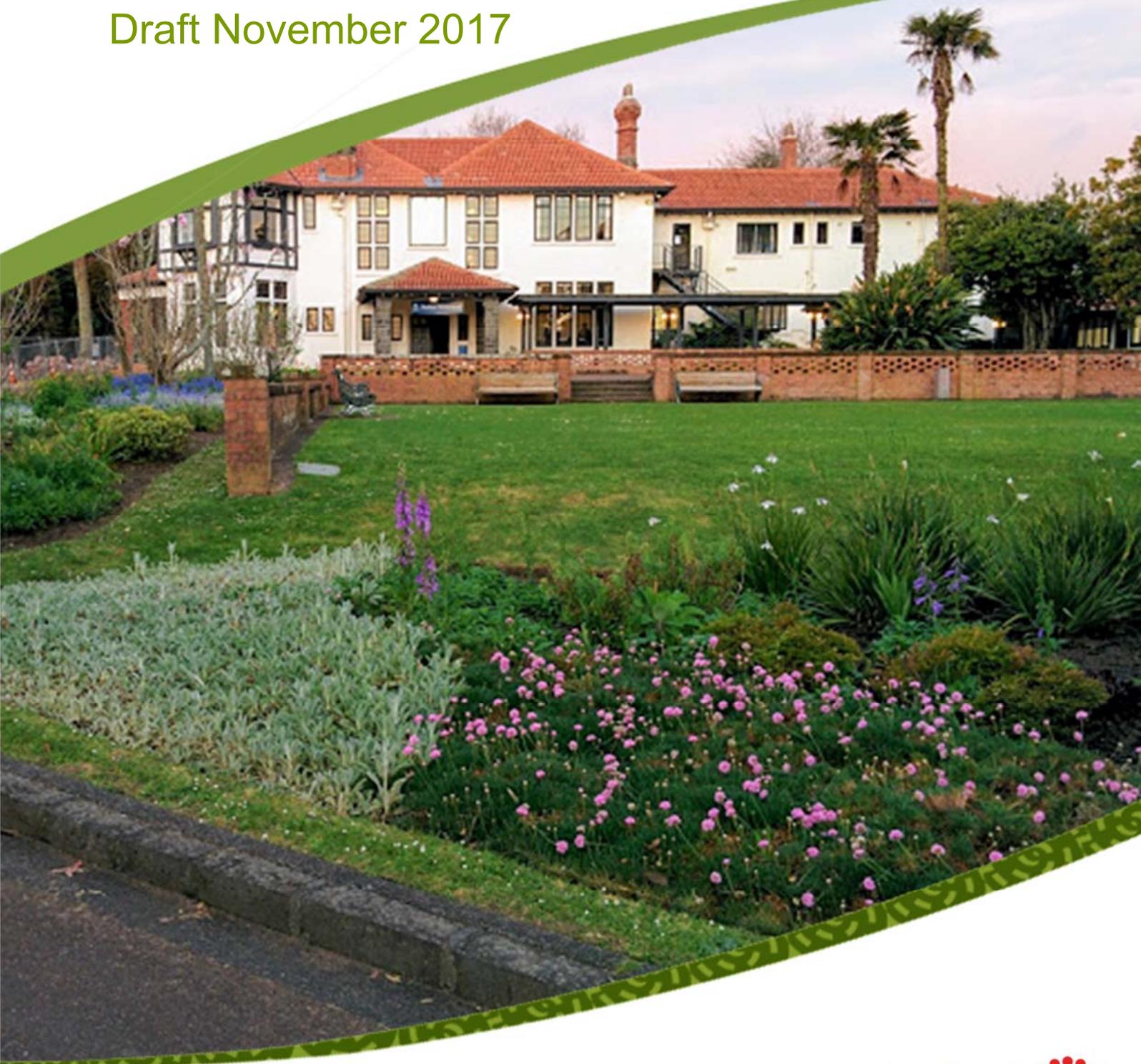


David Nathan Park Reserve Management Plan

Draft November 2017



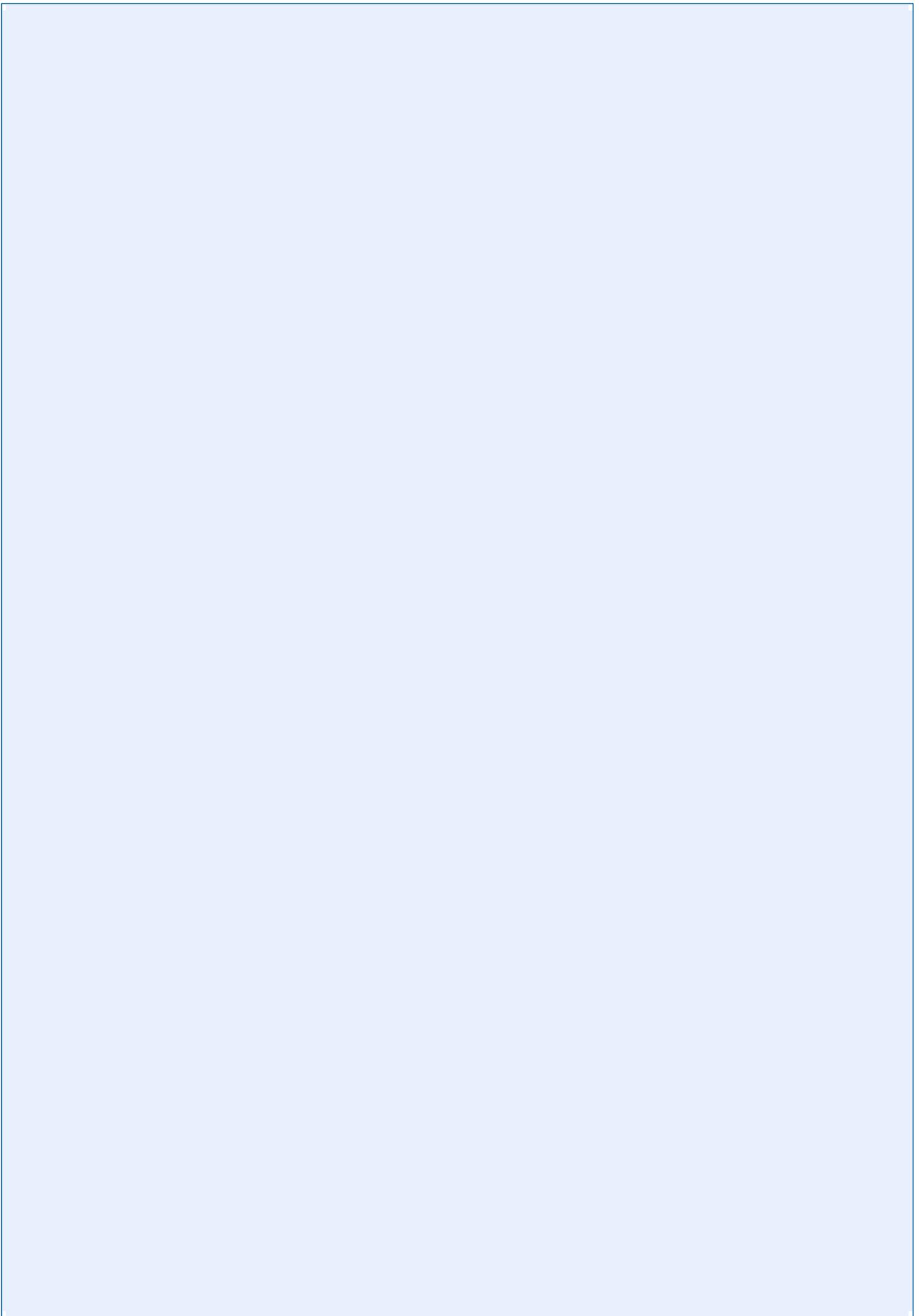


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Mihi

[to be confirmed]

1 Purpose

This reserve management plan outlines the Manurewa Local Board and community vision for David Nathan Park and provides a framework of objectives and policies to achieve that vision. The plan brings together ideas and feedback from community consultation and professional analysis to address the issues and opportunities for the park. The plan arises from the local board's aspirations to protect and enhance this small, but important place, and draw together development and management work streams for the historic Nathan Homestead and the wider park. Development of this plan is identified as an action in the David Nathan Park and Homestead Strategic Business Plan 2016-2026.

The reserve management plan also provides a repository for contextual information for the park including its legal, historical and planning context. A summary of relevant technical reports is also included in the appendices.

2 Vision for the park

The long term vision for the park is:

David Nathan Park is a locally and regionally valued place showcasing the unique ecological and heritage features of Nathan Homestead, the gardens and native bush area. It provides a place where communities enjoy a sense of respite and tranquillity while offering events and activities that allow the community to connect, create and play.

This long term vision builds on a similar vision established for the 10 year Strategic Business Plan (refer Appendix D), but aims to raise the profile of the park to a wider Auckland audience. It recognises and strengthens the emphasis of three key values of the park. These are the heritage values that form the backbone of the park's uniqueness and appeal; the significant ecological values of the bush area which are part of a wider network of bush remnants in the area; and the community values of the park in providing a place of recreation, well-being and connection.

3 Consultation

Consultation with David Nathan Park and Nathan Homestead users, staff and local residents was carried out in 2014 and 2015 for various projects relating to the park. Further consultation was undertaken for the preparation of the reserve management plan in 2017; and public notification of the draft was open from 28 November to 30 January 2018.

Consultation has highlighted strong local support for the park as a treasured, tranquil retreat with well-presented gardens and a valued native bush area. The common themes and outcomes of the consultation are summarised in Appendix E.

4 Opportunities and issues

The important heritage, ecological and community values of David Nathan Park create opportunities in managing and developing the park into the future. However, these opportunities also carry risks associated with compromising the very values that make this park unique. Below is a description of the main challenges and opportunities that will realise the long-term vision.

4.1 Protecting and showcasing significant values

The significant heritage and ecological values of the park are evident in the legal protections placed on the homestead and the bush area, and the historic classification of the reserve under the Reserves Act (refer Appendix C). Protecting and enhancing those values is core to maintaining the integrity of the site into the future.

A conservation plan for the entire park is a key tool in protecting heritage values and identifying appropriate enhancement and management actions. A draft conservation plan was produced in 2015 focused primarily on the homestead. However, the conservation plan needs to review the entire park as well as considering its community and ecological values. Encouraging adaptive reuse of heritage sites for new purposes is a recognised conservation strategy to ensure their ongoing maintenance and protection. Such adaptive reuse provides opportunities for buildings to continue to be valuable to the community and for better passive surveillance and more care to be taken of the reserve. It also allows for opportunities for revenue to be generated that can be reinvested into protecting, maintaining and enhancing those values. A fully developed conservation plan for the park as a whole would reduce the risk of inappropriate development, maintenance and renewal work and provide recommendations to improve the heritage values.

The conservation plan will also provide expert recommendations for the non-heritage elements including buildings and hardscaping additions such as the theatre and front carpark. It will also consider the 2014 David Nathan Park Landscape Review (refer Appendix F) which provides recommendations on particular park features.

While the water tower is not legally protected, it is an important and unique heritage feature of the park and should be preserved. Likewise, many elements of the landscaping date back to the early days of the homestead and strengthen the heritage context of the site. These include garden walls and ceramic channels, decorative fencing and gates, garden beds and plantings, and the dairy. Raising awareness of the importance of the historical and cultural values of the site will protect these from inappropriate maintenance regimes and vandalism.

The main entry to David Nathan Park from Hill Road fails to showcase the historic values of the park. The homestead orients to the north and the more recently constructed buildings in the carpark, including the theatre (dating from 1966), block views of the homestead from Hill Road. The standard public playground and the fencing, storage

buildings and playground structures of the childcare area do not reflect the style or heritage of the park and the fencing restricts public access. Residential houses between the park and Hill Road limit views of the homestead from Hill Road.

The significant values of the park create opportunities for revenue to be earned from the site to be re-invested into maintenance and renewals of heritage assets; or for social enterprise that benefits the community. A cafe is supported through the Strategic Business Plan as the type of enterprise that allows the community to enjoy the park and appreciate the heritage features of the site. It is possible that other enterprises in the future may also support the heritage, ecological and community values of the park. However, it is important that these activities do not alienate community use or compromise the public's free access and enjoyment of the park.

Recent research¹ on the use of Nathan Homestead indicates a number of barriers to the use of the Homestead including the colonial façade; and having classes around relatively European traditional arts and crafts. These aspects limit the appeal of the homestead to younger and especially male populations. This does not mean that changes should be made to the building including its façade. However, there are opportunities around programming and marketing of the site that could increase its appeal. An example are the Rongoa Maori classes utilising adjoining bush areas for plant identification.

4.2 Encouraging use on a small site

The historic significance and beauty of the park and homestead draws groups and individuals who seek it out for relaxation, walking, socialising, activities and events. However, the small size of the site, its residential location, and the need to protect the heritage values restricts the type and scale of activities that can occur. The small outdoor areas available for events and the need to protect the original landscaping elements of the site including the sunken garden feature in the northern lawn, croquet lawn, garden beds and significant trees and plants for example are among those restrictions. The internal configuration of the historic homestead is similarly constrained with a number of smaller rooms and no lift access. The location of the park within a residential neighbourhood restricts the timing, scale and noise generation from activities on the site. These limitations must be considered when planning activities and events for the space.

A study on use and future aspirations for Nathan Homestead in 2014² indicates that space limitations affect the use of outdoor spaces around the homestead. Improved outdoor space with greater light would be beneficial for the childcare. Similarly, the café would benefit from relocation to the northern side of the homestead connected with outdoor seating overlooking play areas or lawns. The study indicated that the location of the existing theatre was not optimal and that proposals to expand the space are restricted by the impacts this would have on carparking areas and the historic values of the reserve. Generally, space restrictions mean there is limited ability to cater to activities needing indoor and outdoor space without compromising the heritage values of the park.

¹ Visitor Solutions : *Nathan Homestead – Needs and Aspirations Analysis*, March 2014 (refer Appendix E)

² Visitor Solutions : *Nathan Homestead – Needs and Aspirations Analysis*, March 2014 (refer Appendix E)

4.3 Location and access

David Nathan Park is located approximately one kilometre from Manurewa Town Centre and train station, and 600m from the Auckland Botanic Gardens' main entrance. Local bus routes serve the area and the distance to the Great South Road, train station and Auckland Botanic Gardens is relatively accessible by cycle or on foot.

Unfortunately, accessibility is compromised by busy surrounding roads. David Nathan Park lies west of the Southern Motorway while the Auckland Botanic Gardens and the residential neighbourhood of The Gardens lie to the east. Nearby on and off-ramps to the motorway add to significant traffic flows in the area and act as barriers to access to the park.

A project to improve the pedestrian connectivity between the town centre along Hill Road to Hillcrest Grove has recently been completed. This includes a set of pedestrian refuges outside the park to improve pedestrian safety crossing Hill Road. Pedestrian safety and connectivity to the Auckland Botanic Gardens is still compromised by the motorway and the heavy traffic volumes on Hill and Grande Vue Roads in particular.

Improving the pedestrian connections to The Gardens neighbourhood and the Auckland Botanic Gardens to the David Nathan Park would improve walking access and opportunities for coordinating community event/activity programming with the botanic gardens. Additionally, there are opportunities to improve pedestrian and cycle access into and through the park to integrate better with local roads and open spaces

5 Management Objectives and Policies

The following objectives and policies will be used to guide management, development, protection and maintenance of David Nathan Park.

Objective 1: To recognize the special relationship which mana whenua hold with the land and enable the story of mana whenua cultural associations with the Manurewa area.

Policies:

- 1.1. Enable ways for Māori cultural values to be expressed on the park in consultation with mana whenua through:
 - i. Providing the opportunity for mana whenua, prior to lodging resource consent applications, to provide cultural oversight over projects to upgrade or enhance the park including planning the development or renewal of major assets.
 - ii. Collaborating with mana whenua on proposed programmes or activities which have a connection to Māori cultural traditions or values including planting activities or events such as Matariki.

- iii. Enabling programmes and activities on the park which recognise the special relationship that mana whenua hold with the land.

1.2. Enable learning opportunities in consultation with mana whenua that draw on mana whenua experiences, history, culture and stories to connect people to the site.

Objective 2: To preserve and restore the historical significance of the park.

Policies:

- 2.1. Update the conservation plan to address the whole of the park, recognising the principles of adaptive reuse and the community and ecological values of the park. Include consideration of the recommendations of the David Nathan Park Landscape Review 2014 (Appendix F) and assessment and recommendations for:
- i. buildings of heritage value including the homestead, water tower, dairy and the sheds adjacent to the tennis court;
 - ii. garden areas and specific landscaping features including the tennis courts, lawns, garden beds, gates, fences and garden walls;
 - iii. the treatment of existing buildings, structures or assets including the carpark area, theatre building, playground and fenced off childcare area, that do not relate well to the heritage values of the site, including options for their potential removal, replacement or redesign;
 - iv. viewshafts to or from the homestead or other heritage features;
 - v. the provision of new park assets to be provided in the park such as those recommended in policy 2.3 below.
- 2.2. Protect and enhance the heritage values of the site through;
- i. The removal or re-design of existing structures which are not in keeping with heritage values when suitable alternative arrangements are available for those activities or when that function is no longer required;
 - ii. Not permitting new permanent buildings or structures to be constructed on the park unless they are consistent with an updated conservation plan;
 - iii. Where opportunities arise for future maintenance work on the access driveway, source and reinstate clay drain channels where those have been previously removed along the driveway of the homestead.
- 2.3. Create a concept plan for the development of the site with input from mana whenua, communities of interest and heritage landscape professionals, including consideration of:
- i. Improving heritage landscaping elements associated with the Hill Road carpark and entrance areas;
 - ii. Improving pedestrian access into and through the park including access to the homestead from Hill Road;
 - iii. Improving seating options within the park;
 - iv. Developing a café in the homestead with garden seating;
 - v. Developing facilities to enable regular events to be held in the park including infrastructure for temporary stage and/or band rotunda;

- vi. Developing consistent boundary treatment (fencing and/or planting) in keeping with the heritage features of the park including residential boundaries;
- vii. Potential use of the water tower including options to make this more accessible and/or provide feature lighting;
- viii. The recommendations of an updated Conservation Plan as referenced in policy 1.1 above.

2.4. Ensure renewal and/or maintenance works of the park and homestead, including earthquake strengthening, is consistent with the historic values of the site.

2.5. Ensure the design of new visitor assets including play equipment, seating and signage and other infrastructure reflects the site's historic character and amenity values.

Objective 3: Work with mana whenua to enhance the ecological, historic and recreational value of the bush area of David Nathan Park.

Policies:

3.1. Review the bush trail to consider potential extension and/or improvement of the trail including connections to Grande Vue Road, the water tower and carpark.

3.2. Enhance the visibility and use of the water tower including potential lighting improvements to support temporary use during events.

3.3. Continue to control pest plants and animals and encourage ecological diversity from eco-sourced plants.

3.4. Allow for buffer planting of the bush area towards Grande Vue Road to maintain the ecological viability of the mature bush with input from arboriculture professionals.

Objective 4: To provide for events and activities that raise the profile of the park in a way that does not compromise its heritage and ecological values.

Policies:

4.1. Promote events and activities especially with a heritage, ecological or community focus that are:

- i. in alignment with the programming of the homestead;
- ii. appeal to a broader audience; and
- iii. at a scale and nature appropriate to a residential park.

4.2. Work with the Auckland Botanic Gardens, Manurewa Business Association, and Heritage event promoters on collaborative programming of events and activities.

4.3. Provide for temporary structures such as mobile food units, band stands or stages to accommodate events and temporary activities.

Objective 5: To raise awareness of the heritage and ecological values of the park.

Policies:

- 5.1. Promote public awareness of the heritage and ecological values of the site including opportunities for interpretation and education through signage and activities relating to the story of the park and homestead.
- 5.2. Develop the marketing of the park in alignment with the use of the homestead through promotional material and site signage in consultation with heritage specialists.
- 5.3. Develop signage that clearly identifies public access into the reserve, wayfinding through the park and to other green spaces and reserves in the area.

Objective 6: To provide opportunities for community involvement in the park and for social or commercial enterprise to return value to the community and park.

Policies:

- 6.1. Enable opportunities for the local community to become engaged in developing, conserving and maintaining the gardens and bush area of the park through volunteer programmes, a friends group and the like.
- 6.2. Enable opportunities for social and commercial enterprise including a café where the enterprise:
 - i. supports and respects the heritage, ecological and community values of the park;
 - ii. enables the enjoyment of the public of the reserve; and
 - iii. aligns with the vision for the park.

Objective 7: To enhance neighbourhood connectivity of the park and safe pedestrian access into and through the reserve.

Policies:

- 7.1. Provide pathways connecting the carpark, homestead and garden via the development of the homestead cafe garden seating area and improve the pathway from the homestead to the bush via the tennis court.
- 7.2. Provide level carparks for better access for those with mobility impairments and accessibility pathway to the cafe area, homestead and main drive way.
- 7.3. Advocate for improved connections to the Auckland Botanic Gardens, Manurewa Town Centre and train station.

6 Key Priorities and Implementation

The Reserve Management Plan provides an aspirational vision and framework for future decision-making and investment. The key priorities identified in the plan are to:

- Update the conservation plan to include the whole of the park as reflected in policy 2.1; and
- Determine the future of any structures or assets that are recommended for re-design, removal or replacement as reflected in policy 2.2(i); and
- Develop a concept plan with input from heritage landscaping professionals as reflected in policy 2.3.

Implementation of improvements will be subject to budgetary considerations and coordinated through the three-year action plan associated with the Strategic Business Plan for the park and homestead.

7 Appendices

Appendix A: Description of the park and activities

David Nathan Park is located at 68R Hill Road, Hill Park and includes 3.7 hectares of bush, lawns and gardens surrounding the historic Nathan Homestead. It is owned and operated by Auckland Council.

The park includes a historic water tower and dairy relating to the homestead and extensive landscaped areas. These include original features such as a northern terrace area, tennis court, croquet lawn, decorative timber fences and gates, stone and brick garden walls, ceramic drain channels, garden beds and a range of exotic and native trees. Over time the park has been developed with the addition of a public carpark, theatre and arts workshops, covered accessway, public playground and fenced off childcare area. Approximately 1 ha of the park is covered by remnant native bush which also surrounds the original water storage tower for Nathan Homestead. The bush portion of the park is part of a small network of bush areas in the Hillpark area, some of which are publicly accessible as council-owned or managed park land.

The park hosts various public events including Jazz in the Gardens, Manukau Youth Orchestra performances, Hillpark Home and Garden Tour, community 'Picnic in the Park' and other events aimed at families and children. It also includes bookable outdoor space for private celebrations including weddings.

The homestead is primarily used for arts and community activities, private and public events, and childcare. It currently provides the following community services:

- Kauri Kids Childcare Services
- The Out of School Care and Recreation Programme (OSCAR)
- Gallery exhibitions and related programmes and events
- Creative classes, workshops and activities (used for pottery, exhibitions, visual arts classes, jewellery making etc)
- Performing arts programmes and theatre space for hire
- Community spaces including spaces for hire for private celebrations
- Community events and outreach initiatives
- Advisory and mentoring services for local visual artists
- A small café (not in operation as of August 2017).

Appendix B: History of the park

Te Ākitai Waiohua provided information on the cultural significance of David Nathan Park in 2014. The land was sold in a transaction in 1842 known as the Papakura block. David Nathan Park is on the border of this block. This sale was the first official land transaction in the Manukau area and the first deal between Te Ākitai Waiohua and the Crown. Te Ākitai Waiohua consider the park has cultural significance as part of the wider landscape of Manurewa and Manukau that were used by their people for fishing, travel, occupation and cultivation. Settlement of the area was seasonal as the people moved around, planting gardens during spring, fishing and collecting kaimoana during summer, harvesting gardens in autumn and staying at their main settlements during winter.

The Strategic Business Plan 2016-2016 includes the following historic context of the park: In 1910, Mr. David Lawrence Nathan bought 100 acres of land on Hill Road as the site for a family summer home which was then extended in the 1920s and 1930s with further purchases to the north and east.

Mr. Nathan was passionate about gardening and employed professional gardeners to assist in developing the formal garden. However, the construction of the southern motorway cut the farm into two parts between the old Manurewa Borough and the Manukau County.

The original motorway plan didn't have provision of access to Manurewa, so the Nathan family offered extra land to the government for an off-ramp. As the rates burden was increasing, the family decided to subdivide the land. To meet reserve contribution requirements for the subdivision, the family offered the Homestead and 12 acres of garden and bush to the Manurewa Borough Council for community use. The Manurewa Borough Council acquired the land in 1964 and David Nathan Park was officially created. Later on, the Nathan family sold part of the eastern side of the motorway land to the Auckland Regional Authority to form the Auckland Botanic Gardens. Members of the Nathan family still reside in Manurewa (and wider Auckland) and maintain a keen interest in the David Nathan Park and Homestead.

Nathan Homestead and the water tower

In 1910, Mr. Nathan built a bungalow, "The Hill", as the family summer home on his property on Hill Road. In the 1920s the house was extended, and a second storey was added to accommodate the growing family. The house caught fire and was destroyed within 30 minutes in December 1923.

Mr. D B Paterson was chosen as the architect to build a new grand brick house (for fear of another fire) to replace the bungalow. The building was designed in the 'Basque' or Tudoresque style, a style greatly admired by the Nathan family. The new house took two years to build, with the family moving back in during 1925. A water tower was added to the east of the Homestead at the time of the rebuild to provide extra water storage. The tower was designed to look like the tower of an old Norman Church.

The Homestead was used as the Manukau City Council administration buildings from 1965 to 1976, at which time council headquarters were moved to Manukau City Centre. A public meeting was held, and submissions called for, to determine the future use of the building. After careful consideration, the Manukau City Council decided to utilise the Homestead as a community and cultural centre.

In early 1978, restoration work began on the building, and since then, the Homestead has been used for arts and community activities, an art gallery childcare, private and public events and a cafe.

Appendix C: Statutory background

Legal Description and Deed of Trust

David Nathan Park is held under certificates of title NA2B/1396 and NA6A/424 and is legally described as:

- LOT 148 DP 51561,
- LOTS 209, 210, & 211 DP 52269, and
- LOT 184 DP 52683

The Deed transferring ownership of the bulk of the property to the Borough of Manurewa stipulated that the park would be held as public reserve and be named David Nathan Park.

Reserves Act 1977

The classification of David Nathan Park as a Historic Reserve under the Reserves Act 1977 was approved by the Parks, Recreation and Sport Committee on 18 November 2015, and gazetted on 24 March 2016. Under this legislation, the park must be administered and maintained so that;

- (a) the structures, objects, and sites illustrate with integrity the history of New Zealand;
- (b) the public have freedom of entry and access to the reserve, subject to the specific powers set out in the Reserves Act necessary for the protection and general well-being of the reserve and for the protection and control of the public using it;
- (c) where scenic, archaeological, geological, biological, or other scientific features, or indigenous flora or fauna, or wildlife are present on the reserve, those features or that flora or fauna or wildlife shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve;
- (d) to the extent compatible with the principal or primary purpose of the reserve, its value as a soil, water, and forest conservation area shall be maintained;
- (e) except where the Minister otherwise determines, the indigenous flora and fauna and natural environment shall as far as possible be preserved.

This restricts activities including the provision of new buildings or leases to cases where those activities will ensure the use, enjoyment, development, maintenance, protection or preservation of the reserve for the purpose it is classified. Any proposal for new leases would require iwi consultation, public notification or inclusion in this Reserve Management Plan.

Appendix D: Strategic context

7.1.1.1 Manurewa Local Board Plan (draft)

Nathan Homestead is currently run as a community arts centre and the park primarily serves the community for general recreation use and as an events space. Related objectives in the draft Manurewa Local Board Plan for 2017-2020 include:

- local community, arts and cultural events to have high levels of participation and attendance
- finding and planning a creative space for local artists and performers
- protecting our future, nurturing our present and honouring our past including delivering on initiatives to celebrate our history and tell the stories of the people of Manurewa
- protecting and celebrating our history-whakapapa of our area is well-known, protected and celebrated by all including enabling initiatives that celebrate local Māori culture, heritage and identity.

7.1.1.2 Manurewa Takanini Papakura Integrated Area Plan (draft)

The Integrated Area Plan for the Manurewa, Takanini and Papakura area aims to reinforce the role of these areas as the gateway to the south. It is a 30-year plan which brings together opportunities to strengthen the corridor and town centres of Manurewa, Takanini and Papakura. The draft plan includes a list of projects across the council and its CCO's including projects to strengthen connections between the Manurewa Town Centre to the Auckland Botanic Gardens and investigating options to improve Nathan Homestead and enhance David Nathan Park.

7.1.1.3 Strategic Business Plan

A Strategic Business Plan 2016-2026 for the park and homestead has been adopted to lead the operations and future planning for the site. It outlines a 10-year vision for the park and a number of objectives which are reviewed annually. The vision is:

David Nathan Park and Homestead is an iconic and treasured community place in Manurewa where people create, celebrate and connect while surrounded by nature and history.

The objectives include:

1. Creating an inviting, inclusive and enjoyable place for local people of all ages
2. Maintaining David Nathan Park as a premier park and protect the natural and passive recreation values of the site
3. Increasing the local communities' access to and participation in community events and creative activities, with a specific focus on families and young people
4. Promoting Nathan Homestead as a place for local people and in the future, an outstanding destination in south Auckland

5. Building strong local partnerships and to enable and support development of community connections
6. Providing fit-for-purpose spaces for exhibitions, arts education, performing arts, creative making and community use
7. Establishing and promoting the buildings and grounds as an attractive venue for hire and for community use
8. Conserving the heritage building and heritage and cultural site features and start telling the story of the site and its people.
9. Supporting improved connectivity with the Auckland Botanic Gardens, other local parks and the Manurewa Town Centre
10. Providing a high-quality café experience connected to the gardens and outdoor environment
11. Operating efficiently, effectively and in a sustainable manner

The Strategic Business Plan includes a framework to identify priority actions and a plan for implementation every three years. Please refer to Strategic Business Plan which will be updated in 2018.

Appendix E: Consultation

Consultation undertaken in 2014 and 2015 included interviews with staff, mana whenua, stakeholders and park users as well as a survey of approximately 500 homes in the area. These were used to inform various technical reports³ as well as the Strategic Business Plan. Further consultation in 2017 for this reserve management plan, including a questionnaire of 700 nearby homes (with 105 responses) sought further ideas and feedback on the park. Common themes across the consultation included support for:

- Greater activation of the buildings and running more events and fairs at the park
- Offering more activities especially on the weekend
- Better promotion of organised activities
- A better café
- More places for walking, sitting and socialising
- Improving signage about the site history and maintenance of the grounds

Other ideas included:

- Highlighting the water tower as a feature, for example, using lighting
- Improving the existing playground
- Improving physical access to the park

The 2017 questionnaire indicated that the most important improvements to the park would be:

- Providing a better café connection to the park such as relocating the café or outdoor seating (81% support)
- Facilities to enable more events such as a band rotunda, movies in parks etc. (56%)
- Information telling the story of the site's history such as signs or QR code links (45%)
- More seating and tables (42%)

The survey indicated support across a number of options to improve the Hill Road frontage although no clear priority was identified. A question was also posed as a follow-up to the Strategic Business Plan action around the potential reuse of the fenced space currently used by the childcare facility. The favoured options were using that space for:

- Café seating (77%)
- Heritage garden (53%)

While not a specific question, a number of respondents including many parents with children at the facility, voiced support for keeping the childcare facility based at the homestead.

A number of respondents favoured options to improve the native bush area including:

- Improving the walking trail (66%),
- Reconfiguring and extending the walking trail (62%)
- Planting more native trees to increase the bush area (49%).

Mana whenua were invited to participate in the drafting of this reserve management plan and Te Ākitai Waiohua and Ngāti Te Ata have provided input. Previous feedback from

³ Strategic Business Plan 2016-2026 (Appendix D), the Needs and Options Analysis; and Landscape Review (Appendix F).

mana whenua was also reviewed including input received for the Landscape Review in 2014 (Appendix F). In that, Te Ākitai gave support for new plants to be native, eco-sourced and fruit bearing to support native biodiversity; for pou tohu (sculpture/monument) and other cultural markers or signage to be provided to acknowledge their ancestral connections to the area; to be part of decision-making for the park; and for karakia before any earth or water works as noted in the Landscape Review 2014.

Appendix F: Technical reports

Below is a brief summary of technical reports that have informed the Reserve Management Plan. These include:

- A draft Conservation Management Plan 2015;
- A Landscape Review 2014; and
- Needs and Aspirations Analysis 2014

Conservation Management Plan 2015 (draft)

This draft plan was prepared by the Auckland Council Built Heritage Implementation team for the Manurewa Local Board. It provides post-European historical information of the area and the Nathan Homestead and its site. The plan describes the historic significance of the Homestead as a whole and also assesses individual elements of the building. It also provides a brief assessment of the water tower and some of the landscaping features such as rock and brick walls and clay channels. It recommends a number of conservation policies around the following themes:

- Identification of feasible and compatible uses for the building;
- Revealing and retaining parts of the building that are significant;
- Meeting the statutory requirements of both Council and of government, and maintaining the building so that it remains useful (allowing for adaptive reuse);
- Working within the resources available to the building owner (usually financial);
- Anticipation of threats to the building.

Nathan Homestead Needs and Aspirations Analysis 2014

Visitor Solutions conducted this community-based research and report on the effectiveness of arts and cultural programmes and services at Nathan Homestead including recommendations for improvement.

Recommendations to optimise the Homestead were:

1. A more detailed level of analysis be undertaken of both David Nathan Park and Nathan Homestead with the intention of:
 - (a) Repositioning the gallery: move the gallery which is currently located on the first floor to the ground floor.
 - (b) Repositioning the café: move the café from its current location to the northern side of the building to make this service a draw card and to more effectively connect the indoor and outdoor areas.
 - (c) Reconfiguring the studio spaces: by relocating the gallery to the ground floor, the upper floor can be reconfigured to establish additional / improved art studios and storage.
 - (d) Relocating the theatre: rather than adopting the previously proposed expansion and refurbishment of the theatre and its associated spaces, examine relocating this theatre and its functions to another site in the local area.
 - (e) Relocating the childcare facility: examine moving the childcare facility from its current location on the ground floor of Nathan Homestead to another site in the local area.

- (f) Optimising David Nathan Park (open space): enhancing the existing Park experience and holding more outdoor public events (e.g. outdoor sculpture, musical performances, family-friendly movies, etc.).
2. A holistic Reserve Management Plan for David Nathan Park: is undertaken which incorporates the findings from this study where appropriate.
 3. A feasibility and options assessment for the relocation of the proposed theatre: this assessment should be holistic and include an examination of things such as potential sites, a more detailed needs analysis, an outline of potential built spaces, capital cost estimates, governance and management options and sustainability. It should also consider the potential to collocate a youth arts space.
 4. Relocation assessment for childcare: undertake an assessment to determine potential relocation options for the childcare facility to another Manurewa site.
 5. Assisted relocation: where possible assist the Rock and Mineral Club to find an alternative location for their clubrooms.
 6. Examine the applicability of adopting the findings of this study in relation to:
 - (g) Improving roadside signage (including promoting future activities / events),
 - (h) Optimising the activity programme,
 - (i) Improving marketing and communications (e.g. using local media like the Manukau Courier to promote upcoming events, having a stand-alone Nathan Homestead website in addition to the Auckland Council portal),
 - (j) Alternative approach to youth programming (e.g. broadening appeal by targeting older youth with digital art, other contemporary mediums, hip-hop dance and “multi-age” classes) – dependent on outcome of Recommendation 3,
 - (k) Consider updating classes to address perception that young children, women and elderly patrons are the target audiences (e.g. increase appeal to potential male users and older youth).
 7. Financial review: undertake a review to determine the financial implications of implementing the recommendations that have been made in this report.
 8. Youth engagement: consideration given to new ways of interacting with youth not currently using facilities like Nathan Homestead via artist-led art outreach programmes to encourage participation in art and cultural activities in non-traditional spaces (e.g. car parks, skate parks or sports fields).

David Nathan Park Landscape Review 2014

This review by Treeline Park Services outlines the historical information of the site including an assessment of the significance of the site to Te Ākitai Waiohū; and assesses the current landscaping in light of the use of the site as a community arts centre. It provides a set of recommendations for David Nathan Park aimed to strengthen and improve the garden as a heritage feature to be enjoyed by the community into the future. It also reviewed the Needs and Aspirations Analysis 2014 and recommendations from Te Ākitai Waiohū, and supported a number of those recommendations. Below are the final recommendations from this plan:

Reserve Management Plan

1. A holistic Reserve Management Plan should be undertaken for the whole Park, as per Visitor Solutions' recommendation, with a landscape plan forming a key component of this document. This first recommendation is perhaps the most important as it will bring together all the recommendations listed here in the Landscape Review, plus the findings of the Needs and Aspirations Analysis, the Conservation Management Plan for the homestead and the David Nathan Conservation Plan that focuses on the remnant forest.

Iwi Considerations

2. For new plants/vegetation used on the site Te Ākitai Waiohua ask that, where possible, preference should be given to native and eco-sourced vegetation and other 'productive species' (e.g. fruit-bearing trees) to help increase and/or support the native biodiversity and to recognise the whakapapa and enhance the mauri of the site.
3. Te Ākitai Waiohua support the use of Indigenous Tree/Plant species (Natives) commonly known to the area such as Totara, Karaka, Puriri, Manuka, Kanuka and other known species.
4. That all natural water resources are not adversely impacted upon and are subjected to riparian planting requirements with appropriate native species only
5. That Pou Tohu (sculpture/monument) and other cultural markers/signage or story boards are provided to acknowledge Te Ākitai Waiohua's ancestral affiliation and allow them to realign their ancestral linkages to this area.
6. Provisions made for karakia before any earth/water works proceed. Participate and resourced with regard to monitoring of any proposed works from a kaitiaki perspective.
7. Te Ākitai Waiohua wish to be part of the decision making in regards to the final outcomes of David Nathan Park moving forward.

Overall Site Development and Usage

8. Community involvement in the development of the gardens and conservation of the remnant forest should be encouraged. Local gardening clubs, schools or other community groups may be interested in being involved with the development of the garden and the conservation of the remnant forest.
9. Visitor Solutions' recommendation in the Needs and Aspirations Analysis to relocate the café to the northern side of the homestead is supported as it will better connect the homestead with the surrounding landscape.
10. It is recommended that the proposals of Visitor Solutions to relocate the childcare facility, the theatre and Mineral and Rock Club to other local sites be further considered by Council. These changes would have both positive and negative

impacts on the landscape of David Nathan Park, by potentially improving the entrance to the park and access to the homestead and by removing a significant user group of the park.

11. The proposal by Visitor Solutions to hold more outdoor events in David Nathan Park will benefit the park greatly and is supported.
12. This Landscape Review supports the management objectives and Actions of the David Nathan Conservation Plan prepared by Kingett Mitchell Ltd in 2006. Particularly the objectives to plant a shrubby buffer around the forest markings to reduce 'edge effects' and control pest plants are worth noting here.
13. The entire site should be reviewed from a CPTED perspective with a view to opening up sightlines where possible. Actions should include reducing the height of boundary planting in consultation with neighbours to allow people to look into the park and trees could have their canopies lifted or some selective removals could be undertaken where possible.
14. It is important to encourage ongoing use of the tennis court and consider initiating use of the croquet law for the purpose for which it was built.

Trees

15. A number of trees are worthy of protection under the Unitary Plan in addition to the two groups of Japanese cedars and the remnant forest. A list of these trees and their corresponding reference number on the Existing Vegetation Plans in Appendix 2 is as follows:
 - 10x totara - • Podocarpus totara (11a, 11h-11p)
 - 1x English oak - • Quercus robur (17a)
 - 1x liquidambar - • Liquidambar styraciflua (16)
 - 6x linden - • Tilia cordata (15)
 - 1x English oak - • Quercus robur (17b)
 - 2x totara - • Podocarpus totara (11b, 11c)
 - 1x tulip tree - • Liriodendron tulipifera (18)
 - 2x lilly pilly - • Syzgium smithii (20a, 20b)
 - 4x totara - • Podocarpus totara (11d, 11e, 11f, 11g)
 - 3x phoenix palm - • Phoenix canariensis (23a, 23b, 23c)
 - 1x pin oak - • Quercus palustris (1a)
 - 6x phoenix palms – Phoenix canariensis (23d-23l)
 - 2x lilly pilly – Syzgium smithii (20c, 20d)
 - 2x southern magnolia – Magnolia grandiflora (7a, 7b)
 - 1x Norfolk Island pine – Araucaria heterophylla (51)
 - 1 x Himalayan cedar – Cedrus deodara (9a)
16. Pest trees within the garden, excluding those that have been 14 recommended for protection for their heritage significance, should be removed. These species include lilly pilly, phoenix palm and Norfolk Island hibiscus (*Lagunaria patersonii*). Consultation with neighbours and the public may be required prior to these

removals. Any further seedlings of these tree species and others on the pest plants list that establish in the gardens should be removed.

17. The arboretum-quality of the site could be developed further with 6 interpretive signage identifying notable trees, both in the garden and the remnant forest.
18. Consideration must be given as to whether the Chinese juniper trees to the north of the homestead either side of the steps should be retained or removed. While striking, these trees are not an original feature and are only 30-40 years old. They block key views over the northern lawn and walled garden feature and back to the most important elevation of the homestead.
19. It should be considered whether the washingtonia palms that line the western stretch of the driveway should be retained. They have replaced the standard-formed trees that once grew there and although they serve a similar purpose now and there are other palms in the garden, as they grow taller their form will become considerably different to the original and they will not frame the entrance in the same way.
20. The crushed shell beneath the bay laurel and port wine magnolia to the south west of the homestead should be removed. If a seating area is required in this location, a small courtyard seating space could be formed, using materials used elsewhere in the site such as the red brick.

Herbaceous Vegetation

21. Herbaceous pest plants, such as agapanthus, buddleia, tuber ladder fern and any others that are present, should be removed and replaced with more appropriate herbaceous perennials.
22. Consideration should be given as to whether the annual garden beds should be continued in the future or replaced with planting more in keeping with the heritage of the site.
23. In terms of the herbaceous planting, consideration could be given to the recreation of some of the beds that have been removed and reintroduction of roses to some of the garden beds and rhododendrons or azaleas to the northern terrace and possibly alongside the tennis court. In addition, it would be good to aim to establish a wide range of rare, unique and interesting herbaceous perennials throughout the garden beds to compliment the arboretum concept and reflect the heritage of the site.
24. Although an anomaly, the rock garden to the south of the tennis court was possibly an original feature of the garden and therefore it is recommended that it be retained and enhanced. This can only add to the rare, unique and interesting vegetation of the site.
25. Blank spaces and gaps in the garden beds and the areas that are in poor health should be addressed and replanted in line with the above recommendations.

26. A further addition to the planting of the site could be to plant the small plant pots set into the pillars at the ends of the brick walls.

Operations and Maintenance

27. Maintenance work should be undertaken to the tennis court, including new line marking, sealing of cracks in the surface, repairs to the fence netting, weed control in the bordering rock wall and assessment of the safety of the rock steps at the north eastern corner.
28. The brick walls and some of the brick paving are showing signs of damage and cracking in some areas and this should be reviewed by an Engineer, Arborist or other specialist and repaired or reinstated as necessary.
29. Consideration should be given to formalising the accessway to the base of the water tower with a track to protect the understorey of the forest.
30. The need for irrigation throughout the garden should be reviewed and increased as necessary.

Auckland Unitary Plan

David Nathan Park is zoned as open space in the Auckland Unitary Plan (AUP) with a Conservation zoning on the area covered by native bush and an Informal Recreation zoning on the area containing the Homestead and gardens. It is subject to three sets of overlay rules;

- a Built Heritage and Character overlay
- a Significant Ecological Area overlay on the bush covered areas
- a Notable Trees overlay that relates to two groups of '*Elegans*' Japanese cedars.

Figure 1: Unitary Plan zoning and overlays



LEGEND

not to scale

- Reserve boundary
- UNITARY PLAN ZONES**
 - Open Space - Conservation Zone
 - Open Space - Informal Recreation Zone
- UNITARY PLAN MANAGEMENT OVERLAYS**
 - Built Heritage and Character: Historic Heritage Overlay
 - Natural Resources: Significant Ecological Area Overlay
 - Natural Heritage: Notable trees [two groups of *Cryptomeria Japonica*, Japanese cedar]

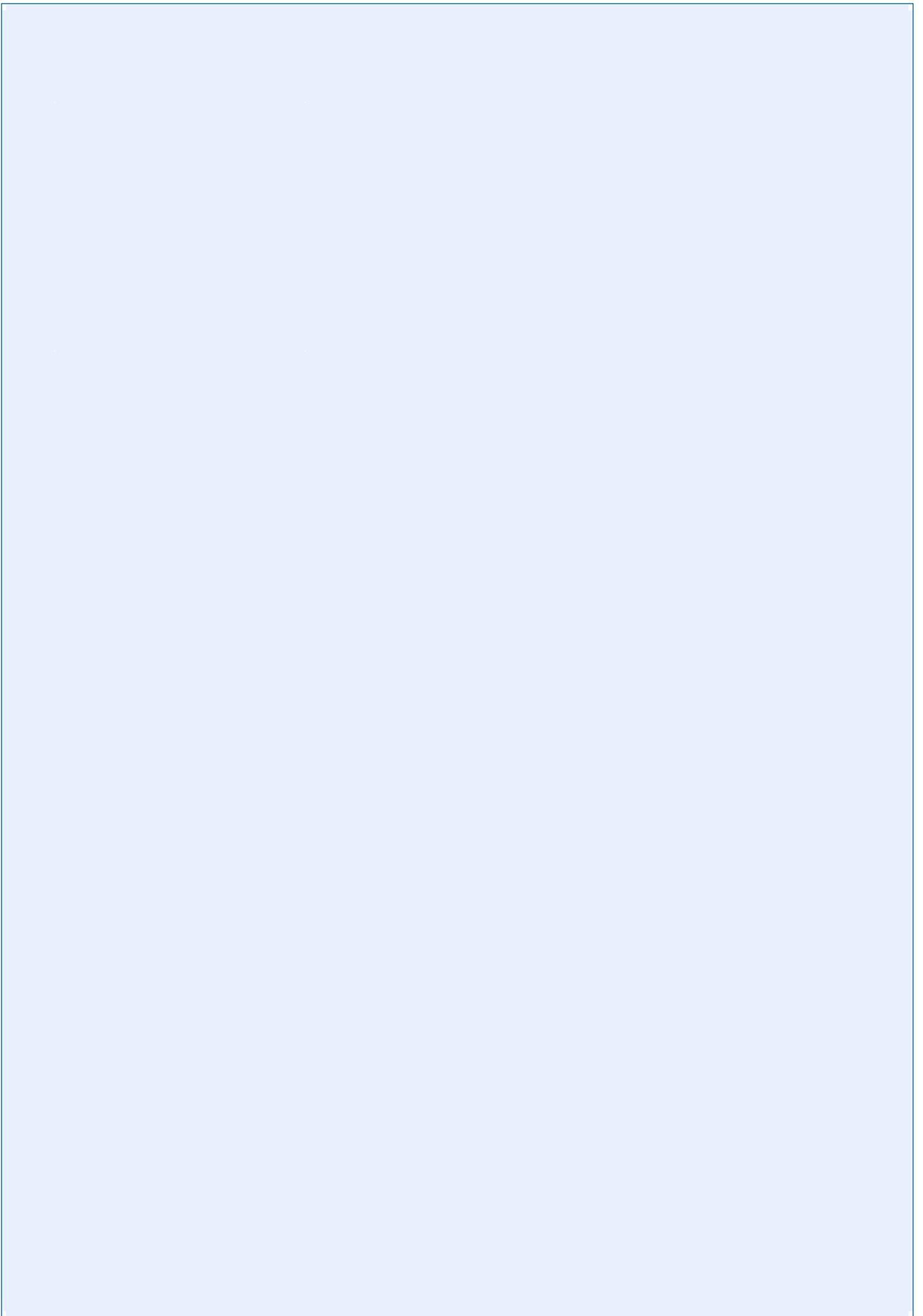
There are also many unprotected trees and bushes on the park which contribute to the arboreal context of the notable trees and have landscape value in their own right in defining the separate park spaces and setting for the historic homestead.

Nathan Homestead is identified in Schedule 14.1 of Significant Historic Heritage Places in the AUP (ID 1447) as a Category A*- Significant Historic Heritage Place for the following heritage values:

- (a) historical;
- (b) social;
- (c) physical attributes;
- (d) aesthetic; and
- (e) its context.

The Homestead is noted as having outstanding significance well beyond its immediate environs and sits within a historic heritage Extent of Place overlay area in the AUP Maps. The land, buildings and certain vegetation (such as trees) falling within the boundary are subject to regulatory controls. This means that demolition, relocation, certain maintenance and repairs, new buildings and structures, works, modifications, signs or activities including earthworks generally require resource consent.

The Hill Park neighbourhood in which the park is located is also subject to a special character overlay based on historical, architectural and physical/visual attributes. These include recognition of the creation of a lower-density garden subdivision with period housing amongst significant stands of native forest.



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