



GISBORNE

District Council

Langford Fallon Reserve Management Plan

Adopted by Council as operative 20 September 2001



LANGFORD-FALLON RESERVE

MANAGEMENT PLAN

This Management Plan has been prepared in compliance with the Proposed Gisborne District Combined Regional Land and District Plan.

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1.0 PURPOSE AND FUNCTION OF RESERVE MANAGEMENT PLANS

Under the Reserves Act 1977 all administering bodies are required to prepare and develop management plans for reserves under their control. The purpose of a reserve management plan is to "...provide for and ensure the use, enjoyment, maintenance protection and preservation, as the case may require, and to the extent that the administering body's resources permit, the development as appropriate, of the reserve for the purposes of which it is classified....(Reserves Act 1977, Section 41 (3)". (Langford Fallon Reserve is not defined by the Reserves Act 1977 but shall be treated as if it were, to provide continuity between all Council reserves whether they are or are not classified under the Reserves Act 1977.)

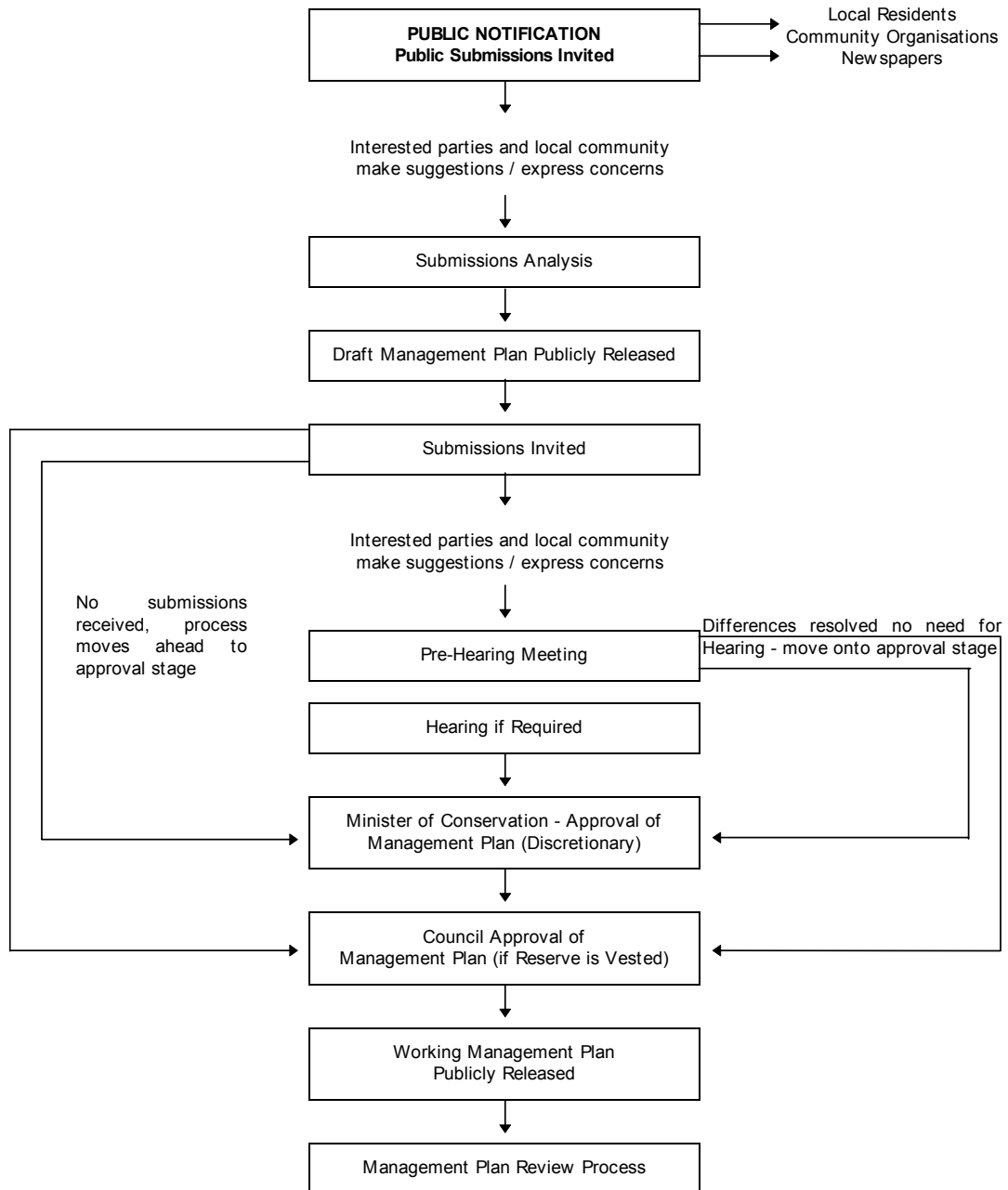
Reserve management plans are not simply created for reserve design purposes. Essentially the function of a reserve management plan is to create a set of objectives and policies through which design proposals can be critically and effectively assessed.

Within regions and communities there exist different needs and social demands over resource availability. One of the primary goals of a reserve management plan is to manage available resources in a way that will meet current needs and facilitate resources and opportunities to meet desired needs. To achieve this, management plans must be objective and critical in their analysis of resource availability. Opportunities for outdoor recreation experiences must be identified and classified. Present and future uses of reserve land must be critically examined and analysed. The public must be given the opportunity to participate in the planning process through consultation and the public submission process.

1.1 Reserve Management Plans - Statutory Planning Process

- (a) Council gives public notice of its intention to prepare a reserve management plan.
- (b) Submissions are collected over a two-month period from the date of notification.
- (c) Council publicly releases its draft management plan and invites interested parties and the local community to make suggestions/express concern in the submission process.
- (d) Council can have a Reserves Management Plan hearing to consider submissions received.
- (e) Preparation and release of final management plan

1.2 RESERVE MANAGEMENT PLANNING PROCESS



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.

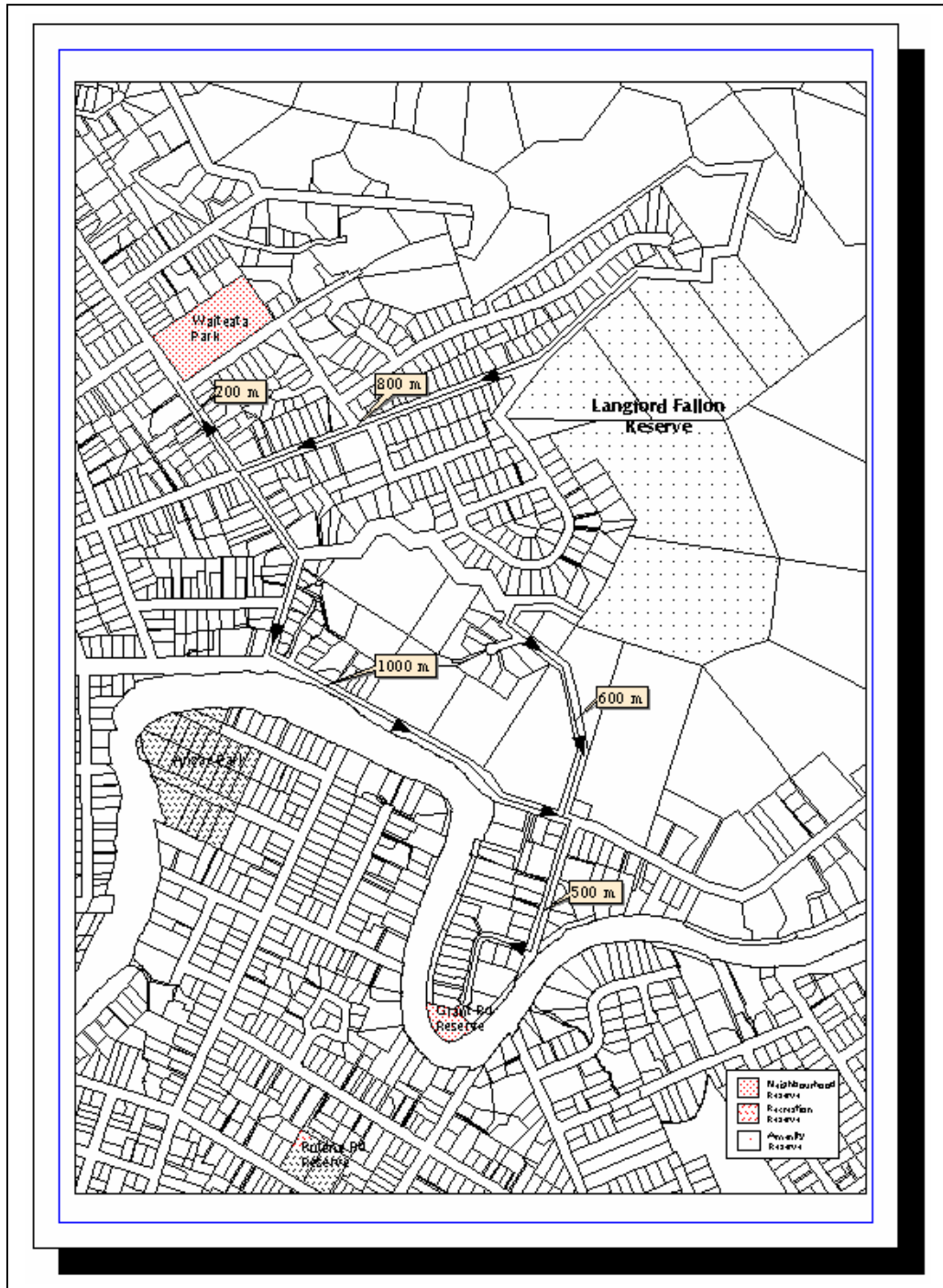
Waiteata Park is the closest Reserve to Langford Fallon Reserve’s Fox Street entrance (1km in distance). Waiteata Park is zoned as neighbourhood reserve in the Proposed Gisborne District Combined Regional Land and District Plan and Classified as a recreation reserve under the reserves Act 1977. Waiteata 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



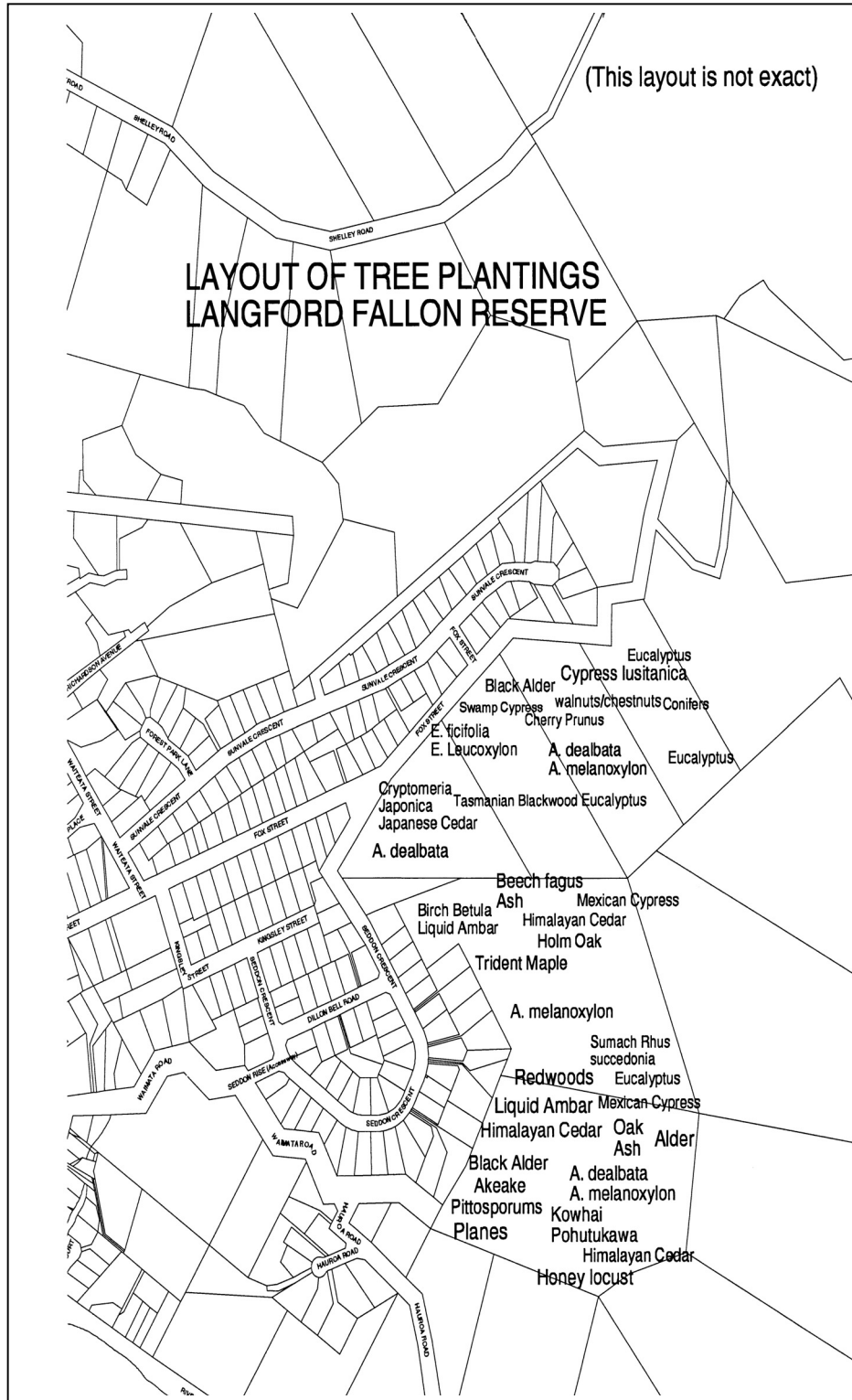
The reserve is quite steep (see photo 1) with small gullies which provide natural drainage.

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.

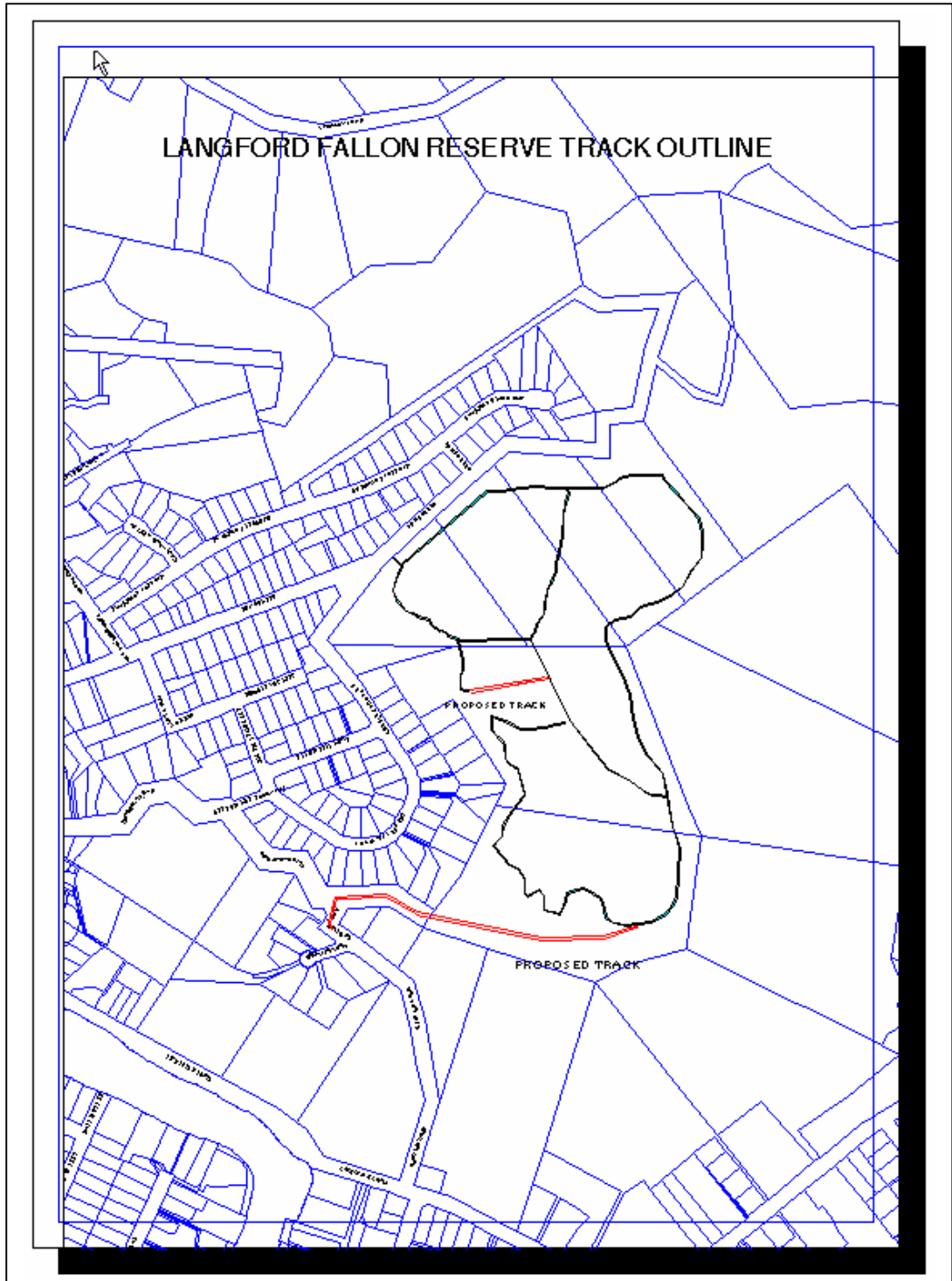


Council proposes to develop a viewing platform at a point along the ridgeline of Langford Fallon reserve, this platform would act as a rest area and sightseeing area for reserve users.

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.

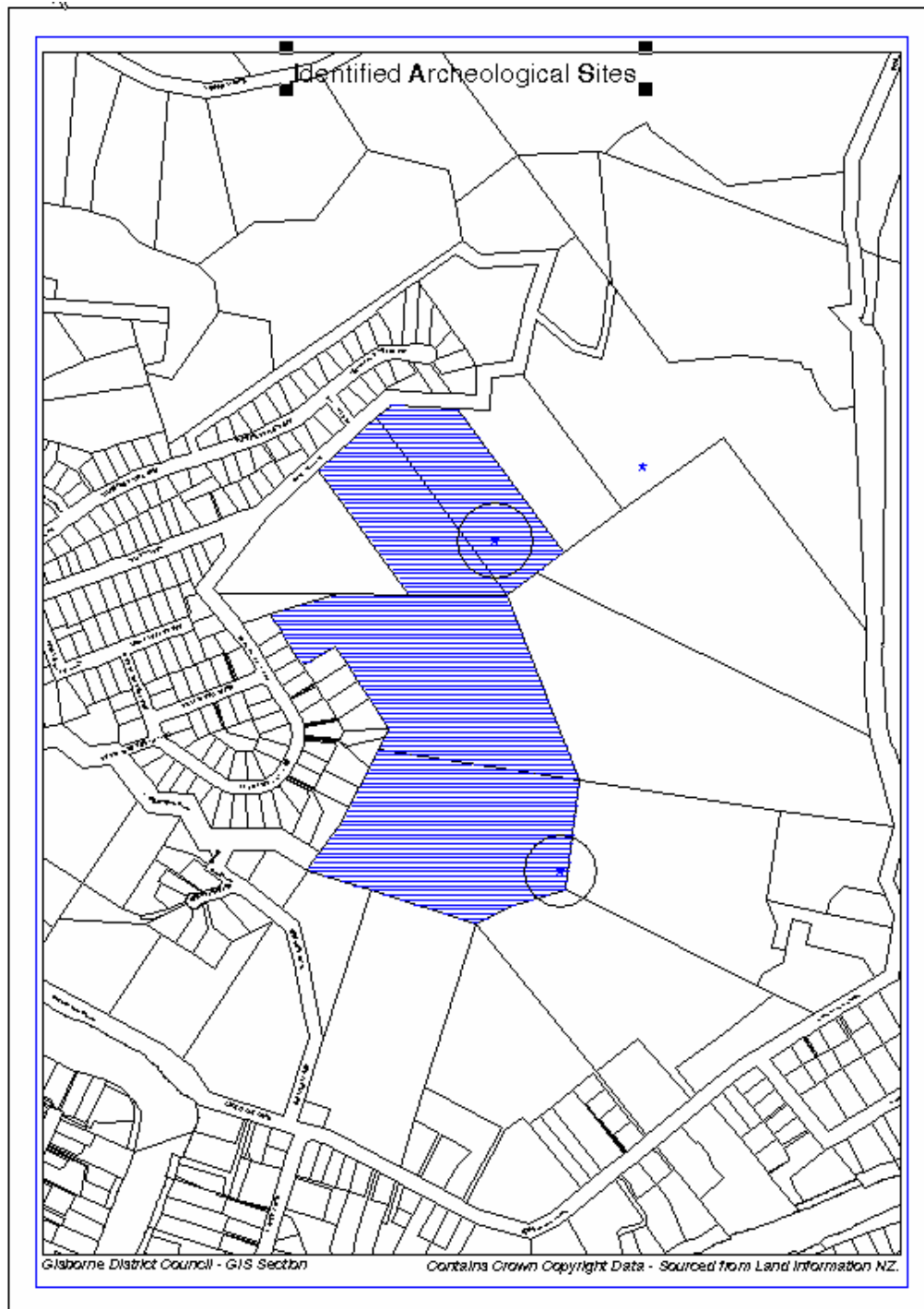
2.8 **Archaeological Sites**

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



3.0 MANAGEMENT ISSUES

3.1 Landscape Work

As mentioned above:

- Tracks will be cleared of over growth
- A viewing platform will be developed
- Picnic seats and rubbish receptacles will be provided
- A style at the Fox Street entrance will be erected for pedestrian use

3.2 Vehicle Restraints

Vehicle access to the park is restricted to Council vehicles and those given authority to carry out maintenance work. To protect the park landscape, a fence around the perimeter of the reserve (as already mentioned) exists thus allowing non-motorised bicycles and pedestrian access points only. A designated car park area for reserve users is not provided.

3.3 Tree Establishment

The reserve is covered in exotic tree species (see list on page 12). Native tree species will be used for any new tree planting, including replacing dead trees. More native trees would encourage native bird species such as Tui, and Kereru to become present in the Reserve.

3.4 Use of Facilities

There are no facilities on Langford Fallon Reserve. It is suggested that no buildings should exist on the reserve as openspace is a vital requisite for Amenity reserves.

3.5 Reserve Users

Reserve users are currently low due to overgrown tracks. Once the reserve is officially opened and fully operational the reserve will become a popular spot for Mountain bikers, runners and walkers from all over the city.

3.7 **Vandalism**

While Council recognises that vandalism is an on going social problem which needs to be addressed at both a local and national level, we also recognise that the problem is hard to combat within the confines of a Management Plan. However, Council does recognise that there is a need to encourage local residents to play a more active role in reporting and discouraging any undesirable behaviour that they witness within Council reserves.

3.8 **Fire Control**

The reserve tracks will act as fire breaks. The base of the reserve has had a 3 metre wide strip mown by Council (below) around the base that joins the boundary of Seddon Crescent residents, this will act as a fire break also.



4.0 OBJECTIVES / POLICIES

4.1 Objective 1

Development and use of Langford Fallon Reserve land that does not adversely effect the character of open space and protection of the surrounding environment.

Policies

- a) To allow only development that is necessary for the use and enjoyment of the reserve.
- b) To minimise the visual impact of any development that may detract from open space.
- c) To ensure the preservation and general well-being of the wildlife in the reserve eco-system.
- d) To efficiently manage the reserve in a manner which the potential for erosion is mitigated.
- e) Existing trees shall be maintained in good condition and may be removed only for reasons of safety and good management.

4.2 OBJECTIVE 2

Design and development of the reserve that provides a safe open space environment for various recreational activities.

Policies:

- a) To preserve, enhance, and utilise reserves in a manner that is consistent with the reserves intended use.
- b) Develop and manage open space to avoid conflict between incompatible users. (eg. elderly and skateboarders).
- c) Use, design and development to encourage appropriate use for that reserve.
- d) Develop and manage reserves to allow for passive and active recreation.
- e) To allow dog owners the opportunity to exercise their pets in parks without reducing the enjoyment of the park for other users.

4.3 **OBJECTIVE 3**

To encourage and develop suitable provision for the enhancement of active recreation and the creation of multiple use facilities, for the sole purpose of maximising recreational opportunities.

Policies

- a) Where appropriate recreational activities shall be catered for within the boundaries of acceptable code compatibility.
- b) To develop and encourage the formation of a recreational strategy which focuses on the needs and wants of the community and determines the appropriate use of recreational reserves.
- c) To encourage and plan for the sustainable management, use, development, and protection of the reserve to meet the reasonably foreseeable needs of present and future generations of reserve users.

5.0 METHODS

5.1 Development

- a) Any development or work or special recreational use on Langford Fallon reserve must have the approval of the Reserve Supervisor.
- b) Reserve development shall comply with the objectives and policies of the District Plan.
- c) Development of the reserve shall emphasise and enhance the value of open space for recreational purposes.

5.2 The Location of Buildings:

Sculpture, artwork and plaques in Langford Fallon reserve will be located only where:

- a) They will not unduly restrict the area use available for outdoor recreation.
- b) They do not obstruct the entrances to the reserve, either physically or visually.
- c) They do not detract from the open nature of the reserve, especially as seen from the road.

5.3 New Buildings

- a) All new buildings (including fences) must comply with the regulations set out in the Fencing Act 1977 and the Building Act 1991.

5.4 Size and Design

- a) Size and design of all new buildings and structures shall be of a size and design in which:
- b) The form, design and location of the building does not have any adverse effects on the visual and physical features of the reserve.
- c) Materials colour and design will be in sympathy with the natural surroundings.
- d) The design of buildings and /or facilities will be in compliance with the design and performance requirements of the District Plan.
- e) The appearance of buildings and materials used in their construction will minimise the opportunities for vandalism.

5.5 Substandard Buildings:

Substandard buildings and structures shall be removed and replaced if necessary.

5.6 Leases and Licenses for Use of Land and Facilities:

Leases (as opposed to any other form of tenure) of any part of the Langford Fallon Reserve Lands will be granted only where:-

- i. Any voluntary organisation receives approval for the erection of:-

Stands

Pavilions

Gymnasiums

clubrooms

Other buildings and/or structures associated with and necessary for the use of the reserve for outdoor sports, games or other recreational activities.

Buildings and structures for sports, games or public recreation not directly associated with outdoor recreation if in the public interest and prior approval of the Minister.

Where a voluntary organisation is required in the opinion of the Council to spend a substantial sum of money, trade, business or occupations necessary to enable the public to obtain the benefit and enjoyment of the reserve or for the convenience of persons using the reserve. Where the use is contemplated by and in conformity with this management plan subject to the above where the term of the lease is not less than twelve months.

Subject to the above, where a lease is required by the lessee for mortgage purposes associated with fundraising. Subject to the above, where the exclusive possession of a lease or the terms and conditions are not otherwise inconsistent with the rights of the public to have access to a recreation reserve.

Leases and Licenses will not be granted Where the exclusive use of the reserve, or any part of it is required for not more than 40 days in one year, nor more than six consecutive days at any one time a setting apart agreement will be entered into.

Any setting apart agreement entered into by Council and a sporting body shall not in the aggregate exceed ten years. The use will not permit the erection of buildings other than those buildings required for the period of use.

An agreement to set apart (as opposed to a lease or license) the reserve or any part of it will be required where the use is for a period less than twelve months in any year seasonal.

Ancillary Club Liquor Licenses

- ◆ The use of buildings for social purposes must be ancillary to the permitted uses purpose of the reserve i.e. outdoor recreation.
- ◆ The environmental impact of increased traffic, parking demand and other factors which may be associated with ancillary use of facilities shall be carefully assessed in considering any application for a general ancillary club license.

NB: A Resource Consent may also be required under the provisions of the District Plan.

5.7 Overnight Camping

Over night camping on Langford Fallon Reserve is prohibited.

5.8 Charge Events

Charge events will be permitted if the following conditions are met:-

- a) Organisers gain the permission of Council to hold such events.
- b) Council may require a bond to cover any damage resulting from the charge event activities.

5.9 Visitor Numbers

There is no restriction on the number of visitor numbers in Amenity reserves (except in those conditions outlined below).

- a) Special events such as charge events that may attract large numbers of people to a particular reserve may require a permit from the Council (See 5.8a) Council will determine whether visitor numbers maybe too high and can impose conditions, transfer the event to another park or not permit it to go ahead.

5.10 **Tree maintenance and removal**

Existing trees shall be maintained in good condition and may be removed only for reasons of safety or good management as set out below:

- a) The tree is dead, dying or diseased.
- b) The tree has become a danger to public safety.
- c) The tree is obstructing the water flow in any drainage system, or the stream.
- d) The tree is suppressing or inhibiting growth of a more desirable specimen of tree or other vegetation of greater interest to the public (i.e. native).
- e) The tree is a poor specimen or is unsuited to the site due to soil type or other factors and needs to be removed in order that the area be replanted with trees that will make better specimens.
- f) No tree removal will commence without the approval of the Reserves supervisor. Any planting undertaken must have the prior consent of the Reserves Supervisor and the Reserves Planner.

5.11 **New planting**

New planting will take place in appropriate areas where they will enhance the environment of the reserve in order to;

- a) Provide shelter and shade for reserve users.
- b) Replace trees removed for reasons listed above.
- c) Increase soil stability and control erosion.
- d) Screen the boundaries of the Park.
- e) At all appropriate opportunities native species shall be selected for new planting.
- f) New planting will be undertaken as staffing and financing permits.

5.12 **Landscaping**

All landscaping will take into consideration the location of the reserve within the immediate neighbourhood and the importance of open space and the intended use of that reserve.

5.13 **Ground Management**

- a) The Council will maintain the grounds to a level acceptable for passive and outdoor recreation.
- b) The Council will endeavour to reduce the extent of vandalism within the reserve.

5.14 **Seating**

- a) Litter receptacles and other park furniture shall be placed in pleasant settings with regard to the orientation of the sun, shelter from the wind, and views of the reserve.
- b) Care shall be taken to avoid any visual distraction from the natural environment. All furniture shall be of a design functionally and visually appropriate to their surroundings.

5.15 **Site furniture and fittings**

To provide site furniture and fittings appropriate to the park and compliant with the parks policies to facilitate public use and enjoyment of the park.

- a) The placement of site fittings shall be planned to minimise their visual impact.
- b) Furniture and fittings shall be designed so that they relate to one and other, and are successfully integrated into the park setting.
- c) Seating and picnic tables shall be placed in appropriate locations with regard to the orientation of sun, shelter, visibility and views.

5.16 **Fences**

- a) The fence shall be of a height and design to minimise visual impact.
- b) The fence shall restrict vehicle access and parking on non-designated areas.
- c) All fences and boundaries must comply with the provisions of the Proposed District Plan and Building Act 1991.

- d) Fences and boundaries will be of a design which is consistent with their intended function and use.
- e) The Fencing Act (1977) will be invoked to ensure cost sharing for the maintenance and construction of boundary fences if necessary.

5.17 **Vehicle access and parking**

- a) Council vehicles and other vehicles authorised by the council shall have access to all parts of the reserve where there use is necessary.
- b) Parking should occur in designated car parking areas.

5.18 **Signs**

Signs located on reserves will be subject to the following design criteria;

- a) All signs on reserves are to comply with the provisions of the District Plan.
- b) Signs are to be visually prominent but not in such a position as to detract from the landscape qualities.
- c) The designs of signs shall be of one standard, functional and integrated with the surrounding landscape.
- d) Where possible, all information will be consolidated on to one sign.

5.19 **Dog Control**

Dogs may be exercised on the reserve only when on a lead or harness. Owners shall remove any excrement left by their dogs.

6.0 TRACK RULES

Langford Fallon Reserve will be used by both cyclists and pedestrians, because the tracks will be utilised by both activities some basic rules need to be introduced for courtesy and safety purposes.

1. **Keep Left at all times**
2. Cyclists **MUST GIVEWAY** to Pedestrians
3. Cyclists **must make themselves known** to pedestrians if they see them ahead on the track (call out and warn them of your approach)
4. The tracks may only be used during daylight hours for safety and noise reasons. (Night riding may be permitted for events, but only at the Reserve Supervisor's discretion.)
5. No lighting will be used on tracks (bike lights, torches etc)
6. No motorised vehicles are permitted on the reserve
7. No horses are permitted on Langford Fallon Reserve
8. Children under the age of 12 must be accompanied by an adult while using Langford Fallon Reserve.

It is seen that all applicable activities can exist on the tracks of Langford Fallon Reserve if people are courteous toward one another.