

2.1 Introduction

Langford Fallon Reserve is situated directly to the East of Fox Street and to the North East of Seddon Crescent.

Langford Fallon Reserve takes its name from two of its previous owners, one Mr Roger Langford and one Mr Kevin Fallon.

In the past, Langford Fallon Reserve has been used solely for the purpose of Agriculture, that is, livestock grazing.

Langford Fallon Reserve is not classified under the Reserves Act 1977, it is zoned “Amenity Reserve” in the Proposed Gisborne District Combined Regional Land and District Plan.

As an Amenity Reserve, Langford Fallon provides for “passive and outdoor recreation” (Proposed Gisborne District Combined Regional Land and District Plan).

Langford Fallon Reserve is hilly with small gullies. Old farm tracks exist on the reserve which are ideal for mountain bikes, recreational walkers and runners. The reserve is partly covered in scrubby vegetation such as Gorse and Blackberry, but the majority of Langford Fallon is covered in exotic tree species (see list page 13).

The great number of established trees on the reserve provide excellent shade opportunities to recreationalists and also act as a sound barrier to the residents in Fox street and Seddon Crescent below.

The reserve comprises 6 Legal Descriptions, these are:

Lot 1 on Deposited Plan 2647

Lot 2 DP 2647

Lot 3 DP 2647

Lot 4 DP 2647

Part Lot 29 DP 250

Part Lot 30 DP 250

2.2 **Status/Area**

The total area of Langford Fallon reserve is 22.408ha. Langford Fallon reserve, until now, has been overgrown with scrub and tracks have been hard to identify, this has made the reserve largely unusable to the public but with the intended future development of the reserve , the status of the reserve will rise to be one of the most popular in the district and one of the most highly valued by recreationalists .

2.3 **Classification**

Langford Fallon Reserve is not classified under the Reserves Act 1977.

Langford Fallon Reserve is zoned Amenity Reserve in the Proposed Gisborne District Combined Regional Land and District Plan. The Amenity reserve zone provides for “Routes for pedestrians, cyclists including footpaths, cycle tracks, bridges and walkways”. (Rule 22.10.1.6)

2.4 **Relationships To Other Reserves In The Area**

The closest Amenity reserve to Langford Fallon is the Botanical Gardens. The distance from Langford Fallon to the Botanical Gardens is 3.1 km by car and 2.3 km by foot. The pedestrian access crosses the Hall street footbridge which is situated at the end of Hall street.

The Botanical Gardens provides for passive and informal outdoor recreation. Picnic Seats, rubbish receptacles and children’s play equipment are provided within the gardens.

The gardens have a collection of cacti , one Japanese theme garden and one Australian theme garden, an Aviary also exists at the garden.

Dogs are prohibited in the Botanical gardens.

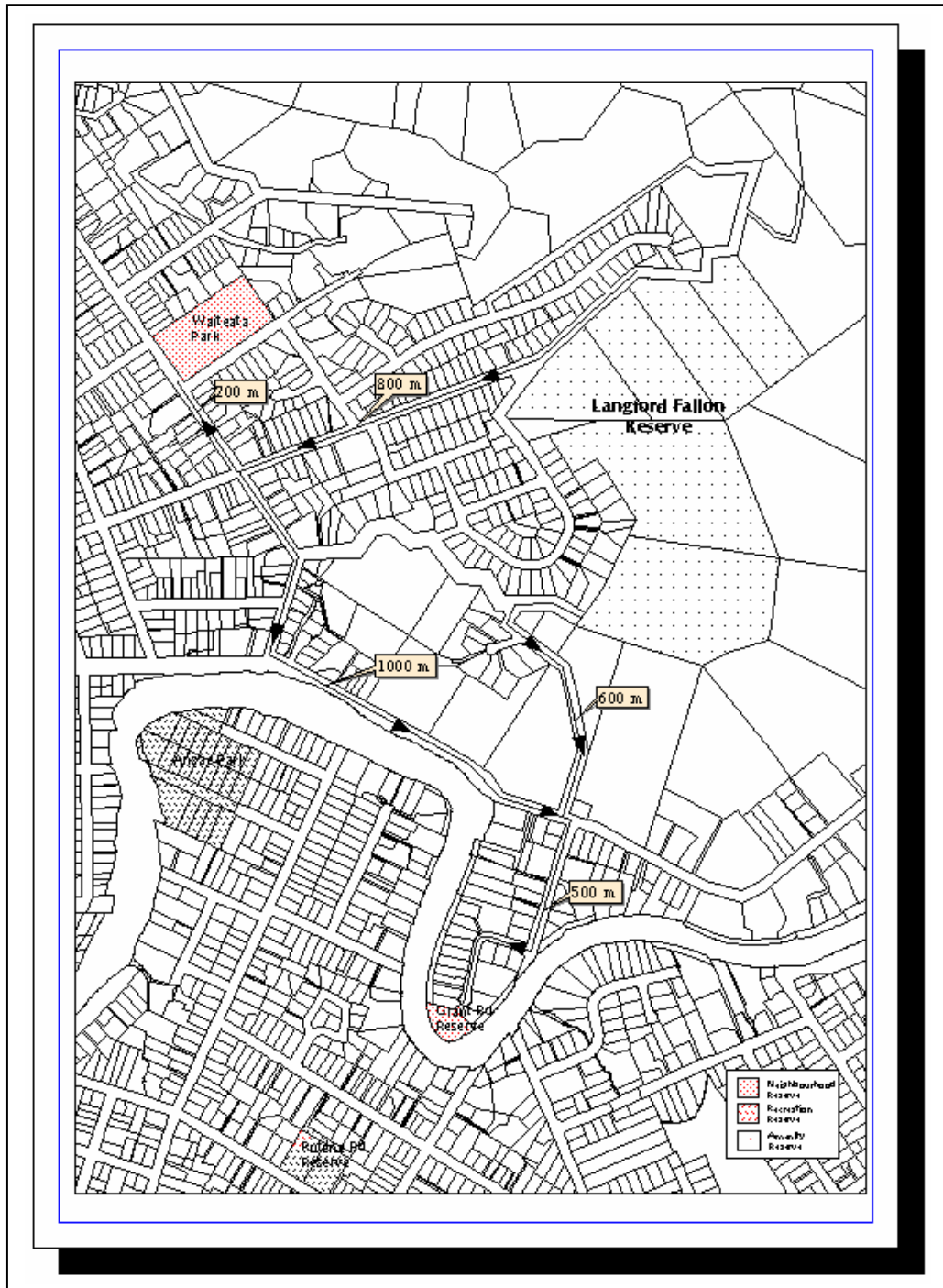
Waiteata Park is the closest Reserve to Langford Fallon Reserve’s Fox Street entrance (1km in distance). Waiteata Park is zoned as neighbourhood reserve in the Proposed Gisborne District Combined Regional Land and District Plan and Classified as a recreation reserve under the reserves Act 1977. Waiteata Park provides for passive and informal active recreation. The park has a formal carpark, picnic seating, rubbish receptacles and children’s play equipment. Established trees surround the perimeter of the Park.



The closest reserve to the proposed Hauroa road entrance to Langford Fallon reserve is Grant Road reserve which is zoned Neighbourhood reserve in the Proposed Gisborne District Combined Regional Land and District Plan and is Classified as a local purpose/Esplanade reserve under the Reserves Act 1977. Grant road reserve is maintained for passive recreation and as a play area for children. Rubbish receptacles, a picnic table and play equipment are provided. The reserve is a dog exclusion area.

MAP 2

2.4a Reserve Linkages from Langford Fallon Reserve



2.5 **Historical Analysis**

The Gisborne District Council purchased part of the land area now known as Langford Fallon Reserve from Mr Kevin Fallon in June 1992 and from Mr Roger Langford in October 1991.

The reason for the purchase of this land was because the land had been unstable and the hillside was posing a threat of slipping onto the houses below in Seddon Crescent and Fox Street (See Appendix 7.1)

In the early 1990's Langford Fallon Reserve was planted in various exotic tree species (see map 3). Two stock dams existed on the property, these have since been drained and remain dry.

The tree species which were planted are now ten years old and well established, no erosion is evident and there is no risk of slipping (see list on page 13 and Appendix 7.1)

The land that makes up Langford Fallon Reserve has always been used for farming purposes such as livestock grazing, since Council has owned the reserve it has been leased out to farmers for grazing purposes, this activity has since ceased as the result of this latest proposal.

Some of the old boundary fences exist and these will be removed by a working bee. No buildings exist on the reserve.

2.6 **Site Characteristics**

Langford Fallon reserve is a prime site for a Mountain Bike track/walking track, the mature exotic tree species provide ample shade to reserve users and the uneven rough surfaces of the old farm tracks provide the perfect terrain for Mountain Bike activity.

The two entry points at Fox street and Hauroa road (proposed) provide options for entry and exit to reserve users.

The sweeping views of Poverty Bay from many sites on the reserve provide scenic attraction also.

The established trees, rough tracks, views, entry/exit points and the overall open space of Langford Fallon reserve are its finest assets.

PHOTO 1



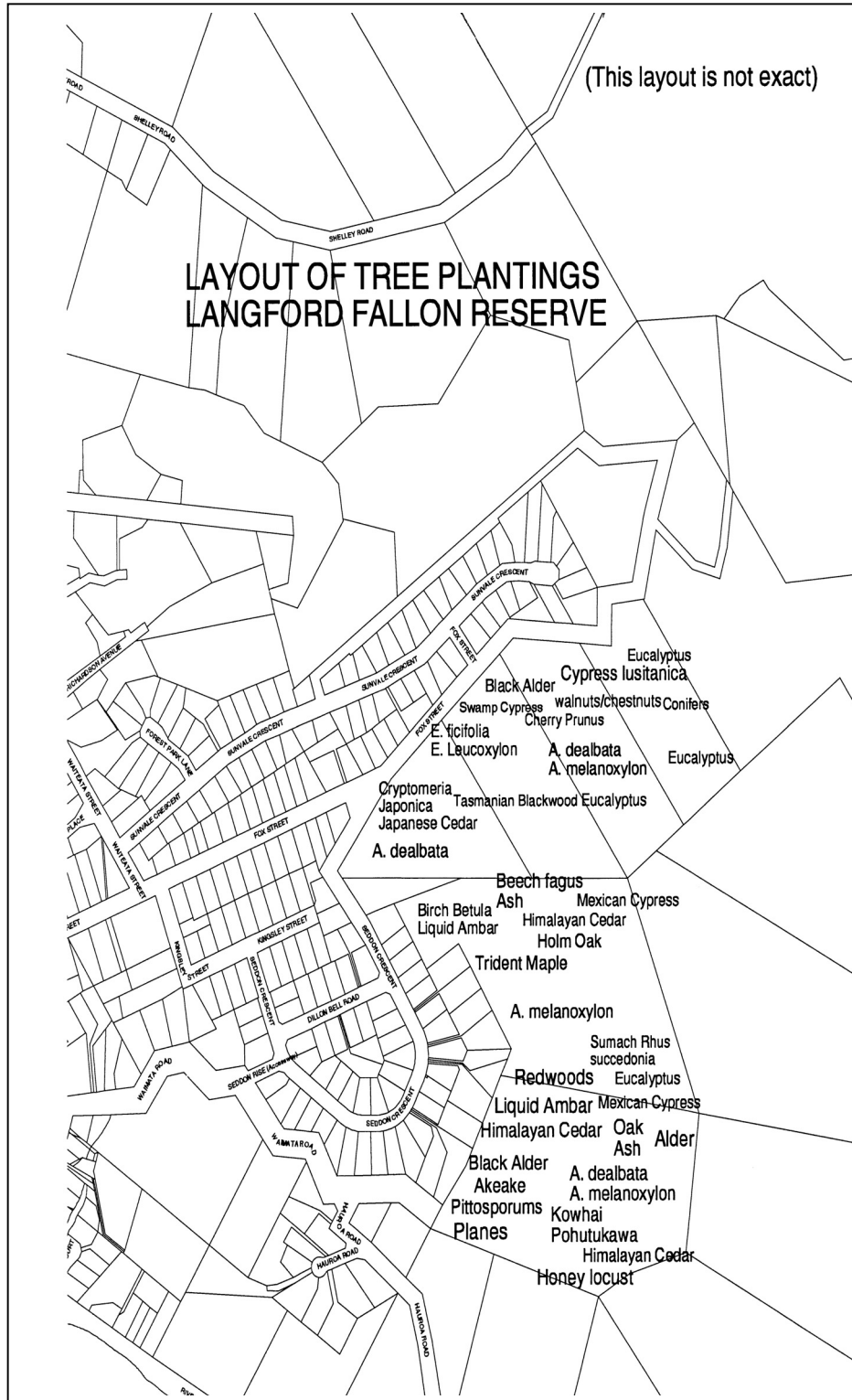
The reserve is quite steep (see photo 1) with small gullies which provide natural drainage.

The problem weeds such as Blackberry and Gorse will be removed through spraying.

The species of trees in Langford Fallon reserve are as follows;

Acer buergerianum	Holm Oak
A.dealbata	Honey Locust
Akeake	Japanese Cedar
Alnusglutinosa	Japonica
A. melanoxyton	Kowhai
Ash fraxinus	Liquid ambar
Ash	Mexican Cypress
Beech fagus	Oak Quercus
Birch Betula	Pittosporum
Black Alder	Planes
Cherry prunus	Pohutukawa
Chestnut	Quercus ilex
Conifer	Redwood
Cryptomeria	Sumach Rhus Sucedonia
Cypress lusitanica	Swamp Cypress Taxodium
E. ficifolia	Tasmanian Blackwood
E. leucoxyton	Trident Maple
Eucalyptus	Walnut
Himalayan Cedar	

2.6 a MAP 3



2.7 Development

a. Landscape work:

The preservation and use of this Open Space will provide important social, mental and physical benefits for local residents and the wider community at large, particularly those who use it for mountain biking, running and walking purposes.

Langford Fallon maintains to provide seating in areas of high use, that is, where recreationalists may often stop to rest and take in the various sweeping views of Poverty Bay.

As the Langford Fallon Reserve is centrally located, no carparking will be provided, as the majority of the reserve users will cycle, walk or run to the reserve from their place of residence. There is enough parking for several cars to park on the grass verge at the Fox street entrance of the reserve.

Pedestrian and Cycle entrance to the reserve are available from Fox Street (see map 1 pg.7) and in the near future it is hoped there will be an access point from Hauroa Road.

The tracks are pre existing (see map 4 pg. 17) and many need clearing of low branches, long grass, gorses and blackberry. Some of the tracks only need to be mown.

The Mountain Bike club have volunteered to do landscape work on the reserve, such as the clearing of tracks. Council will leave any design features of tracks up to the Mountain Bike Club to implement. Development would include laying of small culverts for drainage, any small alteration of tracks, the club will have to consult with the Reserves supervisor to check that any development is within the confines of the Reserve budget and the Resource Management Act 1991.

Future development of the reserve will see a track cleared from the top right hand corner of the reserve right down to the top of the walkway at Hauroa road (this would act as an entry/exit point for reserve users).

A Resource Consent Application will be needed to create the track from the Reserve to Hauroa road.

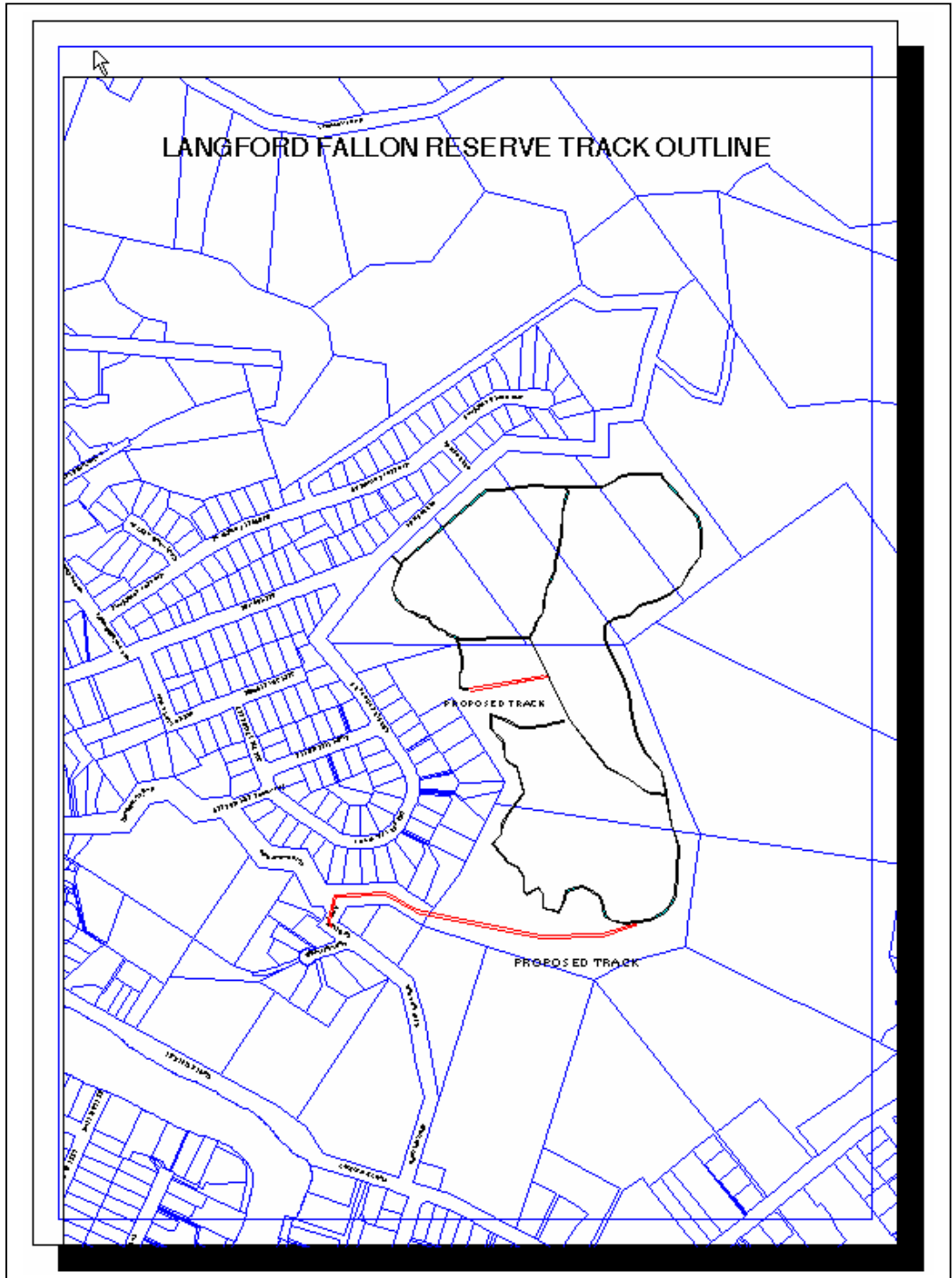


Council proposes to develop a viewing platform at a point along the ridgeline of Langford Fallon reserve, this platform would act as a rest area and sightseeing area for reserve users.

A style is proposed for pedestrians to use at the Fox Street entrance to the reserve.

Langford Fallon is the first of this kind in Gisborne to be developed for the use and enjoyment of Mountain bikers in particular although it is available for the use and enjoyment of other recreationalists such as walkers and runners as well.

2.7(a) (I) MAP 4



b. Signs:

The park needs new signs to notify the public of permitted and prohibited activities within the park boundaries. This will encourage appropriate activities within the reserves intended purpose.

Track signage will be erected by Council based on requests from the Mountain Bike Club, that is names of tracks, rating of tracks such as easy, average, difficult and direction of tracks if applicable. Signs will have standard form which the Reserves Supervisor will decide on.

c. Furniture:

Langford Fallon reserve will have picnic seats provided at strategic places within the reserve where there is adequate shading, brilliant views of Poverty Bay and where the area chosen is a high use one but where it will not be a hindrance to Recreationalists such as cyclists and runners.

d. Fence:

Langford Fallon reserve has a fence around its perimeter which is stock proof. Old boundary fences exist within the reserve and these will be removed in the near future.

e. Carpark:

No carpark will be provided for Langford Fallon Reserve. Cyclists and Pedestrians are encouraged to walk or ride to the reserve.

2.8 **Archaeological Sites**

Within Langford Fallon Reserve two archaeological sites have been identified:

- ◆ Y18-86 - AP (Plan abbreviation) terrace(s)
- ◆ Y18-87 - CP (Plan abbreviation) pit(s), circular (rua)

No ground disturbance may occur within a 100 metre diameter area of the identified archaeological sites. Any ground disturbance would require a resource consent from the local Consent Authority and this would include consultation with local Iwi.

2.8 MAP 5 : Location of Archaeological sites

