

Grey Lynn Park
Management Plan 1987

The Grey Lynn Park Management Plan was prepared by the Auckland City Council in 1987

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1.0 Introduction

Grey Lynn Park is centrally situated in the residential area of Grey Lynn in the west of Auckland City. It is bounded by many streets, mostly of housing but with a small industrial sector.



Figure 1: Location Plan

Legal status

Grey Lynn Park & Cox's Bay Park both from Grey Lynn Domain Recreation Reserve. The Grey Lynn portion is held under CT 165/140 and CT 208/81, NZ Gazette 10.4.80 pg1047 and is reserve land in terms of the Reserves Act, 1977.

One small area of the park is unclosed road. Steps have been taken by Council to close the road and incorporate the area into the park.

The other three small areas forming the park are administered by Council as part of Grey Lynn Park, although they are not covered by the Reserves Act, 1977. For the purposes of this management plan, however, the whole park will be treated as one area.

See figure 2 below

Physical description

Area

The park is 10.5 ha or 25.9 acres in area.

Geomorphology

The soils of the area are derived from tertiary clays and Waitemata sandstone. These, like many in Auckland, are prone to soil creep and there have been several slips on the steeper eastern side.

Cox's creek once ran through the park from south to north and had areas of swamp surrounding it. The valley was later partially filled leaving only the valley sides at the edge of the park.

Flora

All natural vegetation in the park was destroyed by grazing and land fill years ago. There have been a number of trees planted in recent years but the heavy soil has not helped the success of these. Most of the trees are around the edges of the park.

The park now consists mainly of playing fields of mown grass, with some wilderness areas in the eastern side valleys.

Social characteristics

The population of Grey Lynn has been declining recently but the density of the people has increased. This is probably due to the reduction in habitable dwellings because of motorway and industrial developments in the area.

The number of school children has increased in Grey Lynn, as has the over 65 age group. Since the mid 60's the number of South Pacific immigrants has been increasing at a faster rate than in the Auckland Isthmus.

All these factors influence the public's use of open space within Grey Lynn and the particular needs of the community should be catered for, as far as possible, in Grey Lynn Park.

History

Grey Lynn Park was once part of a large dairy farm known as the Surrey Hills Estate and owned by the Hon. James Williamson. The original farmhouse still stands on the corner of Picton and Paget Streets.

In 1844, 198 of the 400 acre estate, was leased to other graziers who used the land to fatten cattle and sheep to supply the Auckland district.

In 1883 Williamson offered the land to the City Council for 100,000 pounds but when they turned it down he sold it to a company who subsequently subdivided for a large profit. A Mr Hickson won 100 pounds for the best subdivision design and the first sections were sold the same year for between 10 and 40 pounds per square foot.

In 1885 the borough was renamed Newton, having formerly been the three wards of Surrey, Sussex and Richmond. In 1898 another change of name was advocated. Much debate ensued and eventually the name Grey Lynn was chosen in 1901. Grey commemorates Sir George Grey and Grey Lynn was the name of the last member for the Borough, and when it was an electorate.

Several of the subdivided lots were purchased by the BNZ but not developed. In 1909 they were presented to the Grey Lynn Borough Council as a park under the Grey Lynn Borough Vesting Act.

In 1912 employees of the BW Davies Boot Factory and Elliots began playing informal rugby league games. The club, called Richmond Rovers League Club was affiliated with the Auckland League in 1913 and were permitted to build their clubhouse on the park by the Grey Lynn Borough Council. The Grey Lynn Borough Council and the Auckland City Council were amalgamated in 1914 and the park came under the jurisdiction of the City Council.

The park was a deep gully and acted as a natural watershed for the area, with Cox's Creek running through it to the sea. Then, in 1915, 5 acres of the park, at the southern end were levelled for a children's play area and sports field. Much of the park continued to be grazed by horses and cattle until 1945.

Further sections were filled and drained during the 1930's with tree planting bring carried out as well.

In 1945 the Western Suburbs Athletic Club was located at Grey Lynn Park. Until their clubrooms were completed in 1959 they used the old Home Guard Army huts.

During the 1960's there were problems with areas of slip, particularly on the steeper eastern side of the park. Stepped embankments have been constructed in an attempt to stabilise the areas of slip.

Drainage improvements to the filled areas have been progressive but is necessarily slow because of the settlement period of the tipped land. The lower, northern playing field was allowed to settle until the drainage system was installed in 1974/75.

In 1976 the Richmond Rovers Rugby League Club were permitted to construct a new clubhouse under a conditional use application.

In 1983 part of the children's play area was dismantled to allow the installation of a major stormwater sewer. Shortly afterwards major upgrading works were carried out on the paddling pool.

See Site Plan Figure 3 below

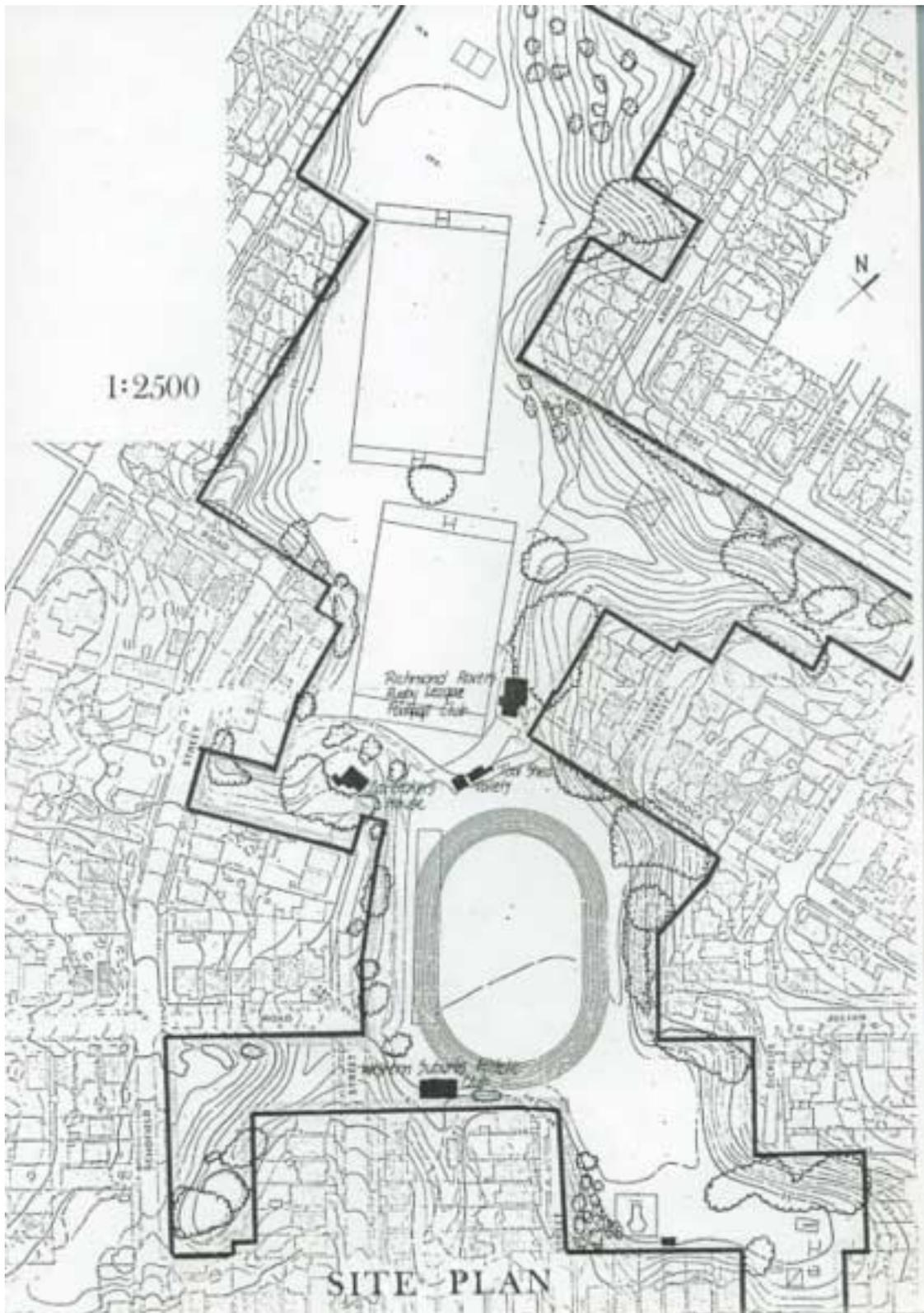


Figure 3: Site Plan

Statutory framework

District scheme

In terms of the Town & Country Planning Act 1977, Grey Lynn Park is zoned Recreation D under the current District Scheme. Zoning provisions clearly identify the range of permitted uses and Recreation D (Active Sports) allows a wider range of uses than other Recreation Zones.

Management Plan

This draft management plan has been prepared to meet the requirements of Section 41 of the Reserves Act 1977, and to establish management objectives and policies for Grey Lynn Park and to involve the public in the process of planning management.

This management plan has been prepared in line with its classification as Recreation under the Reserves Act 1977, which is consistent with its current zoning under the District Scheme.

Section 17 (1) of the Reserves Act 1977 establishes a Recreation classification as: -

“For the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside”.

Apart from the Reserves Act, Council will maintain adequate provisions for its policies in the District Planning Scheme under the Town and Country Planning Act 1977.

Summary of earlier submissions

When submissions were called from the public towards this draft management plan only four responses were received. However, the Grey Lynn/Newton/Westmere Community Committee had gone to great lengths to canvas local opinion and to submit a comprehensive report covering the community's views on the Grey Lynn Park management plan.

Another broadly based submission was received from the Richmond Rovers Rugby League Club which again represents the views of many users of the park.

References

Bush GWA	Decently & In Order
The Cyclopaedia of New Zealand	Vol 2
The Freeman's Journal	1883
The NZ Herald	1915-1919
Auckland City Council	Parks & Recreation Dept files Planning Dept files Works Dept files Parks & Library Committee minutes Planning Committee minutes

By-laws of the City of Auckland

Grey Lynn Borough Council Finance & Legal Minutes 1912-1914

Grey Lynn/Westmere Community Committee files

Richmond Rovers Rugby League Football Club files

Western Suburbs Amateur Athletic & Harrier Club files

Format of the management plan

Following this introduction section, the plan is set out in the following sequence:

Part II Management objectives

Part III Management policies

The management objectives may remain unchanged for a long period whereas management policies may require more frequent updating.

2.0 Management objectives

The objectives for the management of the reserve shall be:

- 1 To ensure that the reserve is managed in terms of its classification with secure and adequate boundaries for the enjoyment and use of the local and metropolitan community.
- 2 To conserve and enhance the landscape for the enjoyment and education of the local and metropolitan community.
- 3 To identify and alleviate detrimental actions or uses within or external to the park, which would work against the fulfilment of other objectives.
- 4 To recognise the management demand which arises from the vulnerability of the reserve within the urban area.
- 5 To maintain the area as a public open space for both passive and active recreational amenities for the benefit of the community as a whole.

3.0 Management policies

Public facilities

As has been described in the introduction, the park has already been developed as an active recreational area.

The Richmond Rovers Rugby League Club and the Western Suburbs Amateur Athletic Club each have their headquarters in the park. It is regularly used as the venue for the Polynesian Sports Festival. Many schools and Polynesian groups regularly hire the various sports fields.

Policies

- To ensure that a balance of active and passive recreational pursuits are available to the public within the park by controlling future sports developments.
- To liaise with existing major users of the park to ensure existing facilities are used to their full potential.
- To maximise the potential use of the existing facilities by continuing a programme of improvements to those facilities.
- To ensure that all public facilities are maintained to a safe and reasonable standard.

- To liaise with managers of existing facilities within the park to ensure their appearance is suitable within a park setting.
- To ensure that play facilities are available and suitably sited for children of all ages.
- To provide a unified design standard for all signs, steps, seats, litter receptacles, etc. and have them constructed in materials sympathetic to the park setting.
- To assess the need for more parking in the area either within or near the park and to programme the construction of suitably designed parking areas, as necessary, bearing in mind the sensitivity of the green open space.

Boundaries and access

Policies

- To establish a programme of boundary repair and maintenance to ensure that detrimental activities do not encroach onto the park from outside and vice versa.
- To ensure all authorised entrances to the park are constructed and maintained to enable safe and easy public access.

Drainage and water management

It is accepted that the park is subject to inflow of water from the surrounding catchment.

Policies

- Initiate a programme of drainage improvement works eventually to eliminate open drains, areas of water-logging and problems of land slips.
- To ensure any future stormwater catchment proposals are sensitively incorporated into the park.

Vegetation management

The improvement of vegetation in the park is a desirable objective when consideration is given to the public enjoyment of the park.

Policies

- A programme of suitable tree and shrub planting will be drawn up and initiated to enhance the visual quality of the park and to encourage wildlife into the area.
- Existing vegetation will be managed to maintain and enhance the appearance of the park.

Publicity and interpretation

Policies

- To provide information on the park to assist in its use by all sectors of the community.
- To ensure information and interpretation material is available to the public generally and schools and interest groups in particular.
- To ensure restrictions are adequately publicised at the entrances to the park.

Public utilities

Policies

- Liaise with utility service authorities to ensure that any proposed utilities which will have a visual impact on the reserve are handled sympathetically.
- Have utility services located underground within the reserve, wherever practical.

By-Law controls

Detrimental activities which are of concern to the management of the park would be: -

- Rubbish and dangerous litter dumping
- Disposal of fill material
- Unauthorised lighting of fires and barbecues
- Damage from indiscriminate ingress and egress
- Private property extension
- Unauthorised driving onto and parking on the park.

Policy

- Under the provision of the Auckland City Consolidated by-laws, appropriate action will be taken to prohibit and eliminate these concerns through the co-operative attention of the Council, community organisations, appointed Rangers and local residents.

4.0 Implementation of Management Plan

On the adoption of management objectives and policies, details of various improvements and other developments will be programmed according to the resource available and subject to target dates for their achievement.

Once adopted the management plan remains operative for five years after which it is due for review.