



AUCKLAND CITY COUNCIL

Point Chevalier Beach Reserves Draft Management Plan

Prepared by the Community Planning Group of Auckland City Council. Approved for public notification by the Western Bays Community Board on 15 November 2000.

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1.0 Introduction

This management plan encompasses six areas of reserve land located along the western coastline of the Pt Chevalier Peninsula. These reserves have been grouped together because of their close proximity and strong relationship with the coastline. The location of each reserve is shown on the plan overleaf (Figure 1) and they are as follows:

Coyle Park	A large grassed domain located at the Peninsula headland with access from Pt Chevalier Road
Harbour View Reserve	A sloping site with mature pohutukawa canopy, adjacent to Pt Chevalier Beach bounded by Harbour View Road and Joan Street
Harbour View Esplanade Reserve	Two coastal areas between Harbour View Reserve and Raymond Reserve dominated by pohutukawa and accessible at low tide
Raymond Reserve	A sloping site accessed from Raymond Road featuring sailing clubrooms, a concrete boat ramp, car park and amenity plantings
Eric Armishaw Park	A grassed area with extensive coastal wetland, north of the North Western motorway with access from Walker Road.
Selwyn Esplanade Reserve	A sloping site adjoining Selwyn Village and the beach planted by the Village, and incorporating an informal path.

These reserves collectively share similar physical and natural environments and issues. Incorporating the reserves into a single management plan enables the development of an overall strategy, to provide greater consistency and cohesiveness to their management. No management plans have been previously prepared for these reserves.

This management plan is divided into eight sections as follows:

Section 1- *Introduction* gives a brief overview of the reserves addressed in this management plan.

Section 2- *Statutory framework* provides information in respect to the function of management plans, the management planning process and other statutory requirements.

Section 3- *Planning framework* summarises the relevant Council documents that influence the management of reserves.

Section 4- *Heritage* covers the Maori and European history associated with the reserves and the Pt Chevalier Peninsula in general.

Section 5- *Natural and physical environment* describes the existing situation, in terms of the physical attributes of the reserves and the processes affecting them, and identifies generic issues affecting the group.

Section 6- *Individual reserves* highlights issues and opportunities specific to each reserve.

Section 7- *Management objectives and policies* contains the vision for the Pt Chevalier Beach Reserves, and the objectives and policies relating to their day-to-day management. A series of defined objectives have been produced to guide the management, development and use of the reserves. The policies address the objectives and aim to create achievable approaches and solutions to the management goals.

Section 8- *Implementation* prioritises the actions required to address the objectives.



2.0 Statutory framework

2.1 Reserves Act 1977

2.1.1 Land classification

The Reserves Act 1977 requires that reserves be classified for their principal or primary purpose, to be managed compatibly with this. Coyle Park, Harbour View Reserve and Eric Armishaw Park have been classified as “recreation reserves” pursuant to the Act. Under Section 17, recreation reserves are classified for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, whilst protecting the natural environment. Emphasis is on the retention of open spaces and on outdoor recreation. Under the Act the public shall have free access to the reserve subject to any restrictions that the administering body may impose for the protection and well-being of the reserve.

The remaining reserves in the group are classified as local purpose (esplanade) reserves. The purpose of these are to protect conservation values, enable public access to or along the coast and enable public recreational use where compatible with conservation values. Esplanade reserves and strips are generally established through the provision of the Resource Management Act 1991.

For all reserves, where scenic, historic, archaeological, biological, geological or other natural features are present, they are to be managed and protected to the extent compatible with the principle purpose of the reserve.

The legal description of each reserve is provided in **Part 7.0** of this management plan.

2.1.2 Definition and purpose of a management plan

For land held under the Reserves Act, the preparation of reserve management plans by the administering body is mandatory. Section 41(3) of the Reserves Act specifies that the purpose of a management plan is to “provide for and ensure the use, enjoyment, maintenance, protection, and preservation... and,... the development, as appropriate, of the reserve for the purposes for which it is classified...” Each plan seeks to balance the protection of natural resources with the provision of recreational opportunities relevant to the needs of the local and wider community.

Management plans provide clear guidance for Council by providing a framework of objectives and policies for reserve management, which can readily be understood and implemented. This includes retaining the flexibility to accommodate matters as they arise, within the general framework. The process of preparing a management plan provides the public with opportunities to take part in decision making which establishes a common understanding of how the reserve will be managed, and ensures decisions take into account the broader public interest.

2.1.3 Management plan preparation process

Preparation of a management plan for the Pt Chevalier Beach Reserves is as follows (adapted from Section 41(5 and 6) of the Reserves Act):

1. Council endorses decision to prepare a management plan for the reserve
2. Public notification of intention to prepare a draft management plan, submissions requested (6 week period)

3. Preparation of draft management plan, incorporating issues identified from research and consultation
4. Draft management plan received by Council and endorsed for public notification
5. Public notification of draft management plan, submissions requested (8 week period)
6. Council hearing of submissions
7. Modifications to draft management plan incorporating submissions and hearing
8. Adoption of final plan by Council, public notification of its availability
9. Management plan kept under continuous review by Council, so that it may be adapted to changing circumstances or in accordance with increased knowledge.

2.2 Resource Management Act 1991

The Resource Management Act 1991 sets up a framework for the sustainable management of natural and physical resources. The Council must work towards achieving the purpose of the Act, sustainable management, when exercising their powers and functions under the Act (for example when preparing district plans, regional policy statements and making decisions on resource consents).

2.3 Auckland City District Plan (Isthmus) (1999)

Under the Auckland City District Plan (Isthmus Section), the Pt Chevalier Beach Reserves are zoned Open Space 2 (informal recreation) with the exception of Raymond Reserve which is zoned Open Space 3 (organised recreation).

Open Space 2 is principally for the enjoyment of informal recreation. Enhancement of the surrounding environment, particularly regeneration and retention of native flora, is encouraged. In general buildings are not encouraged, with the exception of structures necessary for the use and management of particular sites. Ten percent of the total area zoned Open Space 2 can be used for organised sports and ancillary structures, at Council's discretion.

Open Space 3 provides primarily for organised sports and recreational activities compatible with the physical characteristics of the land, and which do not impact adversely on the amenity and quality of the surrounding environment. Buildings and structures may be allowed where required, and multiple use of sites and facilities is encouraged. The visual amenity and open space character must be retained.

In the District Plan, the Pt Chevalier Beach Reserves have been identified as Coastal Management Areas. Part 5B of the District Plan imposes strict controls on activities and developments proposed within the coastal environment to ensure that the design, appearance and location of buildings and structures are in sympathy with the natural and physical character of the coastline. Any proposed earthworks are to be in keeping with the existing landscape and minimise impact on water quality.

Within the Coastal Management Area, a Coastal Protection Yard is applied to all land 10 metres land ward of the mean high water spring tide mark. This provides further controls on the construction of buildings, car parking and removal or alteration of trees, to retain the natural character of the coastal environment. All indigenous vegetation and exotic trees over six metres in height within the Coastal Protection Yard are protected.

2.4 Auckland Regional Plan: Coastal (1999)

The Auckland Regional Council (ARC) shares responsibility with the Department of Conservation for management of the coastal marine area (CMA), which extends from the mean high water spring tide mark to the outer limits of the territorial sea. This responsibility includes the preparation of the "Auckland Regional Plan: Coastal". The Plan has yet to be finalised. Any upgrading along the Peninsula coastline will be subject to ARC controls on works in the CMA.

2.5 New Zealand Coastal Policy Statement (1994)

The New Zealand Coastal Policy Statement (NZCPS) provides national goals and objectives for sustainable management of the coastal environment as a whole. The Minister of Conservation has responsibility for preparing this document and approving all Regional Coastal Plans, which must be consistent with the NZCPS. The Minister shares responsibility for the CMA with Regional Councils and acts as a consent authority for all restricted coastal activities.

3.0 Planning framework

3.1 Framework for reserves and open space planning

The development of a management plan for the Pt Chevalier Beach Reserves is influenced by several Council policies and strategies (Figure 2). These are described in some detail in the following sections.

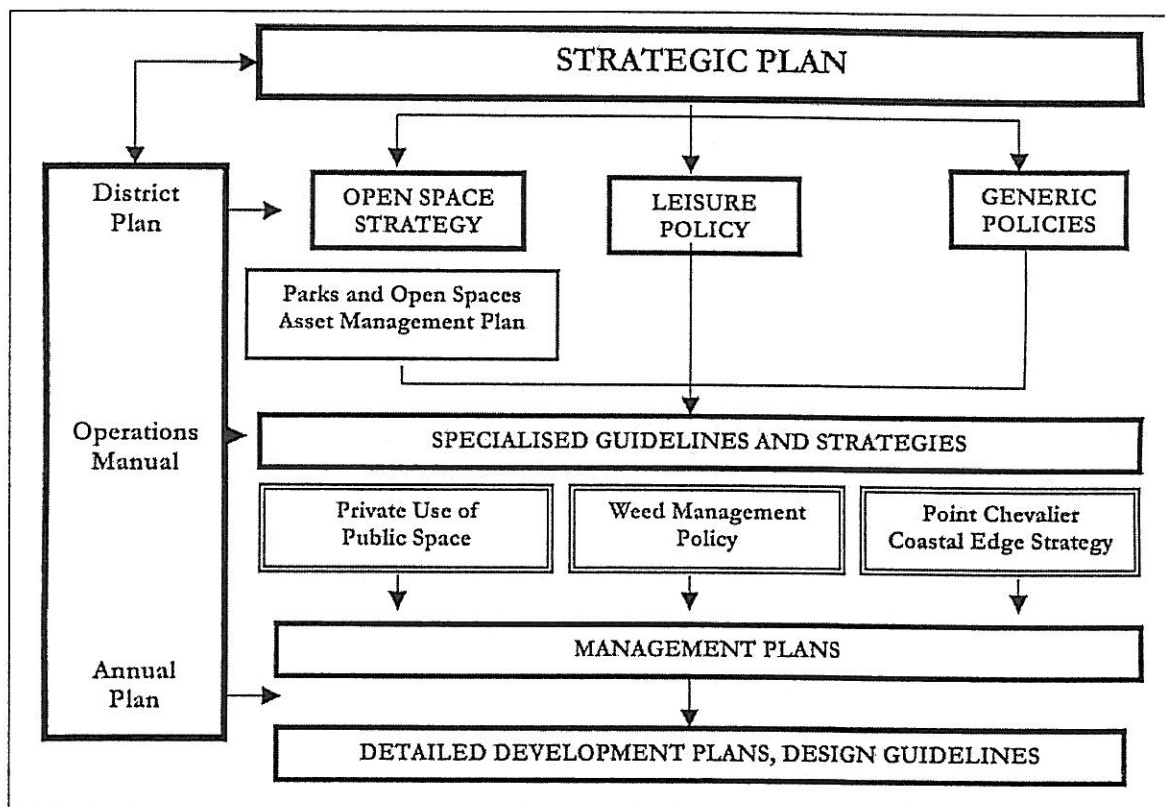


Figure 2: Planning context within which the Point Chevalier Beach Reserves management plan has been developed.

3.2 Strategic Plan (2000)

The Council's Strategic Plan has recently been reviewed. Entitled "First City of the Pacific" the plan sets out the Community Vision for the City to the year 2020, and identifies a number of outcomes needed to realise this vision. Outcomes of particular relevance to the Pt Chevalier Beach Reserves include '*celebrating and recognising diversity*', '*unique and valued environments*', and '*promoting strong and healthy communities*'. These outcomes look at the provision of public open space to meet future needs; added protection for significant natural features, ecological sites and built heritage; improving public access to the coastline; promoting participation in community, arts and recreation activities; and making sport, community and recreational activities more accessible to a diverse range of people. The extension of walkway and cycling networks is also promoted in the plan.

3.3 Leisure Policy for Auckland City (1999)

The purpose of this policy is to guide and direct decisions taken by Council that affect or influence leisure in the City, enabling Council to do all it can to contribute to the City's vision for leisure in a manner that is justified, clear and coherent. The report was designed to interpret the intent of the Strategic Plan by clarifying Council's appropriate role in leisure.

3.4 Parks and Open Spaces Asset Management Plan (1999)

This document demonstrates responsible stewardship for parks, open spaces and related assets by the Council on behalf of its customers and stakeholders. The plan aims to provide strategies that will enable the Council to achieve its strategic goals most effectively via the annual plan process.

The key issues relating to demographic, recreational and social trends identified in the plan include increasing public expectations for higher standards, a more diverse range of recreational opportunities, and maintaining and enhancing environmental values.

3.5 Point Chevalier Peninsula Coastal Edge Strategy (1999)

This document is part of an overall strategy being developed by the Council for the management of public land along the isthmus coastline. The strategy provides direction for the management of the physical and natural resources, and cultural and historic values of the Pt Chevalier Peninsula coastal margins. Guidelines and policies for managing increasing use and development pressure, erosion, and protecting and enhancing the natural character of the coastal edge are included in the strategy.

3.6 Other

Other Council documents considered in the preparation of this management plan include the Private Use of Public Space Policy Guideline (1999), Weed Management Policy (1999) and the Park Lighting Policy (2000).

4.0 Heritage

Point Chevalier Peninsula has an extensive history of use by Maori for activities such as gardening, hunting birds, fishing, flax gathering and shellfish collection. The spiritual, environmental and social significance of the area for iwi remains strong with a number of waahi tapu and other culturally sensitive sites located throughout the Peninsula. The District Plan schedules several Maori heritage sites located at the headland, which are subject to the same controls as scheduled archaeological features (Appendix 1).

Auckland has a long history of Maori occupation. According to tradition, the first inhabitants of the region were the Turehu or Patupaiarehe, who were understood to be fair skinned, clever and capable of superhuman feats. Some of the Patupaiarehe lived on the Peninsula now known as Pt Chevalier. While the region's iwi generally claim descent from the Patupaiarehe, their specific tribal identity is derived from ancestors who arrived in the waka (canoe) that visited during the mid 14th Century.

By 1720, Te Waiohau dominated Auckland under the leadership of chieftain Kiwi Tamaki. Their main pa site was Maungakiekie (One Tree Hill), a major fortification in the Tamaki isthmus originally strengthened by Ngati Awa chief Titahi. They also held many other pas and positions of defence at sites such as the volcanic cones of Maungarei (Mt. Wellington) and Owairaka (Mount Albert). Kiwi Tamaki appears to have held possession of all land from the Tamaki River to Te Whau and from the Manukau to the Waitemata during this time (Kay & Bassett, 1997), i.e. the entire isthmus including Pt Chevalier Peninsula.

The Te Waiohau dominance was defeated by invasions from Ngati Paoa (Hauraki) and Ngati Whatua (Kaipara). This marked a long period of warfare during which, in 1741, Kiwi Tamaki was killed in battle and Te Taou (a Ngati Whatua tribe) assumed control of Kiwi Tamaki's pa sites. Ngati Paoa and Ngati Whatua, having defeated Waiohau, became the dominant tribes of Auckland.

Pt Chevalier Beach was originally called Rangimatarau, meaning "Day of the One Hundred Spears". This refers to a battle fought during 1750 – 1760, between Ngati Paoa and Ngati Whatua in which the former were defeated.

Pt Chevalier Peninsula was purchased in 1841 as part of the second Crown purchase from Ngati Whatua. In 1861, the Walker family settled on the Peninsula becoming the first European settlers to farm the area. Shortly after, the Peninsula was used as an encampment for troops, as it was thought warring Maori tribes would attack Auckland. Coyle Park was the site of this encampment.

Pt Chevalier was named after Lieutenant George Robert Chevalier of the 2nd Yorkshire Riding Regiment Afoot who served during the Waikato War. Lieutenant Chevalier frequented the Old Stone Jug, a two storey inn built in 1858 on the present site of Chamberlain Park.

Coyle Park was at one time the property of the Auckland Hospital Board and the site of their Isolation Hospital. It was vested to Auckland City Council in exchange for a parcel of land on which part of Auckland Hospital sits today. Other reserves, especially Harbour View, were favoured by picnickers and sporting codes.

5.0 Natural and physical environment

5.1 Physical description

The Pt Chevalier Beach Reserves are located within the Waitemata Harbour environment. They consist of coastal cliffs and associated flat areas dominated by mature pohutukawa trees which progress south from the exposed northern tip of the Peninsula to the sheltered estuaries and wetlands of Eric Armishaw Park.

The area is dominated by urban development with each reserve providing significant areas of open space and access to the coastline and Pt Chevalier beach. There are a number of built structures along the coast including sea walls and accessways from adjoining reserves.

5.2 Geology

Pt Chevalier is comprised of marine sediments of Early Miocene age referred to as the Waitemata Group. This Group underlies most of urban Auckland and consists mainly of flysch sequences (alternating sandstone and mudstone) which accumulated and built up over greywacke basement rocks in the Waitemata Seas which covered Auckland 25 million years ago (Kermode, 1992). Subsequent uplift of the Auckland area exposed these sediments to erosive forces of the sea, carving out the distinctive cliffs and platforms visible along the coastline today.

The sediments of the Waitemata Group are vulnerable to natural weathering and erosion from wave action. This has been exacerbated in places by pedestrian traffic and altered drainage patterns.

Pt Chevalier Beach is thought to have formed by preferential erosion of softer material that created an embayment. The beach sediments are derived mainly from erosion of the Waitemata sandstones of the headland and lower tide terrace. There is a lack of upper foreshore beach sediment, especially in the northern and central areas due to southern sediment transport. This loss of beach material is exacerbated by the presence of vertical basalt sea walls that were constructed to prevent damage to residential properties behind, and which are now characteristic of the Peninsula. The Point Chevalier Peninsula Coastal Edge Strategy promotes the investigation of options for replenishment and retention of sand.

Eric Armishaw Park contains an area of undifferentiated alluvium consisting of mud, sand, gravel and volcanic ash. This coastal alluvium builds up around the Waitemata and Manukau Harbours.

5.3 Flora and fauna

The Pt Chevalier coastline is dominated by mature pohutukawa, which are a significant characteristic element along the cliffs of the Peninsula and contribute to the visual amenity and naturalness of the area. Other vegetation includes large specimens of introduced phoenix palm, pine and flame tree, interspersed with native flax, cabbage trees and nikau palm. The coastal forests provide significant habitats for native fauna and are an active interface between marine and terrestrial wildlife and ecosystems. They also assist in soil stabilisation and regulating stormwater runoff, thereby reducing erosion and helping to prevent failure of the cliff face. The exception are pine trees, which have shallow roots and prevent understorey growth, affording limited erosion control.

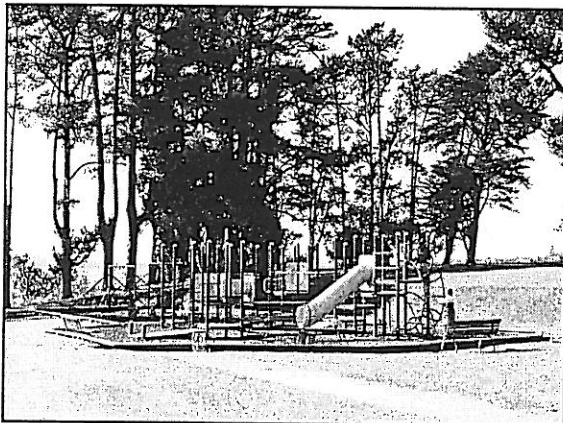
Estuarine mangroves, other maritime flora and wetland areas, particularly towards Eric Armishaw Park, serve as important feeding and roosting areas for wading birds, marine organisms and fish. Appendix 2 provides a list of flora and fauna observed in the reserves. This list is not complete.

Existing indigenous vegetation and habitats have been degraded and require protection and enhancement. Opportunities exist to encourage or restore natural ecological areas within the reserves. The local community and schools should be involved in this process, and signage and interpretation of appropriate sites provided.

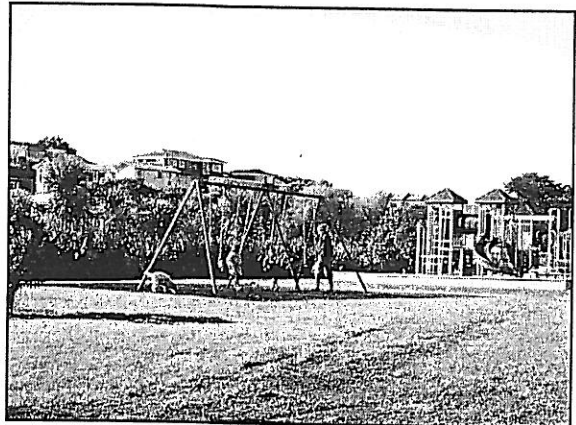
5.4 Recreation and use

5.4.1 Recreation activities

The Pt Chevalier Beach Reserves are used for a wide range of informal recreational activities. Walking, sunbathing, dog exercising, informal ball games, picnicking and relaxing are popular, as are the playground facilities at Coyle Park and Eric Armishaw Park. The reserves also provide access for water-based recreational pursuits including boating, windsurfing, fishing and swimming. A sailing club is located at Raymond Reserve.



Playground at Coyle Park



Playground at Eric Armishaw Park

The type and location of activities offered needs to be managed to avoid conflict between various user groups, and to protect the reserves' natural and historic values. Spatial separation of activities within and between the reserves can help avoid or resolve conflicts of use.

5.4.2 Leases and licenses

Currently, the only lease granted is to the Point Chevalier Sailing Club at Raymond Reserve. The leased area is solely for the purpose of parking, clubrooms and other facilities associated with sailing activities.

Leases can interfere with public enjoyment of open space by restricting access to those areas and conflicting with other activities. They can also lead to the establishment of associated facilities and structures that can potentially impact on the visual amenity and landscape values of a reserve. The provision of any future leases or licenses for use of the Pt Chevalier Beach Reserves must be carefully assessed to ensure minimal interference with reserve values and the recreational experience sought by other users. They must also compliment the recreational purpose of each reserve.



Point Chevalier Sailing Club at Raymond Reserve

5.5 Access and circulation

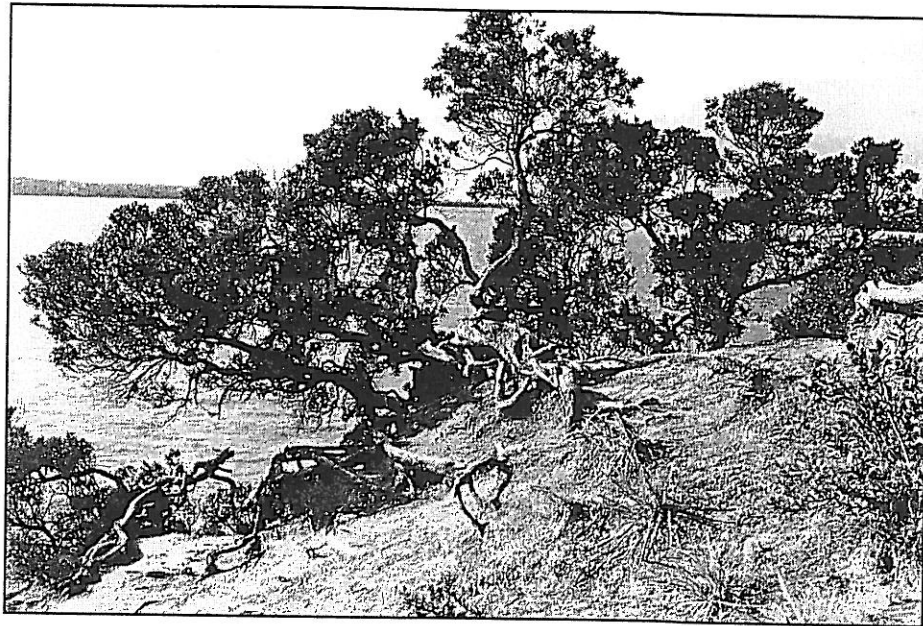
5.5.1 Pedestrian access and linkages

The maintenance and enhancement of public access to and along the coast is a matter of national importance under Section 6(d) of the Resource Management Act 1991. Public access is generally provided by esplanade reserves or strips, access strips and easements.

Access between the reserves is possible at low tide, and the Council is presently negotiating with adjacent landowners to acquire all tide access between Harbour View Reserve and Coyle Park. Linkages between the reserves and surrounding open space are currently informal and shall be enhanced as part of a continuous and integrated coastal walkway network, with routes carefully assessed to ensure the protection of sensitive areas and safety of users. In the event of subdivision or development of properties in these coastal locations, securing esplanade reserves and/or strips and accessways under the District Plan will be pursued.

Accessways in the form of pathways and vehicle entrances exist within all reserves except Harbour View Esplanade. An assessment of existing pedestrian accessways is needed to ensure appropriate locations away from steep and unstable sections of cliff, and sites of high conservation value. Concurrently, the preparation of a coastal walkway plan should be undertaken.

The design and intensity of any pathways through the reserves and down the cliff should accommodate for high levels of use, cater for a range of fitness levels and experiences sought, and also complement and protect the surrounding natural environment. Consideration should also be given to surface selection in terms of minimising runoff and associated erosion and impact on water quality.



Coastal erosion on the banks of Coyle Park facilitated by informal pedestrian access

The design and intensity of path construction through the reserves and down the cliff should accommodate high levels of use, cater for a range of fitness levels and experiences sought, and also complement the surrounding natural environment. Consideration should also be given to surface selection in terms of minimising runoff and associated erosion and impact on water quality.

5.5.2 Vehicle access and parking

Parking for those visiting the reserves in vehicles is available within Coyle Park, Raymond Reserve and Eric Armishaw Park, or at the reserve entrance as in the case of Harbour View Reserve.

Demand for parking at Coyle Park and along Harbour View Road is highest during fine weather, high tide and summer holidays. Vehicles overflow into adjacent reserves and streets generating noise and impacting on efficient road use and the amenity of residential areas. Rather than expanding car parking areas which can reduce the quantity and quality of the open space and increase user pressures, a redesign of existing parking should be investigated to optimise parking spaces, while safeguarding public amenity and safety. The location should also be considered as impermeable surfaces generate runoff, which can impact on stability of the coastal cliffs and water quality, particularly if positioned close to the cliff face. Monitoring parking over summer months could be undertaken to determine the level of demand versus supply, and identify a threshold that indicates when redesign of existing parking arrangements is required. Any visual intrusion of existing car parking should be minimised by screening with planting also keeping in mind the safety of users. Other means of travel to the reserves should be promoted, for example, public transport, cycling and walking.

5.6 Buildings, facilities and structures

A range of facilities are present throughout the reserves including toilets, changing rooms and playgrounds. There is a boat launching site and clubhouse on Raymond Reserve and a boat ramp at Eric Armishaw Park.

When considering the provision of buildings and facilities, it is important to assess their requirement to be located within the reserve and to ensure they are ancillary to the activities provided. Maximum utilisation and multiple use should be made of existing buildings and facilities before consideration is given to their expansion or the provision of new ones.

The Pt Chevalier Beach Reserves attract a high level of use that will increase with urban growth. This creates demand for additional facilities, which can result in environmental degradation. Provision of additional facilities in certain areas or improvements to existing ones, may alleviate pressures on the environment. However, care should be taken to ensure these do not alter reserve character or detract from the recreational experience sought by visitors.

The scale and design of additional buildings or redevelopment should complement and preserve the character of the reserve. With respect to existing buildings and facilities, a continuing high standard of maintenance is required and any deficiencies addressed.

Structures in the reserves include a stone sea wall that defines the coastal margin of Harbour View Reserve and stone accessways exist along the coastline of Coyle Park and Harbour View Reserve. There is also a boardwalk in Eric Armishaw Park. Additional structures may be necessary to facilitate public access, such as the construction of boardwalks and formed accessways and steps. The location, design and construction of structures in the coastal environment should ensure that any effects on the environment including beach processes are minimised, and that the structures function effectively. The materials used should be sympathetic to the character of the area.

The construction, maintenance, removal or replacement of facilities and structures will need to be consistent with several key pieces of legislation. These include, the Point Chevalier Peninsula Coastal Edge Strategy, the Design Guidelines for Coastal Structures, Auckland Regional Council Coastal Erosion Management Manual. Developments must also comply with the requirements of the Auckland Regional Policy: Coastal. Management options pertaining to areas below the mean high water spring tide mark will need to be carried out in consultation with the Auckland Regional Council and Department of Conservation.

5.7 Site furniture and signage

Furniture currently provided in the reserve areas include picnic tables, seating, rubbish bins and barbecues. The design and location of furniture should complement the experience sought to be provided and not dominate or detract from the surrounding environment. For example, seating can be strategically located to enable people to take advantage of the expansive Waitemata Harbour views, and in areas sheltered from the wind. A co-ordinated range of furniture will improve the amenity and enable existing furniture to be assessed for removal, replacement or supplement as required.

Opportunities exist to improve signage within the reserves in line with the Council's current signage standards. This includes:

- Directional signage to facilitate easier access through and to the reserves and identify linkages with adjacent areas of open space. This can also be used to encourage people to remain on formed tracks and help reduce erosion from inappropriately located informal tracks.
- Interpretation signage to identify historical and natural features on or visible from the reserves.
- Entrance signage.

5.8 Adjoining land uses

Land surrounding the Point Chevalier Beach Reserves is zoned Residential 5 and Residential 6a in the District Plan. Residential 5 zones are characterised by low rise, low density housing with relatively generous areas of open space. Residential 6a is characterised by medium intensity housing and recognises the opportunity for further development while retaining a reasonable level of amenity.

Some residential activities, such as planting, can have a positive effect on the visual and aesthetic qualities of adjacent reserves. Other activities are more detrimental and can intrude visually, impacting on the natural character and visual amenity of the reserve. Adjacent landowners should be encouraged to appreciate and enhance the valuable resource that the reserves provide and work in with Council, to the benefit of the landowner and the general public.

Opportunities exist to enhance both reserve and adjacent land in private ownership by improving fencelines, planting the boundaries and encouraging easy access both to and from the reserves. Planting could also be used to screen or soften residential structures which dominate reserve boundaries. With any new plantings consideration should be given to minimising impacts on adjoining landowners.

The land and marine-based components of the coastal environment are closely inter-related and activities and structures can extend their influence across management boundaries. In order to avoid adverse effects on natural and physical values and protect the integrity and sustainability of the coastal environment, an integrated management approach between agencies with coastal responsibilities is required.

6.0 Individual reserves

The following section provides a more detailed description of the individual reserves and outlines issues and opportunities specific to each. These issues need to be considered in conjunction with the generic issues already discussed.

6.1 Coyle Park

6.1.1 Legal description

Coyle Park is approximately 5.08 hectares in size, and is comprised of:

- 2.4281 hectares more or less being Pt Allot. 23. All CT 532/31.
- 2.0234 hectares more or less being Allot. 23A. All CT 338/42.
- 564 square metres more or less being Pt of Lot 3 Allot. 23 DP 10889. All CT 305/167.
- 845 square metres more or less being Pt of Lot 2 DP 10889 of Allot. 23. All CT 257/79.
- 121 square metres more or less being Pt of Lot 3 DP 10889 of Allot. 23. All CT 316/80.
- 936 square metres more or less being Pt of Lot 2 DP 10889 of Allot. 23 of the Parish of Titirangi together with a right of way over Pt of Lot 3. All CT 255/64.
- 589 square metres more or less being Lot 1 of Allot. 23 of the Parish of Titirangi together with a right of way over Pt of Lot 3. All CT 329/26.
- 335 square metres more or less being Lot 3 DP 106585 and being Pt of Allot. 23. All CT 81A/478.
- 500 square metres more or less being Lot 2 DP 106585 and being Pt of Allot. 23. All CT 81A/477.
- 2433 square metres more or less being Pt of Lot 18 DP 13499 and being Pt of Allot. 23. All CT 456/191.

Lots 23 and 23A are classified as recreation reserves subject to the Reserves Act. Under the District Plan these areas are zoned Open Space 3 (organised recreation).

6.1.2 Physical description

The park was named Point Chevalier Park until 1941, when it became known as Coyle Park in honour of Councillor M. J. Coyle. A memorial drinking fountain was erected in the park as a tribute to his many public services.

Coyle Park is located at the Peninsula headland. It features an extensive grassed domain bordered by large, mature pine trees along the top of steep coastal cliffs which are slowly being replaced with pohutukawa. The visually prominent understorey species are natives including karo, astelia and karamu, and exotic species, stinking iris, wandering willie and bonesed. Access is from Pt Chevalier Road and Bangor Street, where parking is available. Stone pathways provide beach access. Informal access is gained by boat at various locations along the coast. The District Plan lists several significant Maori heritage sites located on site (Appendix 1).

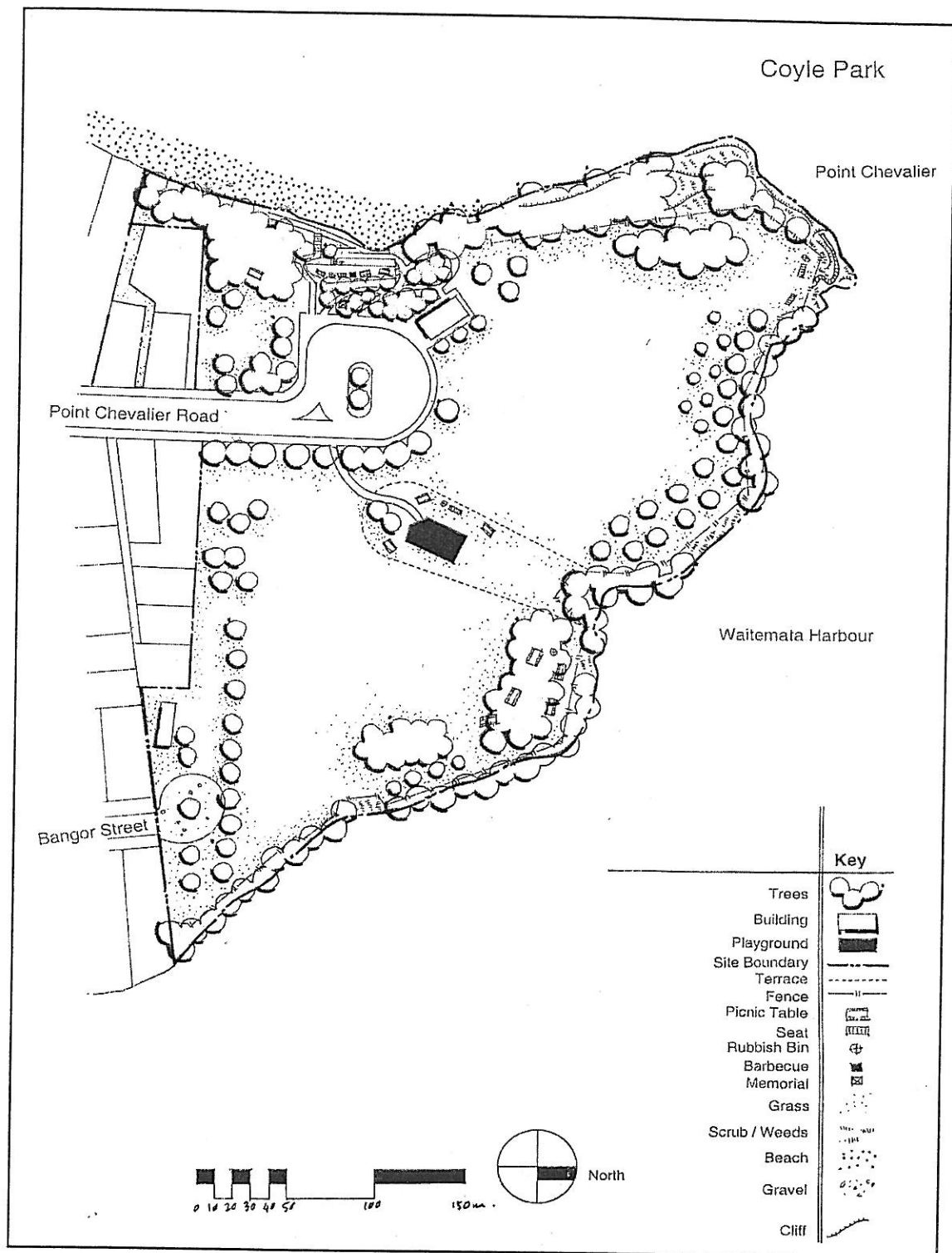
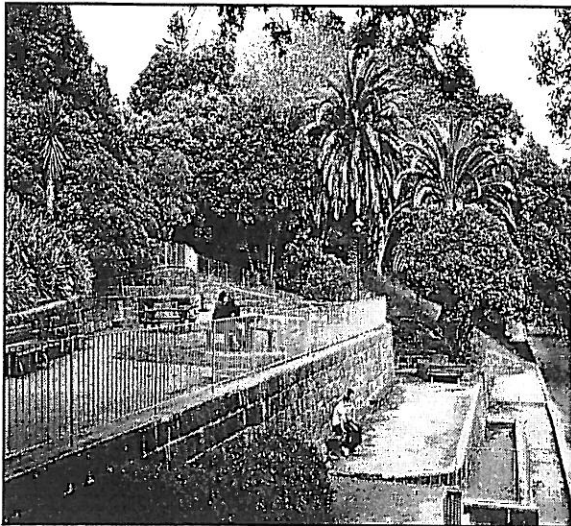


Figure 3: Layout of Coyle Park

The reserve has high visitor use, particularly in summer when informal activities and fishing are popular. Facilities provided include two toilet blocks (one with a changing room), a playground, barbecue and picnic tables. Sea wall retention structures are present along the length of the beach.



Coyle Park Promenade

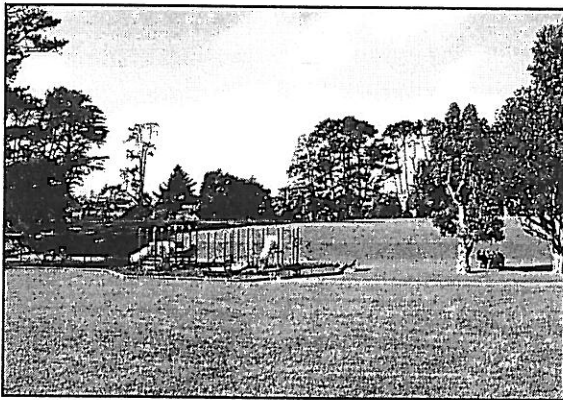


M.J Coyle Memorial

6.1.3 Issues and opportunities

- Random pedestrian access down the cliff faces is accelerating erosion, preventing understorey regrowth and posing potential safety risks to users. The development of viewing areas, provision of access routes in high use areas, directional signage or interpretation material and planting of vegetation to structure access and provide effective ground cover would help mitigate these issues. It may be necessary to restrict public access to natural or cultural sites sensitive to impact. For example, areas of the cliff used for jumping into the water.
- The Point Chevalier Coastal Edge Strategy (1999) advocates removal of aged and potentially unstable pine trees and their replacement with pohutukawa and other coastal vegetation species, to aid in erosion control at the headland. Pines have shallow roots and prevent understorey growth, thereby affording limited erosion control. These pines are in the process of being progressively replaced. This will improve soil stability and generally enhance the coastal edge. Efforts should be made to examine whether these actions are sufficient.
- The Strategy also suggests the sea walls may be aggravating erosion along the coast. Detailed investigation is needed before conclusions can be made about the impact of these structures. This would include checking the depth and movement of sediments.
- Weed infestations (eg., wandering willie) are a problem throughout the reserve, particularly beneath the phoenix palm grove. Methods of control should be pursued in line with Council's weed management strategy.
- Increasing use is creating demand for extra car parking. Expansion of parking areas would take up valuable reserve land and impact adversely on reserve values. The design of existing parking areas should be assessed for efficiency and a monitoring programme undertaken which examines car parking demand, to determine whether rationalisation or redesign is required. This may involve upgrading and formalising the gravel car park at the Bangor Road entrance.
- Reserve facilities are generally in good condition. An assessment should be made of the need for two toilet blocks in terms of use and maintenance, and whether more barbecues and strategically located seating are required.

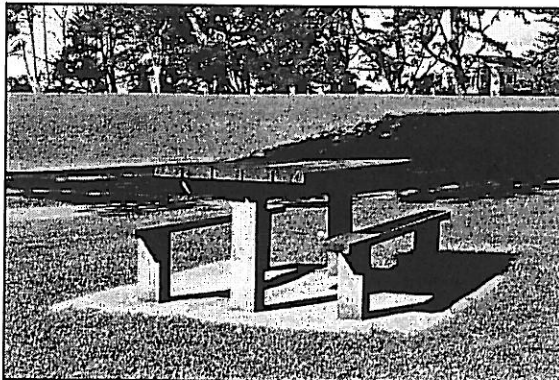
- General signage and interpretation material is needed at the main entrance, particularly at the Bangor Road entrance, to provide the public with historical information to build awareness of the special attributes of the park and its linkages with other open space in the area.
- The location of volleyball and picnickers could be assessed to avoid potential conflict.
- Use of Coyle Park and the associated main parking area at night is disturbing immediate neighbours who have expressed concerns about noise, antisocial behaviour and vandalism. As half of the car park is legal road and used by buses as a turnaround area, this makes it difficult to prevent vehicles entering the car park area. In response to this, the toilets adjacent to the main car park were recently fitted with metal gates that are locked at night. Lighting in the car park and toilet block has been improved, and vegetation in the car park is to be thinned. Meetings with the local Constabulary have also been undertaken, and they will be increasing surveillance as resources allow. The effectiveness of these measures needs to be continually monitored and assessed.
- Other issues concern mountain bikes in the reserve, dogs on leashes, graffiti removal and vandalism.



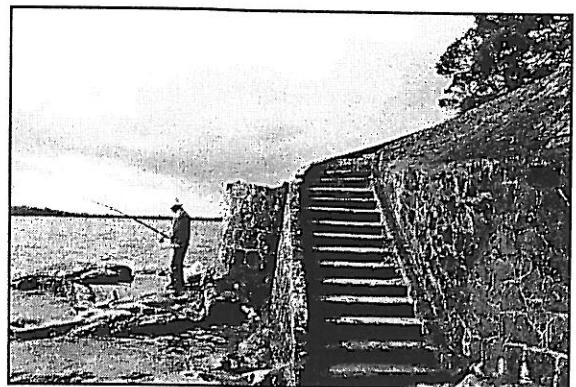
Grassed domain in Coyle Park



Aged pines dominate the domain fringe



Park furniture in a grassed setting



Fishing at Coyle Park

6.2 Harbour View Esplanade Reserve

6.2.1 Legal description

Harbour View Esplanade Reserve is approximately 329 square metres in size, and is comprised of:

- 106 square metres more or less being Lot 2 DP 160561 and being Pt Allot. 22. All CT 96C/156.
- 223 square metres more or less being Lot 3 DP 155214 and being Pt Allot. 22. All CT 92D/3.

This reserve is classified as a “Local Purpose (Esplanade) Reserve” subject to the Reserves Act and is zoned Open Space 2 (informal recreation) in the District Plan.

6.2.2 Physical description

The two titles comprising this reserve are situated along the coastline between Harbour View Reserve and Raymond Reserve. Access is only obtainable from the coast at low tide. They are not identified by way of signage, which makes them less obvious as reserve land. The sites appear as sloping cliff consisting mainly of coastal scrub and pohutukawa, with grass and several weed species such as wandering willie in the understorey.

6.2.3 Issues and opportunities

Harbour View Esplanade has the potential to form part of a continuous coastal walkway and ecological corridor should esplanade strips or reserves be secured along the adjoining coast. The lack of signage and interpretation should be addressed, and weed control undertaken with replacement of exotics with native vegetation.

6.3 Harbour View Reserve

6.3.1 Legal description

Harbour View Reserve is approximately 1.87 hectares in size, and is composed of:

- 1136 square metres more or less being Pt Allot. 14 DP 20834. All CT 467/274.
- 1401 square metres more or less being Pt Allot. 12 DP 20834. All CT 467/273.
- 1130 square metres more or less being Lot 13 DP 20834 and being Pt Allot 23. All CT 467/272.
- 5047 square metres more or less being Lots 11 and 12 DP 19779 and being Pt Allot 23. All CT 454/47.
- 9864 square metres more or less being Pt Allot. 21 DP 19758. All CT 455/284.
- 98 square metres more or less being Pt Allot. 15 DP 20834. All CT 741/90.
- 76 square metres more or less being Pt Allot. 7 DP 9635. All CT 738/173.

This reserve is classified as a “Recreation Reserve” subject to the Reserves Act and is zoned Open Space 2 (informal recreation) in the District Plan.

6.3.2 Physical description

This reserve extends along the coast adjacent to Harbour View Road. Parking is located at the street entrance and a sealed footpath network runs down to the foreshore. The reserve is

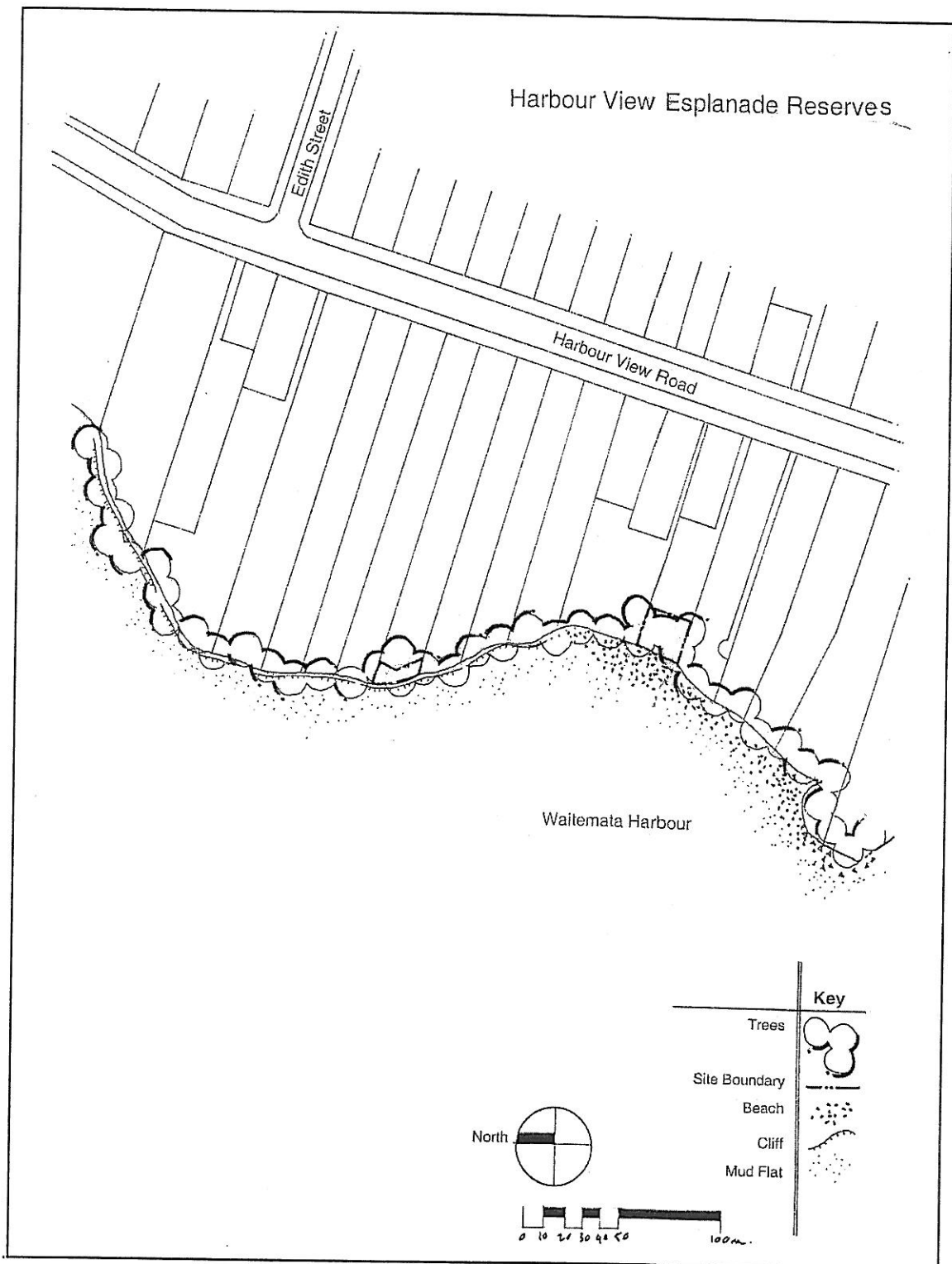


Figure 4: Layout of Harbour View Esplanade Reserve

characterised by a sloping, grassed embankment dominated by mature pohutukawa. An asphalt promenade at the bottom of the site, raised above high water and several sets of concrete steps, provide access to the sandy tidal beach. Well-utilised facilities in the reserve include seats, picnic

tables and a toilet block whose walls are decorated with colourful scenic murals. Dog fouling bins are also provided.



Footpath network through Harbour View Reserve



Asphalt promenade looking north towards Coyle Park

6.3.3 *Issues and opportunities*

- Traffic congestion along Harbour View Road at peak times needs to be addressed. Alternative transport means should be advocated.
- Walkway linkages from the reserve along the coastline can be improved. Certain coastal areas can only be reached at low tide. An informal path has been created atop a stone wall south of the reserve for high tide access. This is frequently boggy, so the provision of boardwalks etc. may be worth investigating.
- There are several large, steep grassed areas in the reserve which are currently weedy and unmown that need addressing. To help reduce maintenance native understorey planting could be used. This will also protect the root systems of the pohutukawa trees, maintain the health of the canopy, and reduce the barrenness of some areas. Correspondingly, weed control for wandering willie and other pests is required.
- While the toilets have interesting interior murals, the building needs to be better integrated, both from the front and back, into the landscape. This could be achieved with increased understorey planting.
- Signage and interpretation could be improved at park entrances, and provision of additional furniture such as seats and picnic tables should be assessed.
- There is a marked contrast between private residential use and public use of the beach along the coast between Coyle Park and Harbour View Reserve. This impacts in two ways; firstly, the boundaries of private properties extend down to the edge of the sea wall, so at high tide there is no safe public access along the coast between Coyle Park and the Joan Street apartments (City Planning, 1999). Secondly, residential activity visually intrudes on the otherwise continuous line of coastal vegetation. Council is presently negotiating with private landowners methods of mitigating these.

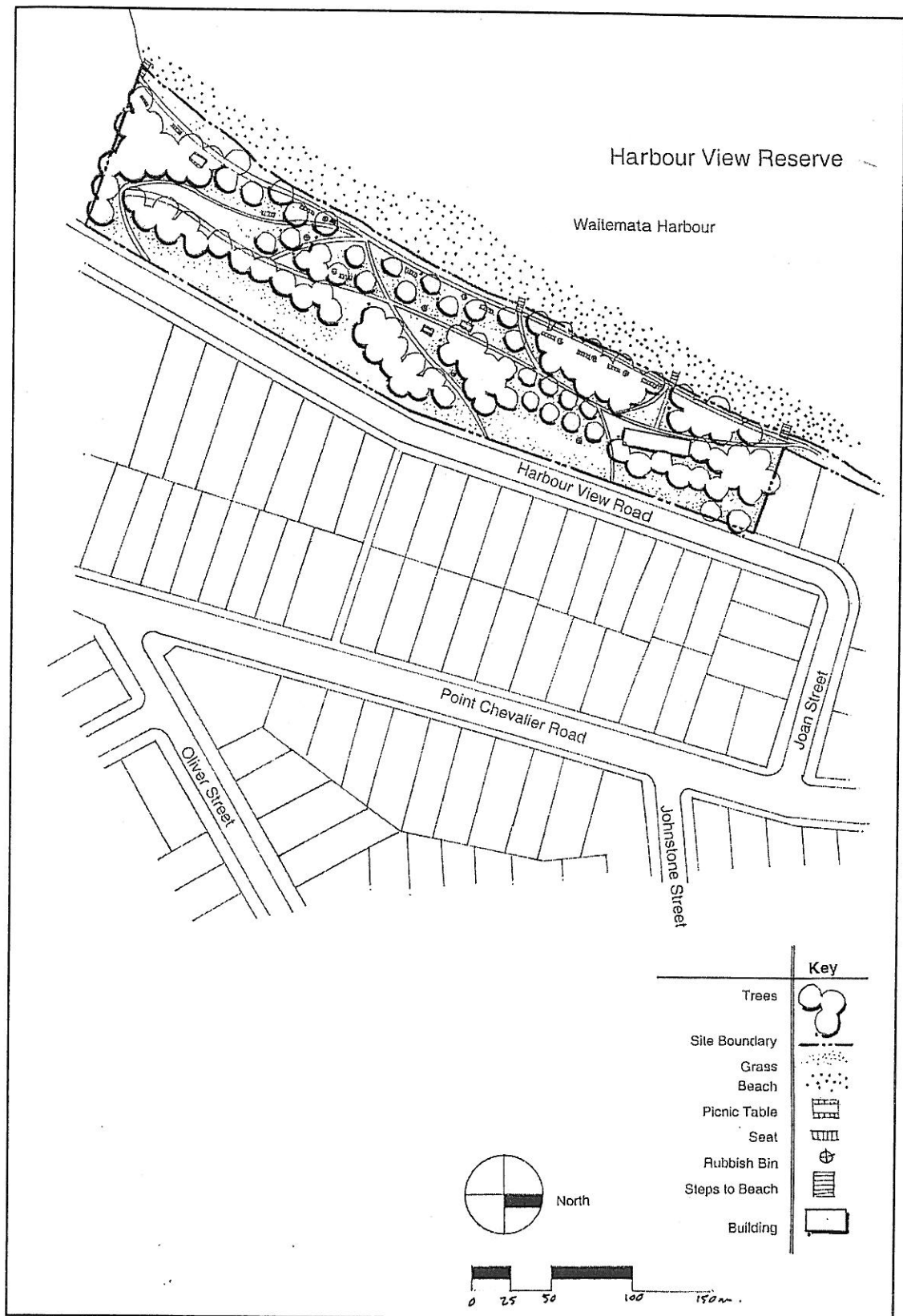


Figure 5: Layout of Harbour View Reserve

6.4 Raymond Reserve

6.4.1 Legal description

Raymond Reserve is approximately 5402 square metres in size, and is comprised of:

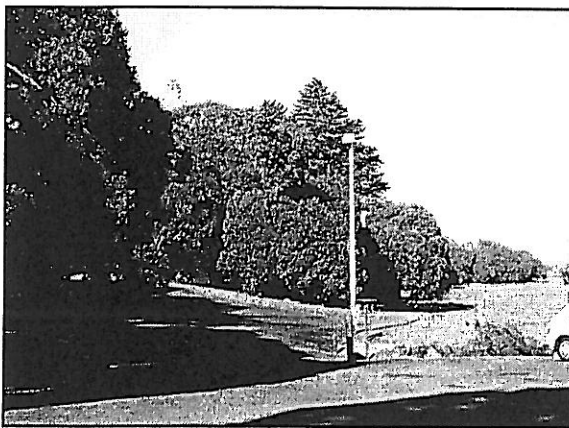
- 2587 square metres more or less being Lot 2 and Pt Lot 1 DP 38208 and being Allots. 340 and 342 and being Pt Allot. 22. All the land in CT 21D/894.
- 2815 square metres more or less being Allot. 341 Parish of Titirangi and part of the bed of the Auckland Harbour and being more particularly shown as Lot 1 DP 98992. CT 53D/871.

This land was classified as a reserve for municipal purposes, but is now a “Local Purpose (Municipal) Reserve” subject to the Reserves Act. It is zoned Open Space 3 (organised recreation) in the District Plan.

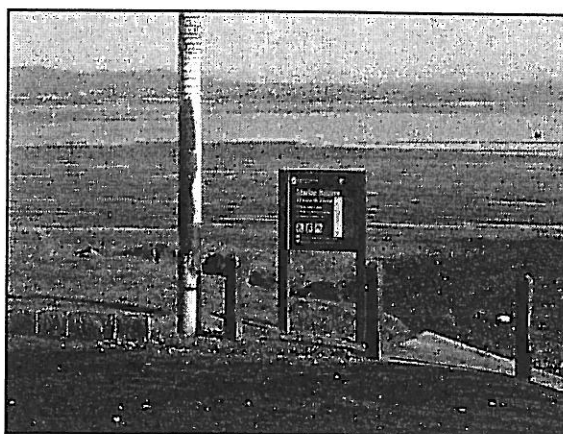
6.4.2 Physical description

Access to Raymond Reserve is towards the end of Raymond Street. The reserve slopes gently towards the beach and is surrounded by clustered amenity plantings of mixed native and exotic species. The reserve has two main functional zones; an upper parking bay that affords expansive views of the Waitemata Harbour, and a lower car park fronting onto a grassed verge and rocky sea wall. This lower area provides parking for passive recreation and for members of the Point Chevalier Sailing Club and the general public involved in water sports such as windsurfing and sailing. Jet skiers are also encouraged to launch from the boat ramps at Raymond Reserve, and are required to keep 200 meters offshore if operating at more than five knots. Two concrete boat ramps located here are suitable for launching craft 1 hour either side of high tide in good weather. Signs indicate the Motu Manawa – Pollen Island Marine Reserve and wildlife refuge lies adjacent to the reserve. An existing informal track follows the main driveway from the upper car park down to the boat ramps. A weed infested steep bank exists to the north of the clubhouse.

The Point Chevalier Sailing Club has been granted a lease for both land titles at Raymond Reserve. The entire leased area is solely for the purpose of clubrooms and other facilities associated with sailing activities, and for the purposes of parking for members’ vehicles and trailers and other sailing activities. They also have priority rights of use and access over the northern boat ramp and immediate area during programmed race days.



Raymond Reserve lower car park



Marine Reserve signage

6.4.3 Issues and opportunities

- Areas of grassed open space are required for rigging boats and windsurfers. These require maintenance and repair in places, particularly during winter when the site becomes boggy.
- The entry to the reserve is confusing as the driveway to the lower car park appears private, and the planting and retaining walls around the Sailing Club appear residential. This access road also includes a dangerously blind corner. For safety reasons this issue requires addressing.
- The lack of designated parking spaces in the lower car park leads to inefficient parking. The design and layout of the car park and boat ramp should be reviewed to better serve ramp users and avoid conflicts between those requiring car and boat trailer parking. Monitoring of boat ramp use could help to identify any future alterations or upgrading necessary.
- The presence of an informal track from the upper to lower car park indicates that access thorough the reserve should be examined.
- The weed infested bank to the north of the clubhouse needs addressing to integrate it into the reserve. It is unfenced and consultation with adjacent landowners should be undertaken to improve the interface with Raymond Reserve.
- The condition of the coastal edge and impact of erosion control measures by use of rocks on visual amenity and functioning of the coastal environment require investigation and improvement.

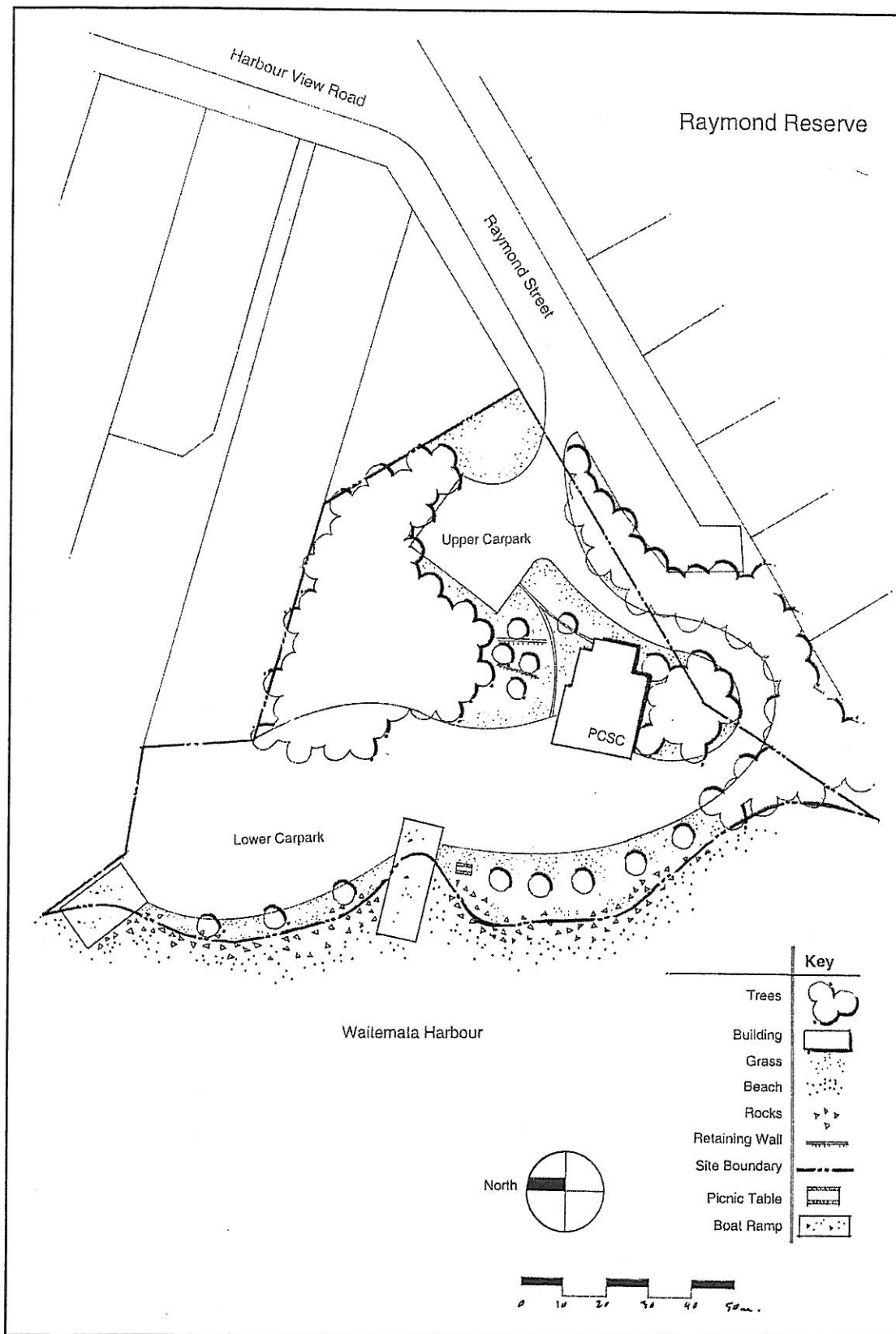


Figure 6: Layout of Raymond Reserve

6.5 Eric Armishaw Park

6.5.1 Legal description

Eric Armishaw Park is approximately 4.3 hectares in size, and is comprised of:

- 3.7805 hectares more or less being Lot 48 DP 56375 and Pt Allots 20 and 21. All the land in CT 13A/1479.
- 0.4757 ha more or less being Pt Allot 20 Parish of Titirangi. All land in CT 20D/643.

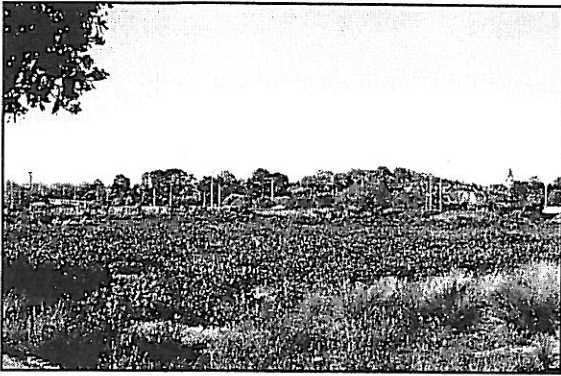
This reserve is classified as a “Recreation Reserve” subject to the Reserves Act and is zoned Open Space 2 (informal recreation) under the District Plan.

6.5.2 Physical description

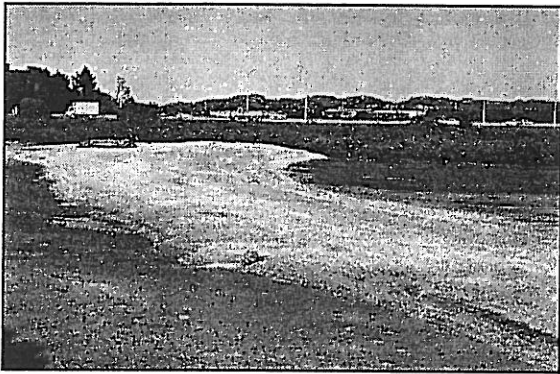
This park provides a large grassed expanse and is bordered by extensive cabbage tree and flax plantings, and some pohutukawa. To the south exists the Oakley Creek mangrove estuary system, noted for its significant ecological values. The reserve opens onto a sandy beach with views towards the Waitemata Harbour. Facilities provided include car parking areas, a playground (recently upgraded), boat ramp, changing rooms and toilets. A boardwalk connects the grassed area to an informal grass path passing partly over private land linking with Maryland Street. Public consultation is currently underway to investigate constructing a boardwalk through the wetland and mangrove area.

6.5.3 Issues and opportunities

- Layout of the boat ramp and car park could be assessed for efficiency. Monitoring use of the boat ramp could help identify any future alterations or upgrades necessary.
- Pedestrian access through the park and linkages along the coast should be improved and interpretative and educational information provided on the significance of estuarine wetland areas. This is currently being investigated.
- Substantial restoration and enhancement of some natural ecological areas is needed to bring all the systems up to full health and maturity.
- Access and vegetation linkages with the adjoining Transit New Zealand- owned land and escarpment should be considered in terms of benefits to the estuary system, and also in a broader sense the green belt beyond, which encompasses the Oakley Creek system. This may include investigating procurement of adjacent land for reserve purposes should it become surplus to requirements.
- The condition of the sea wall requires attention.
- Pampas grass over the eastern scarp face linking the motorway interchange needs to be removed and replaced with appropriate vegetation.



Oakley Creek Estuary



Sandbank looking towards the North Western motorway



Boardwalk through flax and cabbage trees

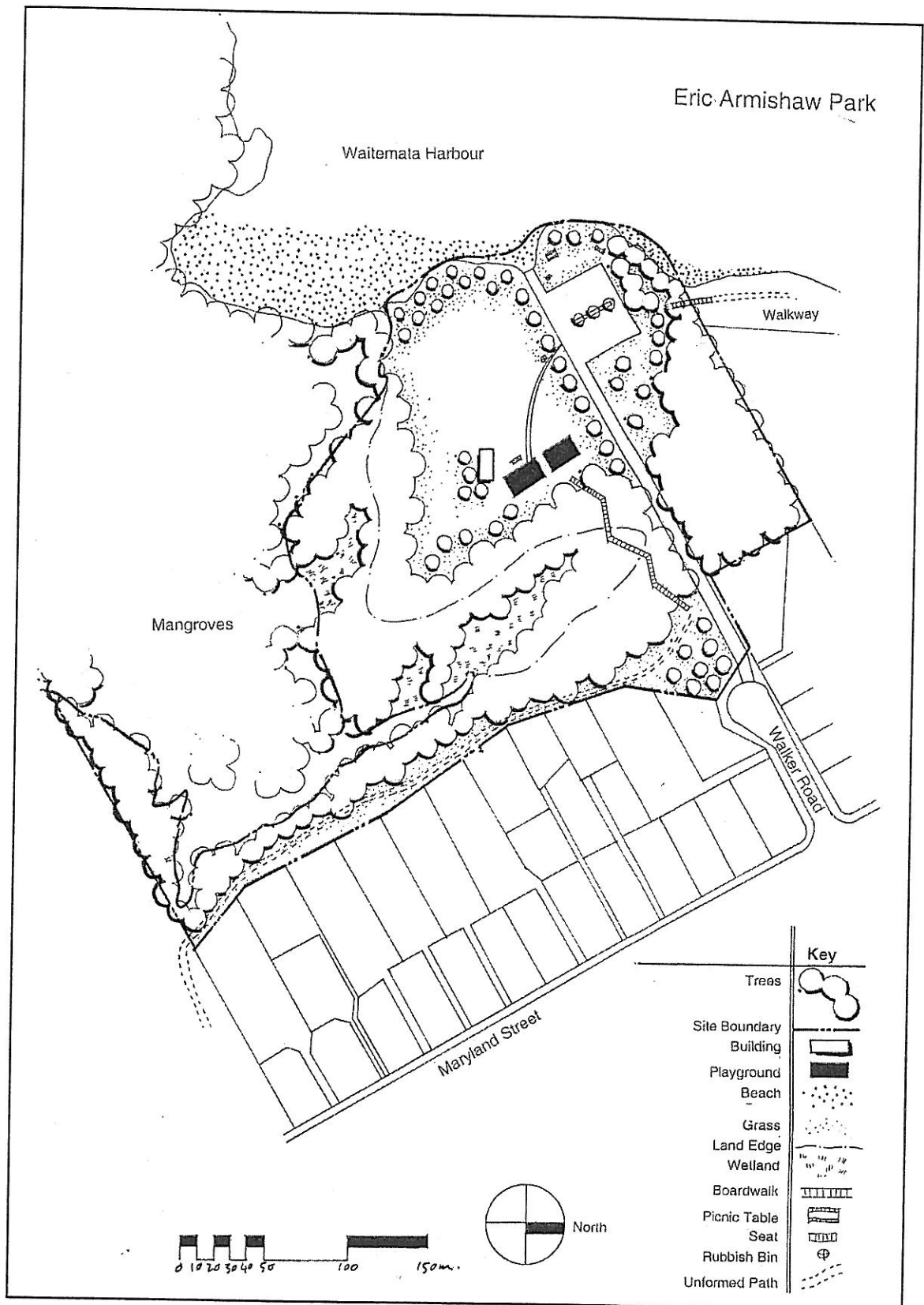


Figure 7: Layout of Eric Armishaw Park

6.6 Selwyn Esplanade Reserve

6.6.1 *Legal description*

Selwyn Esplanade Reserve is approximately 1.1492 ha in size, and is comprised of:

- 1.1492 ha more or less being Lot 2 DP 168036. All CT 102B/23.

This reserve is classified as a “Local Purpose Esplanade Reserve” subject to the Reserves Act and is zoned Open Space 1 (conservation) in the District Plan.

6.6.2 *Physical description*

This esplanade area lies adjacent to Selwyn Village and borders the beach serving Eric Armishaw Park. To the south there is a sea wall and bank that is gradually being eroded, with an ecologically significant and attractive outlet for the wetland area between the village and Walker Road.

The area along the boundary with the village is of variable quality with some coastal vegetation including pohutukawa to the north. A large amount of native re-vegetation has been undertaken by the village itself, which partially disguises areas of unstructured landfill. As a consequence the area is unstable.

An informal path has also been formed by the village, partly within the reserve, and resource consent has been applied for to construct a new path wholly on public land. Negotiations are currently underway with the village.

6.6.3 *Issues and Opportunities*

- In the short term, the proposed walkway would end at Lions Walk which passes through the village. Acquisition of future esplanade areas would allow improved public access, ultimately connecting with Harbour View Reserve.
- The stability of the bank and access needs to be addressed.
- Vegetation management is required to protect significant vegetation and restore/enhance more recently planted areas.
- Connections with Eric Armishaw Park car park and reserve should be improved.
- Archaeological sites require protection and interpretation.

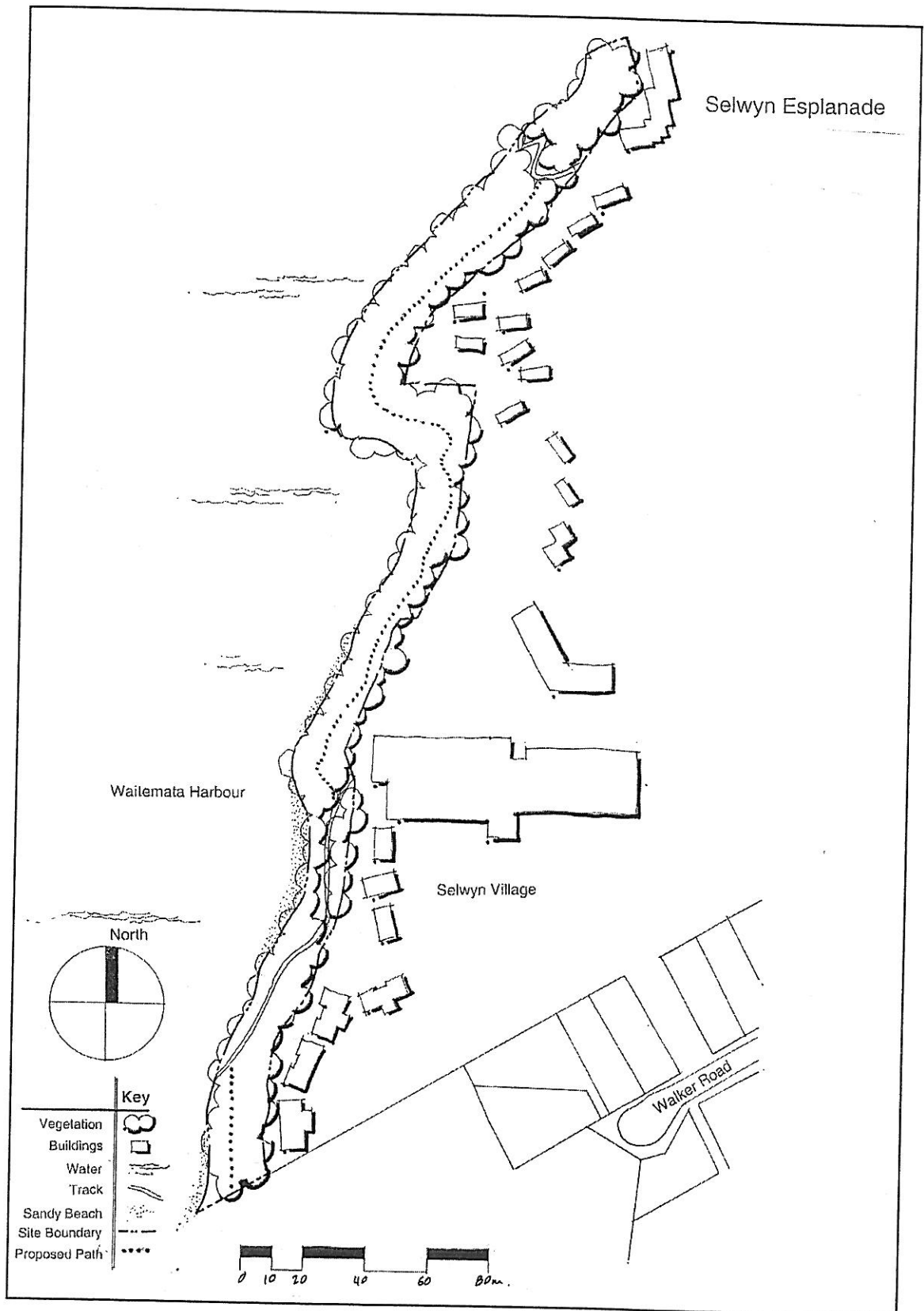


Figure 8: Layout of Selwyn Esplanade Reserve

7.0 Management objectives and policies

Vision

To provide for informal recreational opportunities within the Point Chevalier Beach Reserves, while ensuring the public freedom of access to the coast, and protection and enhancement of cultural, natural and landscape values.

7.1 Heritage

Objective 1

To protect and recognise sites of historic and cultural significance.

Explanation

The Point Chevalier Beach Reserves contain culturally significant sites of early Maori and European activity derived from the occupation and use of the surrounding area. It is necessary to manage the reserves to ensure that these heritage sites are protected from inappropriate or disruptive interference. Coastal resources must also be managed in a sustainable manner to protect the social, economic and spiritual significance of the coastal environment.

Policies

- 1.1 To protect all sites of historic cultural heritage significance.
- 1.2 To ensure that should archaeological evidence be uncovered all work within the immediate vicinity of the site ceases, to recommence only on approval of local iwi and the Historic Places Trust.
- 1.3 To provide interpretation material at appropriate locations in consultation with iwi.
- 1.4 To ensure that public access, recreational activities and planting are managed in a way that protects and enhances features of cultural significance.

7.2 Landscape and erosion

Objective 2

To protect and enhance the natural and physical landscape features of the Point Chevalier Beach Reserves, and preserve the character and functioning of the coastal environment.

Explanation

Coastal cliffs dominated by mature pohutukawa have geological and landscape significance, and form a characteristic element along the Peninsula. These cliffs and the beach environment are prone to erosion, which is exacerbated by certain activities and management practices.

Policies

- 1.1 To assess existing areas of erosion along the coastal cliffs and undertake measures, where possible, to prevent any further damage.
- 1.2 To protect the character of the coastal environment in a manner which recognises the dynamic, complex and interdependent nature of the physical processes within it.
- 1.3 To reinforce the relationship between the reserves and the coastal environment through interpretation.

7.3 Flora and fauna

Objective 3

To protect and enhance indigenous vegetation within the Point Chevalier Beach Reserves and facilitate opportunities for ecological habitats and wildlife.

Explanation

Coastal vegetation along Pt Chevalier Peninsula particularly pohutukawa, provides habitat for wildlife, visual amenity, helps to mitigate pollution and sedimentation of coastal waters, and has a stabilising effect on coastal cliffs. Vegetation must be protected and enhanced to retain these benefits, establish ecological linkages and to increase wildlife diversity.

Policies

- 3.1 To ensure that the abundance and diversity of species and habitats are maintained and enhanced throughout the reserves.
- 3.2 To undertake revegetation of appropriate areas using eco-sourced plant stock, wherever possible, in a manner consistent with the use, site conditions, landscape character and heritage of the site.
- 3.3 To ensure that existing vegetation and new planting are designed to encourage passive surveillance within and from outside the reserve, where possible, and does not hinder the perceived safety of park users.
- 3.4 To continue progressively replacing coastal pines with pohutukawa as they become unstable or reach the end of their life, as it is the main coastline species capable of stabilising cliff.
- 3.5 To encourage public involvement in planting programmes to foster community support for the preservation and protection of indigenous vegetation and coastal habitats.
- 3.6 To encourage regeneration of the understorey through planting, restriction of public access and weed control.

- 3.7 To remove and control weeds using methods consistent with the Weed Management Policy causing least harm to surrounding indigenous vegetation and natural features. Whenever possible non-chemical weed control methods should be used.
- 3.8 To take measures to control animal pests as they become a public nuisance or are adversely affecting the reserve using safe proven methods.
- 3.9 To ensure the development and management of the reserves will help create wildlife habitats that attract indigenous species, and establish or enhance ecological corridors along the coast and with nearby natural areas.

7.4 Recreation and use

Objective 4

To enhance opportunities and encourage informal recreational use of the Point Chevalier Beach Reserves, compatible with its cultural and environmental values.

Explanation

The Point Chevalier Beach Reserves provide for a range of recreation experiences with the emphasis on informal recreation, while facilitating public enjoyment of the natural assets of the area and access to the coastal environment. It is important to ensure recreational activities are managed compatibly with the preservation of coastal values, and that conflicts of use are avoided.

Policies

- 4.1 To continue to provide a range of informal recreation opportunities in the reserves, in a manner compatible with cultural and environmental values.
- 4.2 To provide and maintain a minimum of facilities for the health, safety and convenience of recreational users.
- 4.3 To ensure that any future uses proposed have a need to be located in the reserves, with reference to opportunities provided elsewhere in the city and are compatible with the character of the reserves.
- 4.4 To ensure that active recreational activities do not adversely impact on the experience of other users.
- 4.5 To encourage integrated management and development of the reserves.

7.5 Leases, licenses and special events

Objective 5

To manage all present and future leases and licenses in terms of the provisions of the Reserves Act 1977, Council's current leasing and licensing policy, and in accordance with the objectives and policies of this management plan.

Explanation

The Point Chevalier Beach Reserves are an important community resource. Exclusive use or activities that restrict public use, or lead to the development of additional facilities should be carefully assessed. It is essential to monitor and regulate any present and future leases and licenses to protect and preserve the natural qualities of the reserves and public use.

Policies

- 5.1 To allow the existing use of Raymond Reserve by the Sailing Club to continue at Council's discretion, subject to regular monitoring to ensure the objectives and policies of this management plan are being met.
- 5.2 To ensure no lease or license is entered into which significantly limits public use of the reserves for informal recreation, or which has the potential to damage the special features of the reserves.
- 5.3 To ensure any future leases entered into are directly related to the informal recreation role of the reserves.
- 5.4 To ensure that special events are approved by the Council and meet the following assessment criteria:
 - The need to protect the informal recreation qualities of the reserve, and the natural, cultural, archaeological and landscape values and functioning of the coastal environment.
 - The contribution of the event to the local and wider community and to the enhancement of public appreciation of the reserves.
 - The need for the proposed activity to be held within the reserves when evaluated against opportunities provided at other city reserves, on private land, or within the commercial sector.
 - Compatibility of the proposed activity with other activities on the reserves and surrounding area in terms of the scale and nature of the proposal, the numbers of people involved, traffic generation, timing of the activities and support facilities required.
 - The requirement for events and licenses to comply with conditions set by Council, outside of this management plan and the requirements of external agencies.

7.6 Access and linkages

Objective 6

To ensure public access to and between the Point Chevalier Beach Reserves and coastline is sufficient and safe and protects and enhances the natural character of the coastal environment.

Explanation

Efficient and safe access and circulation systems are critical to the successful use and management of the reserves. Pedestrian access to and along the coast is an important feature of the reserves and it is important that this is maintained and enhanced in a manner compatible with the natural

environment and coastal processes. With the increasing pressure on the reserves, extra demand for car parking is created. Design and layout is crucial if parking areas are not to take up additional valuable open space.

Policies

- 6.1 To improve pedestrian linkages between the reserves and other surrounding open space, as part of a continuous and integrated walkway network.
- 6.2 To ensure the cultural, archaeological, natural and landscape values are protected when developing walkways.
- 6.3 To provide an efficient and safe access network within the Point Chevalier Beach Reserves for a variety of users, with a priority for pedestrian access.
- 6.4 To promote low-tide access from Coyle Park south along the coast where land access is unavailable through provision of brochure information on best access opportunities.
- 6.5 To seek to extend the reserves by acquiring coastal land for gaining easements to provide all tide access from Eric Armishaw Park to Coyle Park.
- 6.6 To optimise existing car parking arrangements and vehicle access in order to facilitate ease of entry and exit and minimise congestion, in a manner sensitive to the surrounding environment.
- 6.7 To support and encourage the use of public transport, bicycles and walking to the reserves as alternatives to private vehicles.

7.7 Buildings, facilities and structures

Objective 7

To ensure only those buildings and facilities essential for the comfort and safety of users are sited within the Point Chevalier Beach Reserves and that these structures are compatible with the values of the reserves and the coastal environment.

Explanation

Well-designed, sited and integrated buildings and facilities can enhance public use and enjoyment of the reserves and complement its character and aesthetic values. Others can detract from and have detrimental effects by intruding into the landscape and cluttering the reserves. Additional buildings will generally not be permitted unless they are in the public interest, improve the functioning of the reserve and complement the values of the reserve. Maintenance of structures such as the sea walls should be a priority for public safety.

Policies

- 7.1 To ensure all buildings, facilities and structures are maintained to a high standard and their visual impact minimised.
- 7.2 To provide for new buildings and facilities only where there is a demonstrated need for them within the reserves.

7.3 To ensure any new buildings and facilities proposed to be located on a reserve, or alterations to existing ones, comply with regulations in the District Plan, New Zealand Coastal Policy Statement, other approved open space policies of Council and relevant legislation, and meet with the following assessment criteria:

- Existing buildings and facilities are fully utilised and are unable to accommodate additional uses.
- They are directly related to informal recreation opportunities provided for in the reserve and cannot be accommodated more appropriately elsewhere.
- The impact(s) of any future buildings or facilities on the visual integrity, cultural and landscape values of the reserve is minimal, and that the presence and scale of the buildings or facilities does not compromise the intended use of the reserve, or significantly affect pedestrian access.
- The particular design is appropriate for the site and consistent with the character of the reserve.

7.8 Site furniture and signage

Objective 8

To adopt a unified approach to the design, selection and placement of all furniture and signage and ensure they are integrated into their natural settings.

Explanation

Appropriately sited furniture and signage can enhance use and enjoyment of the reserves. It should also complement the experience sought to be provided. A unified approach must be taken to ensure consistency of style, character, aesthetic appeal and suitability of use, and that their location does not dominate or detract from the surrounding natural landscape.

Policies

- 8.1 To ensure the number of signs and items of furniture are sufficient for the informal recreation use of the reserves.
- 8.2 To develop and implement a unified design for site furniture, which compliments the natural surroundings.
- 8.3 To assess the condition and location of all existing site furniture and signage and remove, replace or supplement as required.
- 8.4 To improve directional signage to entry points and throughout the reserves to maximise public usage and enjoyment of these coastal areas.
- 8.5 To implement on-site interpretation material and signage at appropriate locations.
- 8.6 To improve information and signage linking the existing reserve areas along the Point Chevalier coastline to facilitate a better connection between these areas.

7.9 Adjoining land uses

Objective 9

To encourage and foster good relationships with adjoining landowners to the mutual benefit of both parties.

Explanation

Residential development and other activities on the adjoining properties could be detrimental and detract from the amenity values and natural quality of the reserves. Adjacent landowners should be encouraged to appreciate and enhance the valuable resource that the reserves provide and work in with the Council to the benefit of the landowners and the general public.

Policies

- 9.1 To adopt an integrated approach to the management of the coastal area by liaising with the Auckland Regional Council and Department of Conservation on matters which extend across management boundaries.
- 9.2 To prevent and remove encroachments from adjoining properties, including built structures and the dumping of garden and household material. Preference should be given to natural borders such as plantings rather than solid barriers, to screen and soften existing residential structures dominating reserve boundaries, especially adjacent to Joan Street. This would also enhance the visual and aesthetic qualities of the reserve.
- 9.3 To minimise the adverse effect of stormwater discharge and other land based activities undertaken on the reserves, on the coastal environment.

8.0 Implementation

Implementation of this management plan will be achieved through the following means:

1. Reference when applications for development and use are considered under the Resource Management Act 1991.
2. Reference when leases and licenses are requested for use and occupation.
3. Reference when considering the purchase or requirement of additional reserve land adjacent.
4. Reference in developing maintenance specifications for the reserves.

Methods 1 to 3 will be instigated through actions other than by Council, however, Method 4 is instigated by Council usually on an as needed or annual basis through the Council's Annual Plan and works programme.

8.1 Maintenance specification

The maintenance of the Pt Chevalier Beach Reserves is carried out by contractors working to specifications which cover matters such as weeding, pest control, rubbish control, path maintenance, mulching, grass mowing etc.

8.2 Enhancement and development priorities

The following lists in order of priority, some of the immediate actions required to implement the objectives and policies within this management plan:

- Continued removal of pine trees on Coyle Park and replacement with suitable indigenous species. Design guidelines in the Point Chevalier Coastal Edge Strategy for vegetation management should be followed.
- Assessment of existing areas of erosion.
- Weed control.
- Protection and strengthening of coastal vegetation with understorey planting in steeper parts of the reserves, and areas prone to erosion and weed infestation, particularly around Coyle Park and Harbour View Reserve. This will help to stabilise the cliffs and encourage pedestrians to use formed accessways. Existing fencing should remain.
- Investigating opportunities for strengthening access and vegetation linkages between Eric Armishaw Park and other reserves, and enhancing the educational aspects of this reserve by creating an interpreted pedestrian link around the wetland.
- Improved signage.
- Investigating options for sand replenishment and retention on Pt Chevalier Beach.
- Examination of existing buildings, facilities and structures for soundness and any deficiencies addressed.
- Development of a co-ordinated range of furniture against which existing furniture may be assessed for removal, replacement or can be supplemented as required, with emphasis given to furniture placement.

- Implement a monitoring programme on car parking demand to determine whether rationalisation or redesign of existing parking areas is required for Coyle Park and Harbour View Reserve.
- To promote low-tide access around the coast through provision of brochure information informing of best access opportunities. Signs on the reserves should also contain this information.
- To investigate options for resolving conflict between reserve users and adjacent residents with concerns about noise, theft, vandalism etc.

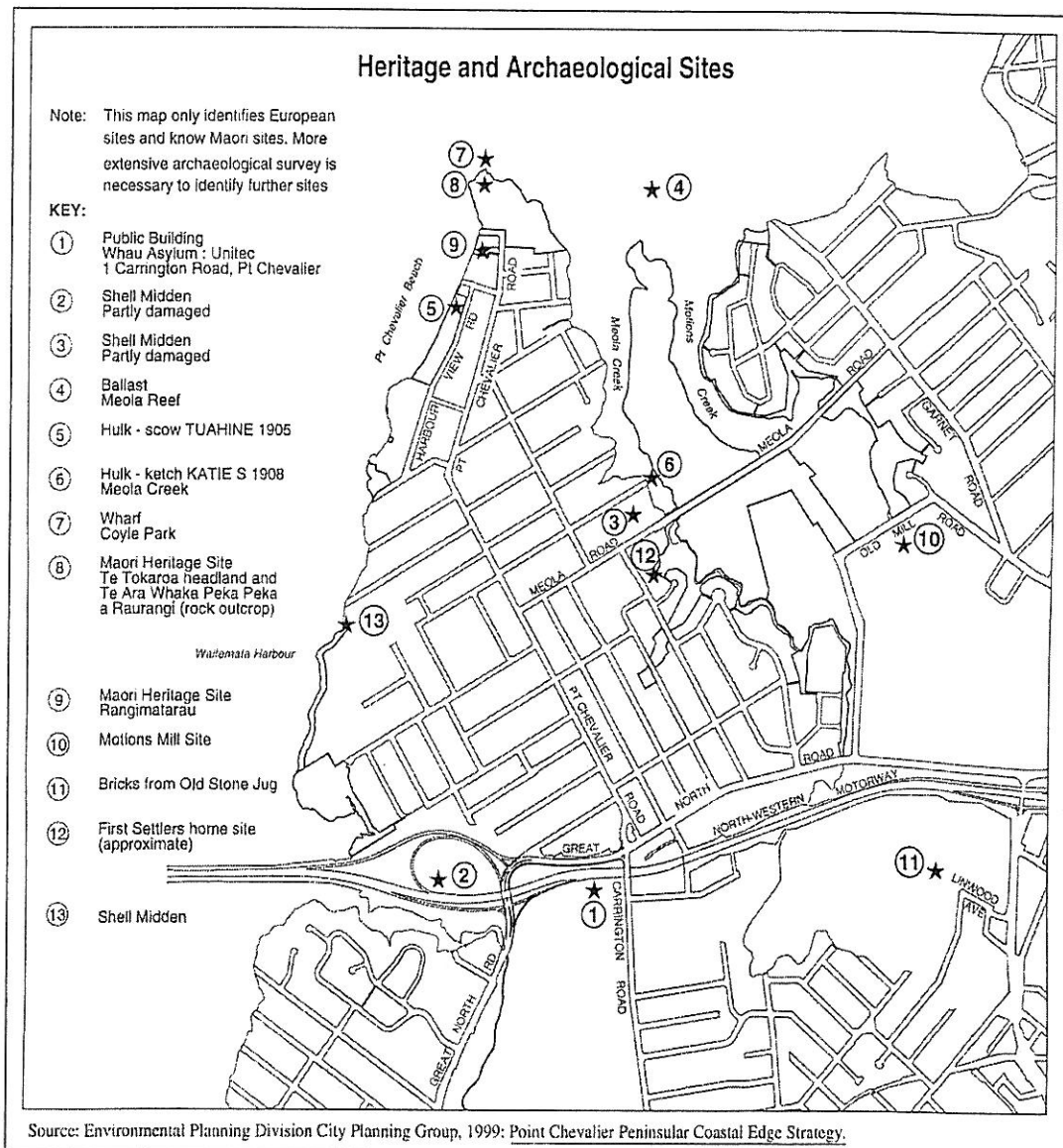
Appendix 1

Scheduled Maori heritage sites

Schedule of Maori Heritage Sites (extracted from the Operative Isthmus District Plan)

Address	Name
Coyle Park, Point Chevalier	Te Tokoroa headland and Te Ara Whaka Peka Peka a Raurangi (rock outcrop)
16 Joan Street and cliff top properties extending northwards along Point Chevalier Road to an including a portion of Coyle Park	Rangimatarau

Locality of Heritage and Archaeological Sites



Appendix 2

Flora and fauna

Plant Species Observed in the Point Chevalier Beach Reserves

Existing Native Species

Common and Maori names	Scientific name
Bracken	<i>Pteridium aquilinum</i> var. <i>esculentum</i>
Cabbage tree, Ti kouka	<i>Cordyline australis</i>
Coastal astelia, Kowharawhara	<i>Astelia banksii</i>
Coastal sedges	<i>Eleocharis</i> spp
Coastal tree daisy	<i>Olearia solandri</i>
Cutty grass	<i>Gahnia</i> spp
Flax, Harakeke	<i>Phormium tenax</i>
Hebe	<i>Hebe</i> spp.
Houpara	<i>Pseudopanax lessonii</i>
Karamu	<i>Coprosma robusta</i>
Karo	<i>Pittosporum crassifolium</i>
Kawakawa	<i>Macropiper excelsum</i>
Kauri	<i>Agathis australis</i>
Mangrove, Manawa	<i>Avicennia marina</i> var. <i>resinifera</i>
Manuka	<i>Leptospermum scoparium</i>
Mapou	<i>Myrsine australis</i>
Native broom	<i>Carmichaelia</i> spp.
Nikau	<i>Rhopalostylis sapida</i>
Pohutukawa	<i>Metrosideros excelsa</i>
Puka	<i>Meryta sinclairii</i>
Puriri	<i>Vitex lucens</i>
Rengarenga	<i>Arthropodium cirratum</i>
Taupata	<i>Coprosma repens</i>
Turutu	<i>Dianella nigra</i>
Tussock	<i>Carex</i> spp

Existing Exotic/Weed Species

Common name	Scientific name
Agathapanthus	<i>Agathapanthus orientalis</i>
Boneseed	<i>Chrysanthemoides monilifera</i>
Brush wattle	<i>Paraserianthes lophantha</i>
Flame tree	<i>Erythrina x sykesii</i>
Gorse	<i>Ulex europaeus</i>
Japanese laurel	<i>Euonymus japonica</i>
Pampas grass	<i>Cortaderia selloana</i>
Periwinkle	<i>Vinca major</i>
Phoenix palm	<i>Phoenix canariensis</i>
Radiata pine	<i>Pinus radiata</i>
Silver wattle	<i>Acacia dealbata</i>
Stinking iris	<i>Iris foetidissima</i>
Wandering willie	<i>Tradescantia fluminensis</i>

Fauna Observed in the Reserves

Common and Maori names	Scientific name
Black-Backed Gull, Karoro*	<i>Larus dominicanus</i>
Blackbird	<i>Turdus merula</i>
Fantail, Piwakawaka*	<i>Rhipidura fuliginosa</i>
Grey Warbler, Riroriro*	<i>Gerygone igata</i>
Hedge Sparrow	<i>Prinella modularis</i>
South Island Pied Oyster Catcher, Torea*	<i>Haemantopus ostralegus finschi</i>
Pied Stilt, Poaka*	<i>Himantopus himantopus</i>
Tui *	<i>Prosthemadera novaezeelandiae</i>
White-Faced Heron*	<i>Ardea novaezeelandiae</i>

* Denotes native species

From: Environmental Planning Division City Planning Group. (1999). Point Chevalier Peninsula Coastal Edge Strategy. Auckland City Council.

Appendix 3

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