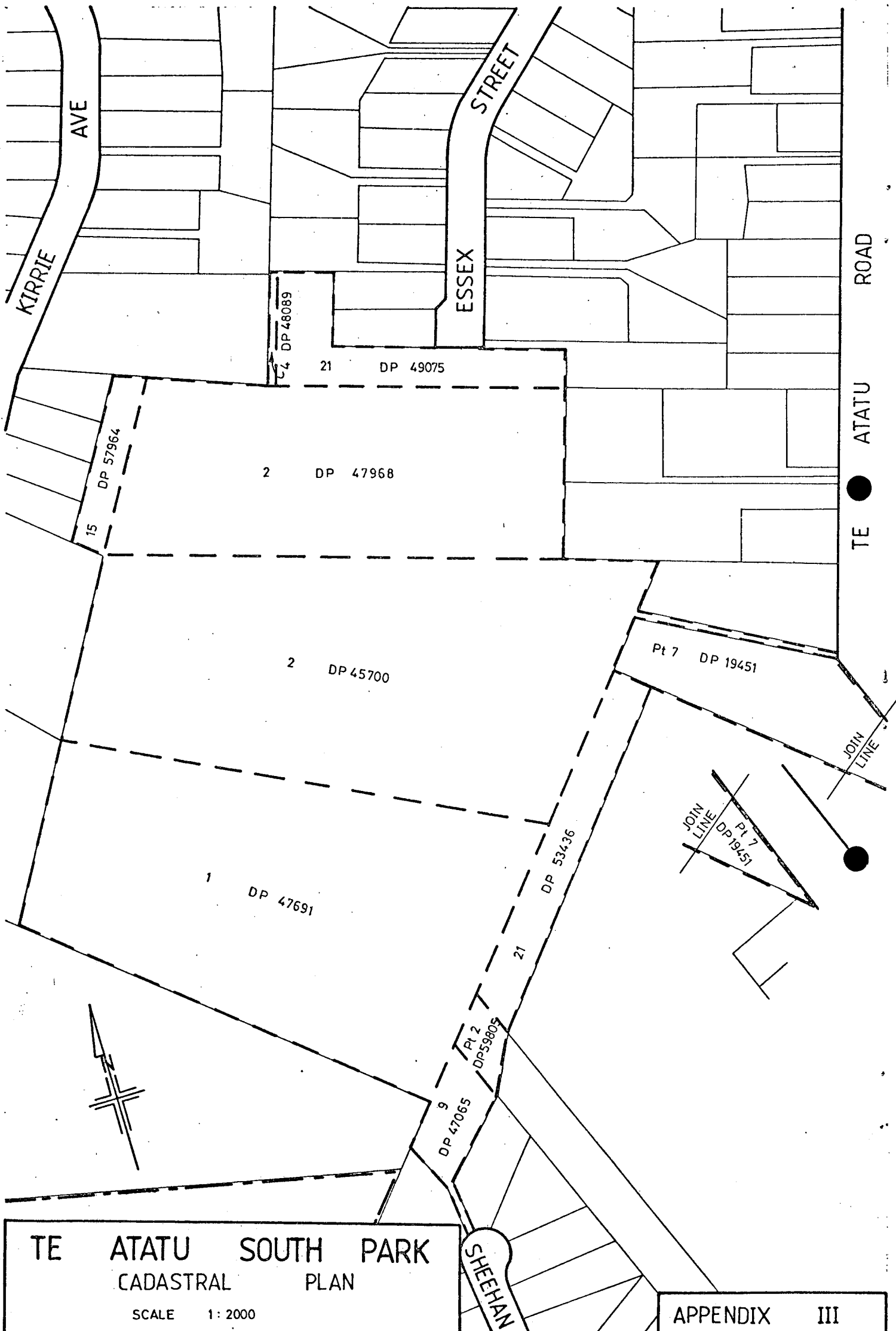
- Residential Deferred (RD)
- ② Landscape Protection (LP)
- Rural Residential (RR)
- ③ Non Urban Residential (NUR)
- ③



TE ATATU SOUTH PARK
DEVELOPMENT PLAN

SCALE 1:2000

APPENDIX II



TE ATATU SOUTH PARK
CADASTRAL PLAN

SCALE 1: 2000

APPENDIX III



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