

CITY OF MOUNT ALBERT

APPROVED MANAGEMENT PLANS

This document contains two types of Management Plans, those required in terms of the Reserves' Act 1977, contained in Section A, and those where there is no statutory obligation on Council's part to prepare plans, contained in Section B.

Management Plans were approved by Council at meetings held on the 8th September and 13th October 1981 and became operative on the 27th October 1981.

APPROVED MANAGEMENT PLANS

A. Management Plans in Terms of the Reserves' Act 1977

1. Owairaka (Mt. Albert) Domain
2. Anderson Park
3. Edendale Reserve
4. Fergusson Avenue Reserve
5. Fowlds Park
6. Freyberg Field and Reserve at 64A Kiwitea Street
7. Gribblehirst Park
8. Murray Halberg Park
9. Wolseley Street Reserve
- Harwood Street Reserve
- Harbutt Avenue Reserve
- McGehan Close Reserve
- Taumata Road Reserve
- Sandringham Shopping Centre Reserve
- Norgrove Avenue Reserve

B. Management Plans for Reserves Not Required in Terms of the Reserves' Act 1977.

1. Alice Wylie Reserve (Burch Street Reserve)
2. Hendon Avenue Reserve
3. Phyllis Street Reserve
4. Warren Freer Park (Watson Avenue Reserve)
5. Braemar Terrace Reserve
- Morningside Drive Reserve
- Bannerman & Mountain View Road Reserve
- Reserve at Corner of New Bond Street & New North Road
- Reserve in New North Road near Dominion Road Overpass

MOUNT ALBERT CITY COUNCIL

RECREATION ZONED LAND (Area, Classification, Management Plan)

<u>Zone</u>	<u>Area</u> ha./m ²	<u>Classification</u>	<u>Management</u> <u>Plan</u>
<u>Recreation 1</u>			
Owairaka (Mount Albert) Domain	9.5305	Recreation	Approved
<u>Recreation 2</u>			
Alice Wylie Reserve	5027	Not Required	Approved
Anderson Park	1.7073	Recreation	Approved
Bannerman Road Reserve	635	Not Required	Approved
Braemar Terrace Reserve	1912	Not Required	Approved
Chamberlain Park (part)	4.6779	Not Required	
Edendale Reserve	6189	Recreation	Approved
Fergusson Avenue Reserve	2.1446	Recreation	Approved
Ferndale Park	8385	Local Purpose (site for community bldgs)	Not Required
Fowlds Park	11.8972	Recreation	Approved
Freyberg Field	1.3244	Recreation	Approved
Gribblehirst Park	5.9207	Recreation	Approved
Harbutt Avenue Reserve	1201	Recreation	Approved
Harwood Street Reserve	2003	Recreation	Approved
Hendon Avenue Reserve	2.757	Not Required	Approved
Hendon Park	1.9000	Not Required	
McGehan Close Reserve	1341	Recreation	Approved
Morningside Drive Reserve	1353	Not Required	Approved
Murray Halberg Park	3.4168	Recreation	Approved
Cnr. New Bond Street & New North Road	60	Not Required	Approved
Cnr. New North Road & Akepiro Street	1670	Not Required	Approved
Norgrove Avenue Reserve	2175	Recreation	Approved
Nixon Park	2.7848	Not Required	
Phyllis Street Reserve	4.9493	Not Required	Approved
Phyllis Street	1201		
Sandringham Bowling Club	3913	Recreation	Approved
Sandringham Shopping Centre Reserve	1172	Recreation	Approved

RECREATION ZONED LAND (Area, Classification, Management Plan) Continued

<u>Zone</u>	<u>Area</u> ha/m ²	<u>Classification</u>	<u>Management</u> <u>Plan</u>
<u>Recreation 2</u>			
School Road Reserve	8220	Local Purpose	Not Required
Taumata Road Reserve	4277	Recreation	Approved
Wolseley Street Reserve	675	Recreation	Approved

Additional Council Land Not Zoned Recreational

Warren Freer Park	1.8595	Not Required	Approved
(Land zoned Residential 3, designated "public recreation")			
Owairaka Plunket	1146	Local Purpose (site for plunket rooms)	Not Required
(Land zoned Residential 2, designated "plunket")			
Sandringham Plunket	759	Local Purpose (site for plunket rooms)	Not Required
(Land zoned Residential 2, designated "plunket")			

Recreation 3 (Private)

Eden Park	8.0704
Royal Terrace (Bowls)	1808
Grove Road (Tennis)	1543
Hendon Block (Grazing)	1.5176
New North Road (Tennis)	3321
Allendale Road (Bowls)	4047
Lloyd Avenue (Croquet)	2251

A. MANAGEMENT PLANS IN TERMS OF THE RESERVES ACT 1977

OWAIRAKA (MT. ALBERT) DOMAIN - MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 Management

The Domain comprises Crown Land vested in the Mt. Albert City Council, the responsibility for its management and administration resting with Council. Organisations having use of parts of the reserve by lease or other tenancy agreements may be responsible for some management and control functions in accordance with their respective tenure documents.

1.2 Classification Under Reserves Act (1977)

"Recreation Reserve". (N.Z. Gazette, 14 February 1980, No. 10 page 314)

1.3 Location (see Appendix I)

The Domain is situated in the southern part of the City on the upper slopes of Owairaka (Mt. Albert).

1.4 Access

Vehicular access to the reserve is available from Summit Drive which leads on to a one-way ring road up to and down from the summit of the mountain. Pedestrian access is provided by way of walkways from Toroa Terrace, Mt. Royal Avenue, La Veta Avenue and Grand Avenue.

1.5 Zoning Under Operative District Scheme

The reserve is zoned "Recreation 1", a zone created specifically for the mountain domain and which is oriented toward individual casual recreation with some provision for group activities.

1.6 Area & Legal Description

9.5305 Hectares

Lot 19 D.P. 58177

Lot 48 D.P. 39801

Pt. Allotment 100 and Pt. Allotment 195 Titirangi Parish, Block IV, Titirangi Survey District.

1.7 Physical Description (see Appendix II)

The Domain comprises an extinct volcanic cone which forms the visual centre of the district, rising to 145m above sea level at its highest point. The summit is marked by a trig station situated on a flat concreted area which also accommodates a plaque inscribed with a brief history

of the early Maori occupation of the mountain.

A grassed and planted ridge extends from the trig station across the top of the mountain in a north-westerly direction with the site of an old scoria quarry to the north and a rectangular playing field to the south on the site of the original volcanic crater. The central ridge forms the southern boundary of the old quarry, curving round towards the north from either end to completely enclose the site apart from its northern-most point where access to the quarry was provided.

A one-way ring road begins on the western side of the reserve from the end of Summit Drive below the crater ridge, climbing around the northern and eastern slopes to its highest point below the trig station and then descending around the southern and western sides of the mountain back to Summit Drive.

On the right, just inside the Summit Drive entrance stands an old disused water reservoir while on the left is a flat grassed area on which a second reservoir once stood. The northern face of the mountain below the ring road is dominated by a large stand of mature gum trees growing on the steeply sloping banks which lead down to adjoining residential properties. Access to the quarry site is provided from the road by way of the old entrance. The floor of the quarry is now a grassed predominantly flat area roughly semi-circular in shape. A small pavilion is situated inside the quarry at the foot of the north-western wall. The quarry walls now form grassed banks planted with many established trees. Below the ring road on the eastern side the land falls away steeply down to residential properties in Mt. Royal Avenue. This slope is grassed and accommodates a few mainly native trees.

A small parking bay is provided at the road's highest point adjacent to steps leading up to the trig station and plaque. The road then descends along the mountain's southern slopes past access to a larger parking area at the southern corner of the playing field and volcanic crater. The playing field is bounded to the north by the central ridge while on its southern boundary a changing shed has been built into a bank retained by a stone wall. Public toilets are situated at the south-western corner of the field. Above the southern bank and between the toilets and the parking

area there is a grove of mature mainly native trees. South of the parking area and below the ring road is the A.R.A. Reservoir site. An arm of the reserve extends in a south westerly direction below the reservoir site and along the rear of residential properties in Mt. Royal Avenue.

The ring road continues past the parking area and public toilets where another small parking bay is situated and then on to Summit Drive. A second stand of gum trees grows below and to the west of the ring road on the slopes extending down to properties in La Veta and Grande Avenues.

1.8

History

Acknowledgements: This brief history is based to a large extent on information contained in E.J. Searle's "City of Volcanoes - A Geology of Auckland" (Paul, 1964) and Dick Scott's "In Old Mt. Albert" (Southern Cross, 1961).

The age of the now extinct volcanic cone is estimated to be between 30,000 and 50,000 years. The following is an extract from Searle's book:

"More than thirty thousand years ago Mount Albert erupted at a site located on the flank of the dividing ridge between Oakley and Meola creeks. A complex scoria cone was soon built high above the ridge so that copious lavas were able to flow down the flanks into both valleys. Oakley valley was blocked below Owairaka school by a lava stream which spread across the valley and flowed down until it petered out near the Oakley Psychiatric Hospital and just beyond the beginning of the Northern Motorway. Oakley creek overflowed around the head of the dam and established a new course along the western margin of the lava flow.

On the eastern side of the divide, lava cascaded down steep slopes into the central basin and spread across the floor of the Meola-Motions stream valley. It reached as far as Morningside and extended downstream to Chamberlain Park. Later phases of eruption were more explosive and showers of ash were spread over the dividing ridge and the lava field, covering their hard rocks and rough surface with a smooth layer of ash. This accounts for the thick rich soil on much of Mount Albert's lava field."

According to Maori legend the mountain was once called Te Puke o Ruarangi, the hill of Ruarangi, but later named Owairaka, the place of Wairaka, after the leader of the original Maori settlement. Wairaka was the daughter of the Ngati-Awa chief who was captain of the Matatua canoe, one of the main fleet which made landfall in New Zealand in about 1350. Wairaka, with some of her followers, split from the main tribe in Whakatane and journeyed north to found a new community on a hill which became known as Owairaka. Over the years Owairaka became a heavily fortified pa site with an estimated peak population of about 1575.

By the time the first Europeans arrived, however, the pa site was uninhabited having been abandoned following a series of tribal wars. Nevertheless, evidence of the early Maori occupation remains to this day in the form of faint outlines of terracing and of whare sites on the upper part of the cone.

British settlers named the hill Mt. Albert in honour of Queen Victoria's husband, Prince Albert, shortly after their marriage in 1840. Both district and mountain have retained that name but in popular usage the mountain has been increasingly referred to by its Maori name, Owairaka.

A scoria pit was opened on the mountain in 1867 to supply scoria ash to local bodies and private citizens. To assist in the quarrying operations a ballast railway line was built up the side of the hill to the crater to enable scoria to be transported down from the pit. Toroa Terrace now occupies part of the original railway line route. By 1875 scoria was being carted from Mt. Albert to form the approaches to the bridge near the Waikomiti Inn in Great North Road and Hendersons Mill even further afield.

In 1880 the Mt. Albert Highway District Board of Trustees (later to become the Mt. Albert Borough Council) asked the Government to place the whole cone in local hands. This was supposed to be done as soon as the railway contractors had closed the scoria pit on completing the Kaipara line, but did not actually occur until 1929. Meanwhile, in 1905 12 acres of the mountain were transferred to the Mt. Albert Domain Board.

As a result of the quarrying operations Owairaka was

seriously disfigured. The area that now looks like a large volcanic crater was created by quarrying away what was once the main shoulder of the mountain. The scoria pit was driven into the highest side of the mountain and continuous excavations finally brought the height of the original summit down by at least thirty metres.

After Council was given control of the old quarry it levelled the site and turned it into a rough playground. The area was later leased to the Mountain Green Archery Club which has been established there for over 30 years. The Club's original pavilion was burnt down and in 1957 rebuilt. In 1964 an extension was added.

The football field formed on what was the actual volcanic crater site was established in the early 1900's. The current regular users of the field, the Flying Angels Mission to Seamen, began using the facility over 25 years ago.

Two water reservoirs were built by Council on either side of the Summit Drive entrance early this century. The now demolished one on the left of the entrance had a capacity of 250,000 gallons while the second larger remaining reservoir can hold 500,000 gallons. These two reservoirs were previously linked to the main A.R.A. reservoir but had recently been used only as possible standbys in the event of a failure of the main reservoir. The main reservoir was built by the Auckland City Council on the southern side of the mountain in 1945 and was taken over by the A.R.A. in 1952.

The smaller of the two Council reservoirs was demolished in 1975 and the site filled and grassed. In October 1980 Council resolved to abandon the remaining reservoir.

The Council has permitted private persons or organisations to graze stock on the reserve for many years as a means of controlling grass growth. Users of this facility in the recent past include the Mt. Albert Grammar School farm. Early experiments with sheep grazing proved impractical because of dog worrying, so cattle became the only suitable grazing animals.

area which today are regarded as scenic, historic, and scientific monuments of national and regional importance. Along with the other cones the mountain is part of the visible history of the region's geological past while remaining evidence of Maori occupation provides an irreplaceable link with early human occupation of the district.

Regionally Owairaka performs a visual role as a prominent natural feature. Active uses of the reserve have a more local significance although these uses are by no means limited to residents of Mt. Albert itself.

1.10 Current Uses & Facilities

1.10.1 Private Uses

Mountain Green Archery Club

This Club has been using the site of the old scoria quarry for some 30 years, its current 5 year lease expiring on 1st April 1981. Under the terms of the lease the Club is responsible for maintenance of the pavilion. The lease covers the whole of the flat area of the old quarry site. Under its terms the Club may use the land and pavilion on Saturdays and Sundays but is responsible for the maintenance of the pavilion only.

Flying Angel Mission to Seamen

This organisation has been using the sports field on the site of the original volcanic crater for over 25 years and current Council policy is to continue to allow this use indefinitely without charge to the Mission which arranges soccer matches involving overseas ship's crews to be played on the field. There is no formal lease or other tenancy agreement relating to any land or buildings.

Grazing

As part of its management programme Council allows the the reserve to be used for grazing. This use controls grass growth and enhances the Domain's rural atmosphere.

Casual Uses

Council also allows other private clubs or organisations to use the reserve on an ad hoc basis subject to the uses' suitability and compatibility with the above long term occupiers. Casual uses in the past have included

Christmas carol services, church picnics, Guy Fawkes evenings, and outings for local scout and girl guide groups.

1.10.2 Public Uses and Facilities

Except during those times when parts of the Domain are committed to private use as outlined above the whole reserve is available for casual usage by members of the general public. The nature of the reserve as a scenic resource results in most uses being in the form of passive recreation, especially viewing from the top of the mountain. The Domain is also regularly used for walking and jogging. As well as the vehicular ring road detailed above there are several walking tracks, in particular ones with access from Mt. Royal Avenue, Grande Avenue, La Veta Avenue and Toroa Terrace. Other facilities available to the public are parking areas, picnic tables and toilets.

1.11 Adjoining Land Uses

With the exception of the designated A.R.A. reservoir site all land adjoining the Domain is zoned residential, accommodating principally single family dwellings.

2.0 OBJECTIVES & POLICIES STATEMENT

2.1 Pressures, Constraints, and Management Criteria

The function of the Domain as a scenic and historic reserve makes it ideally suited to individual casual recreation. Recognition of the importance of the mountain reserve has been given in Council's Operative District Scheme by the creation of a special zone called "Recreation 1" and by listing the whole mountain as an historic site to be preserved.

Council's primary objective is to retain the reserve for general public usage. To this end it is necessary to contain any existing or proposed private uses. Current private uses are of a low intensity causing little conflict with the public usage function and Council will endeavour to see that this situation continues. From time to time applications are made for organised groups to use the reserve and Council has in the past granted permission for some uses on an individual limited period basis, where necessary imposing conditions aimed at preserving the Domain's principal passive recreation function.

The areas of the reserve most sensitive to over use are those containing archaeological remains dating back to the era of pre-European settlement. These remains are the only significant examples surviving within Mt. Albert and such areas have been identified for preservation and protection accordingly. Casual public usage in the form of sight-seeing does little to endanger these remains but problems have arisen in the past with cattle grazing and unauthorised motor-cycle usage.

The ideal grazing animals for reserves of this type are sheep but past experience has shown that these animals are in continual danger from worrying by uncontrolled dogs. Cattle grazing is therefore the only suitable alternative, any potential for damage to the reserve to be controlled by limiting the size and age of the animals. It has been found that grazing by young beef cattle fulfills the objective of grass growth control without causing unacceptable damage to the reserve itself.

Motor vehicles are another potential danger to the reserve. Damage by cars driven onto grassed areas has been controlled by strategic fencing but unless such areas are completely

enclosed there will always be the potential for nuisance and damage to be caused by motor-cycles. However, extensive fencing would conflict with other objectives relating to public usage and destroy the open character of the Domain. Council has therefore decided that the potential nuisance from motor-cycles is an unavoidable but acceptable risk which can be satisfactorily controlled by its Traffic Department.

The potential for other forms of vandalism is common to all public reserves and Council is limited in the methods of control available. Most vandalism occurs when few other people are present and Council is able to partly control the situation by closing the reserve to motor vehicles during the hours of darkness. This policy results in little encroachment on the public's enjoyment because the facilities of the Domain are most suited to daytime use.

Maintenance and preservation of existing tree cover is an important factor in enhancing the character of the reserve. Nuisance caused by trees growing close to adjoining residential properties has caused some problems in the past but regular maintenance and if necessary pruning can adequately control this potential problem area without resorting to widespread tree removal. Council has recently adopted a comprehensive program of native tree planting on the reserve but implementation has been deferred pending the identification of significant archaeological sites so as to prevent damage to these areas being inadvertantly caused.

In its management of the reserve Council will assess any development, maintenance or use proposals in accordance with the objectives and policies contained in this management plan and in particular with the following criteria:

- (a) The preservation of the reserve as a prominent natural feature.
- (b) The availability of the reserve for casual usage by the general public.
- (c) The protection of known archaeological remains.
- (d) The preservation of existing trees and other vegetation.
- (e) The suitability of the proposal in terms of the reserves classification.
- (f) Any possible conflict between the proposal and
 - (i) other activities on the reserve
 - (ii) adjoining land uses.

- (g) Compliance of the proposal with the provisions of the Operative District Scheme and relevant Council bylaws.

2.2 Management Objectives

- 2.2.1 To preserve the Domain as a scenic archaeological and historic public resource of national and regional importance.
- 2.2.2 To maintain the visual dominance of Owairaka.
- 2.2.3 To preserve the existing open rural character of the reserve.
- 2.2.4 To preserve the known archaeological remains situated on the reserve.
- 2.2.5 To maintain and develop the reserve in such a way as to encourage its casual and informal usage by the general public.

2.3 Management Policies

- 2.3.1 Protection of Archaeologically Significant Sites
To identify areas of the reserve containing known archaeological remains and to ensure adequate protection is provided for their preservation.
- 2.3.2 View Protection
To use the provisions of the Operative District Scheme to preserve selective and significant views from, to and past the mountain.
- 2.3.3 Existing Uses by Private Organisations
To allow the existing uses of the reserve by the Mountain Green Archery Club and the Flying Angels Mission to Seamen to continue at Council's discretion and subject to regular monitoring and reassessment to ensure the objectives contained in this management plan are fulfilled.
- 2.3.4 New Uses
To consider applications for new or additional private uses of the reserve only insofar as such uses would be consistent with the reserves classification, the objectives and policies contained in this management plan and with the

relevant provisions of the Operative District Scheme.

2.3.5 Grazing

To continue, subject to regular monitoring, the existing policy of limited grazing on the reserve to control grass growth and to maintain the existing perimeter fencing accordingly.

2.3.6 Disused Council Reservoir Site

To carry out a feasibility study on possible alternative uses of the site of the remaining disused reservoir including possible options involving some utilisation of the structure itself.

2.3.7 Landscape & Vegetation

To protect existing trees on the reserve and to continue the current programme of native tree planting in selected areas as financial resources permit, and to undertake regeneration of the stand of mature gums (*Eucalyptus saligna*) on the northern and western faces of the mountain.

2.3.8 Public Access

To ensure that a convenient and high level of public access to the reserve is provided and maintained without detriment to neighbouring properties.

2.3.9 Vehicular Traffic Management

- (a) To continue the existing policy of closing the Domain to vehicular traffic during the hours of darkness.
- (b) To maintain the existing 20 km/h speed restriction on the mountain driveway.
- (c) To prevent vehicular access to grassed areas of the reserve by the maintenance of existing and where necessary the provision of additional barriers.

2.3.10 Walkways

To increase public enjoyment of the reserve by the maintenance and upgrading of existing and where practicable the provision of new walkways.

2.3.11 Parking

To balance the provision of adequate public parking facilities against the preservation of land available for recreation purposes.

2.3.12 Amenities

To maintain and enhance existing public amenities and to

provide, within current financial constraints, additional amenities as the need arises.

2.3.13 Maintenance

To provide regular maintenance of public amenities, facilities and grounds situated within the reserve so as to maximise the enjoyment of these by the general public.

2.3.14 Bylaws

Any use of the reserve shall comply with all relevant Council bylaws currently operative and in particular with Chapter 17 of N.Z.S. 9201.

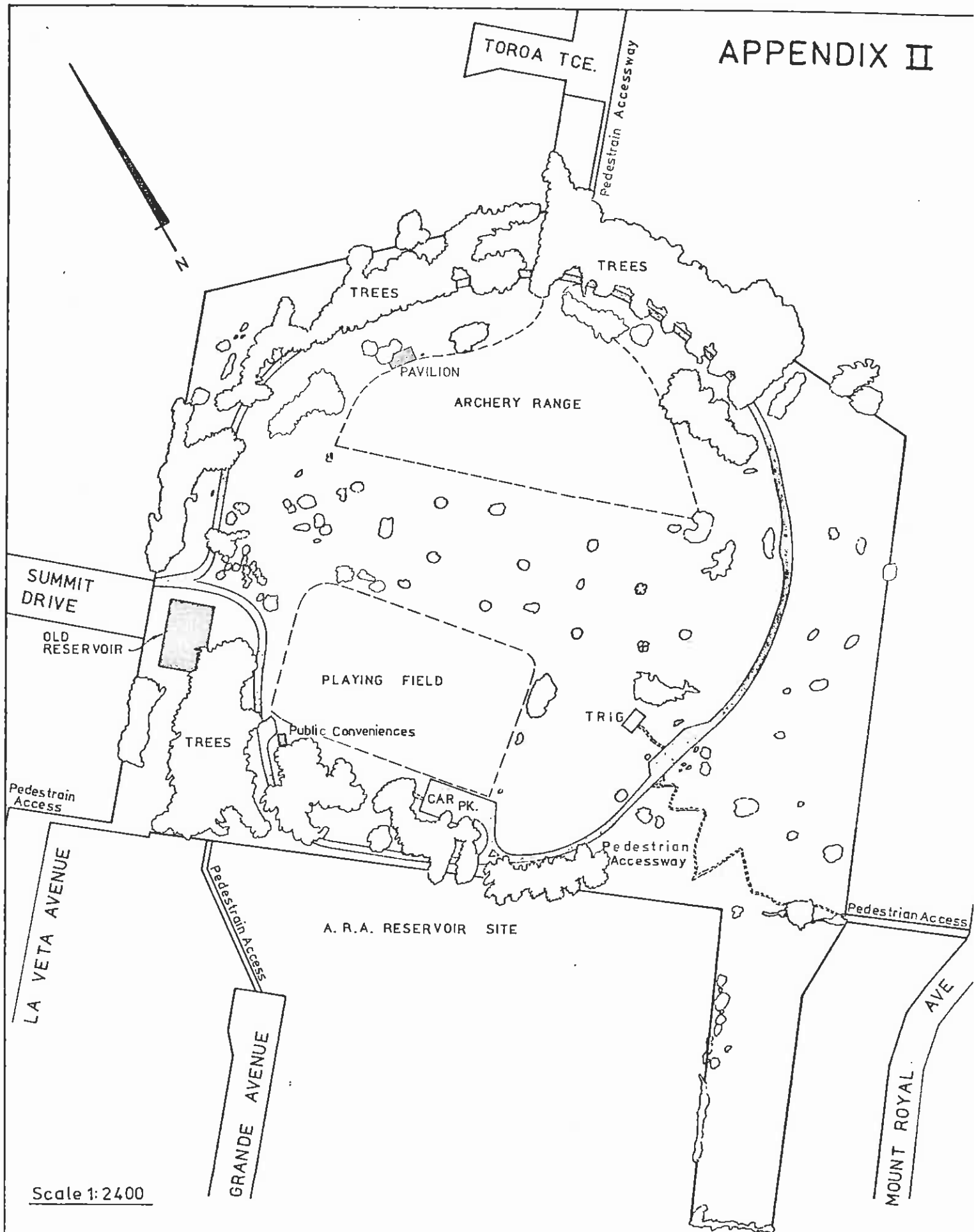


APPENDIX I

OWAIRAKA (MT. ALBERT) DOMAIN LOCATION PLAN

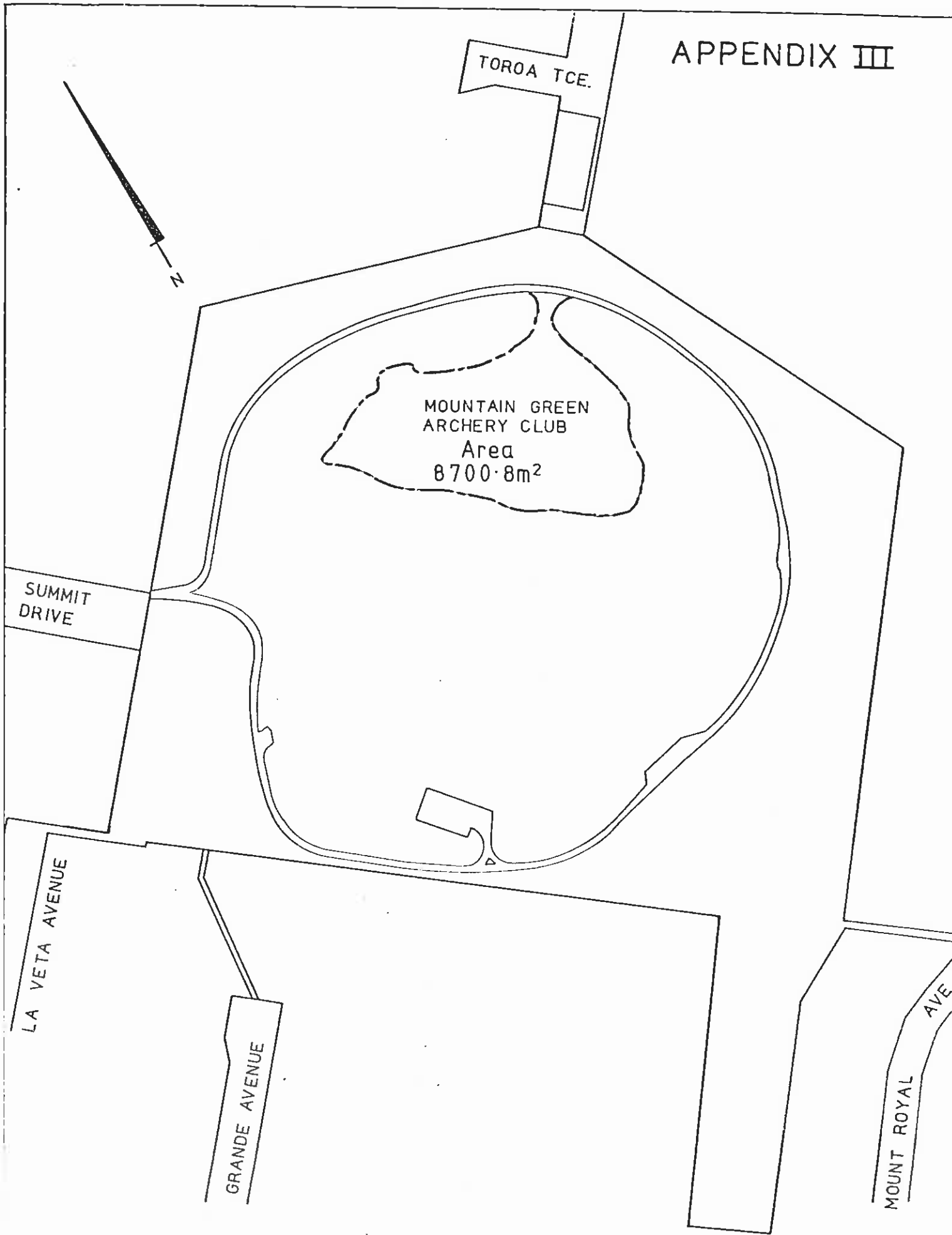
Not to scale.

APPENDIX II



OWAIRAKA (MT. ALBERT) DOMAIN — PHYSICAL CHARACTERISTICS

APPENDIX III



OWAIRAKA (MT. ALBERT) DOMAIN-AREA LEASED
BY MOUNTAIN GREEN ARCHERY CLUB

Scale 1:2400

ANDERSON PARK - MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 Management

Anderson Park is owned and administered by the Mt. Albert City Council. Organisations having use of parts of the reserve by lease or other tenancy agreements may be responsible for some management and control functions in accordance with their respective tenure documents.

1.2 Classification Under Reserve Act (1977)

"Recreation Reserve". (N.Z. Gazette, 18 December 1980, No. 146, page 4059.)

1.3 Location (see Appendix I)

The park is situated in the south-western part of Mt. Albert at 1140 New North Road and is enclosed by residential properties in New North Road and Preston Avenue.

1.4 Access (see Appendix II)

Pedestrian access only is provided to the reserve by one accessway from New North Road and two from Preston Avenue.

1.5 Zoning Under Operative District Scheme

The park is zoned "Recreation 2", a zone providing for the development of open space in public ownership catering primarily for organised sport and informal recreation.

1.6 Area & Legal Description

1.7073 Hectares

C.T. 705/195, Lot 1, D.P. 28110

C.T. 760/124, Pt. Lot 5, Plan 1147 Black

C.T. 771/55, Pt. Lot 15, Deeds Plan 402 Black

C.T. 1016/91, Lot 7, D.P. 38268

Block IV, Titirangi Parish,

Auckland Survey District.

1.7 Physical Description (Appendix II)

The park consists of a large flat rectangular area forming a sports field and a smaller sealed area to the south accommodating 3 tennis courts and a children's play area. The park adjoins residential properties on all sides, the boundaries being defined by fences, walls, hedges or trees.

A two-storeyed pavilion is sited adjacent to the sports field on the eastern side of the reserve to the immediate

south of the entrance from the accessway to Preston Avenue.

A second single-storeyed pavilion adjoins the tennis courts and children's play area in the south-western corner of the reserve.

The sealed tennis court area is enclosed by 3.5m high wire mesh and pipe fencing.

The sealed play area is open to the rest of the reserve and accommodates traditional play equipment in the form of swings and see-saws.

The three pedestrian accessways from New North Road and Preston Avenue are all sealed.

Floodlights are provided for the illumination of both the sports field and tennis courts.

1.8

History

The land comprising Anderson Park was once the property of a family by the name of Twining before coming under the control of the Mt. Albert Borough Sinking Fund Commissioners in the 1930's. Council purchased the land in 1938 after a major subdivision scheme in the area had been approved. The land was gazetted as a public reserve and named after the mayor of the day, Mr. H.A. Anderson. Access to the reserve from Moreland Road and Preston Avenue was provided in 1940.

Having purchased the land Council graded most of the area to form a football field. Children's play equipment was erected in the southern part of the reserve in 1939 and basketball courts were formed on the adjacent area in 1940. A pavilion was erected next to the courts in the same year and the facilities rented on an annual basis to the Y.W.C.A.

A second pavilion, adjacent to the sports field on the south-eastern side of the reserve was also built by Council in 1940. Extensions to this pavilion were constructed in 1947.

Until 1960 the use of the facilities on the reserve was allocated by Council to several different sporting organisations. As well as using the basketball and

tennis court facilities the Y.W.C.A. also had at one stage limited use of the sports field for summer and winter use. The Owairaka Amateur Athletic and Harrier Club was formed in 1943 and began using the park during the summer months for evening athletic meetings and occasional Saturday use. Their use of the park continued until 1959. Other summer uses of the sports field prior to 1960 included cricket and softball. In particular the Auckland Softball Association used the field regularly from 1944 through to 1952. In 1953 the Mt. Albert Ramblers Sports Club began using the park for evening softball practice.

Until 1953 winter use of the sports field was divided between the Y.W.C.A. who used it for playing hockey, and the Auckland Rugby Union. In 1953 the Mt. Albert Grammar School Old Boys' Association Football Club (later to be called simply the Mt. Albert Soccer Club) began using the park during Winter for soccer matches and practices. In 1960 the Soccer Club took over the summer use of the sports field for off-season practice. Council granted the Club use of the grounds and pavilion on an annual rental basis for the whole year. In 1971 a new joint soccer club was formed called the Mt. Albert/Ponsonby Association Football Club (Inc.) and this club remains the only private user of the sports field and pavilion facilities.

The St. Mary's Tennis Club began regular use of the tennis courts in 1956 when Council granted a 5 year lease of the courts and pavilion. Their use of these facilities continues today.

In 1970 the old pavilion adjacent to the tennis courts was demolished and a new pavilion was built by Council using money from the Reserves Fund.

In 1972 the existing pavilion adjoining the sports field was raised and a new ground floor containing changing room and toilet facilities erected underneath. Costs of these building works were shared between the soccer club and Council.

1.9

Role

Anderson Park's primary role is of providing organised recreation for local residents although the nature of the

existing uses ensures that the use of the reserve at this level extends to many people living outside the City's boundaries.

When not in use for organised sport the park fulfils the role of a local neighbourhood reserve for casual recreation.

1.10 Current Uses & Facilities

1.10.1 Private Uses

Mt. Albert/Ponsonby Association Football Club (Inc.)

Until recently this Club rented the sports field and adjoining pavilion from Council on an annual basis. The Club now has a lease of the land on which the pavilion stands for a period of 10 years from 1st January 1980 without automatic right of renewal. The terms of the lease allow the Club to use the adjoining sports field for recreation purposes. The Club may use and is responsible for the maintenance of the existing pavilion which is also to be made available at a reasonable charge for use by other volunteer organisations who may from time to time use the field.

The pavilion itself is a two-storey structure, the concrete-block ground floor of 100m² accommodating changing rooms and toilets while the wooden 67m² 1st floor comprises lounge and clubroom facilities.

The Football Club have erected flood-lights around the perimeter of the sports field to allow evening practices and occasional evening matches.

St. Mary's Tennis Club (Mt. Albert) Inc.

The previous leasing arrangements enjoyed by this Club have been superseded by an agreement pursuant to section (1)(f) of the Reserves Act. The agreement covers a land area of 1942m² and gives the Club rights to use the existing three tennis courts and pavilion facilities for a term of 5 years commencing 1st October 1978 between the 1st August and 30th June.

Under the tenancy agreement Council is responsible for the maintenance of the land and pavilion. Access to and use of the tennis courts by residents or ratepayers of Mt. Albert

is to be maintained at all times subject to the payment of a fee determined by the Club and approved by Council.

The pavilion is a single-storey concrete block structure of 66m² accommodating toilet, kitchen, and clubroom facilities.

1.10.2 Public Uses

As noted above the tennis courts are available for public use at all times subject to the payment to the Club of an approved fee.

The sports field, however, is only available for general public usage when not being used by the soccer club although members of the public do have the right to enter on to the land as spectators without payment of any fee when the Club is using the sports field, except when a Council-approved charge day is in operation. Except where prior Council approval has been given to the Club for Sunday play, the sports field is available for casual usage by members of the public on any Sunday.

The children's playground adjacent to the tennis pavilion and courts is available to the public at all times. Existing play equipment is of the traditional swings and see-saw type.

1.11 Adjoining Land Uses

All land adjoining the reserve is zoned residential accommodating principally single family dwellings with some multi-unit development.

The objectives and policies contained in this statement apply to the following reserves:

Fowlds Park
Gribblehurst Park
Anderson Park
Murray Halberg Park
Freyberg Field
Edendale Reserve

2.1 Pressures, Constraints & Management Criteria

2.1.1 Use of Reserves by Private Recreation Clubs

The majority of reserves covered by this general statement are fully developed, their primary function being the provision of organised sports with some allowance for casual recreation. Over an extended period of time the organised sports component provided by private sports and recreation bodies has become accepted as a legitimate and often predominant use of reserve land. The sports clubs involved lease or rent from Council parts of the reserves for the accommodation of their activities. Often, clubrooms, pavilions and other amenities have been built on the reserves at their own expense although ownership of such facilities is always retained by Council. In most cases it is envisaged that the current uses of these reserves will prevail. Council recognises the status quo situation and the valid function performed by private clubs and organisations using facilities located on public reserves.

Given the historical background and current usage it would be both unrealistic and inappropriate for Council to take over the provision and administration of such activities as the sports involved are best promoted by the various existing specialist groups.

There is however an inherent contradiction apparent in the use of public reserves by private groups particularly when their activities restrict the rights of the public to use parts of the reserves on a casual basis. Although the leases under which the clubs operate generally ensure that most members of the public are eligible for membership provision must nevertheless be made for those people with no interest in the particular activity provided for or in organised recreation generally.

Leasing and other occupation rights are only one aspect of the total management of a reserve and when assessing new leasing proposals it is Council's role to ensure that the rights of the public take priority over the requirements of a prospective lessee. In particular, a leasing proposal must be fully justified and acceptable to the majority of reserve users, while accommodating as far as possible minority wishes as well.

2.1.2 Buildings on Reserve Land

Related to the broad issue of private versus public recreation is the more specific problem of the encroachment of buildings on to public open space. Mt. Albert is a developed suburban area and as such opportunities to provide additional public open space are rare making the preservation of existing areas crucial. Council's policies in this regard are also covered in its Operative District Scheme and are designed to restrict buildings to only those which are a reasonable adjunct to the main outdoor recreation activity.

2.1.3 Sunday Play & Charge Days

Under the Reserves Act and the Local Government Act Council is empowered to grant approval to private organisations for the Sunday use of a reserve and for the restriction of public entry to a reserve without payment of an admission charge. The necessity for Sunday play usually arises when sports clubs hold tournaments and an extra day is needed to complete play. Also, the need occasionally arises for one day events to be held on a Sunday because on Saturdays the reserve is committed to its regular uses. Where charge days are operated their main purpose is to enable private clubs to collect funds for the promotion of their activities. While occasionally such uses of a public reserve can be justified by their nature they further restrict public usage and must be controlled accordingly.

2.1.4 Ancillary Liquor Licences

Recent amendments to the Sale of Liquor Act provide for the granting of ancillary liquor licences to private clubs including sporting bodies which in many cases have clubrooms or pavilions located on public reserves. In the recent past there have been several such cases in Mt. Albert and where the Licensing Commission has granted a licence the Council has usually amended the lease concerned to permit the use. Council considers the control over the consumption of liquor is in the main adequately covered under the

provisions of the Sale of Liquor Act but regardless of the granting of an ancillary liquor licence by the Licensing Commission, the ultimate decision as to whether the use is appropriate in any particular case rests with Council as the controlling body of the reserve. Council may therefore, in its role of owner or landlord of a reserve, see fit to disallow such a use or to impose additional conditions on the lessee particularly where past performance has shown that the lessee has been negligent in respecting the rights of other reserve users and neighbouring property owners.

2.1.5 Generative Effects of Reserve Uses

Any intensive use (whether public or private) of a reserve can create generative effects with the potential for causing detriment to neighbouring properties. In particular problems relating to traffic and noise generation may occur. As part of the administration of its policies Council will endeavour to provide a reasonable balance between the provision of adequate parking, the preservation of existing areas available for recreation, and the minimising of any impact on adjoining land uses.

The issue of noise transmission created by uses of the reserve affects not only neighbouring properties but also the enjoyment of other parts of the reserve itself. In its management of the reserve and in particular when assessing possible new uses Council's aim will be to ensure that any one particular use does not infringe the rights of other reserve users or neighbouring property owners.

2.1.6 Financial Constraints

Through its Parks & Reserves Department Council provides regular maintenance of existing amenities and facilities located on reserves within the City. The provision and development of additional amenities to satisfy new needs is of course constrained by the availability of funds. By continual monitoring and assessment of current demands Council will endeavour to accommodate any new facilities for which a proven need has been identified.

2.1.7 Management Criteria

Although Council will generally continue existing management practices, from time to time matters arise which require Council's consideration and in such cases the preservation of reserve land for general public use must wherever possible be achieved.

The following criteria will be used for the assessment of new proposals relating to either public or private use of reserves:

- (a) The suitability of the proposed use in terms of the reserve's classification.
- (b) The anticipated demand for the proposed use and its accessibility to the general public.
- (c) In cases of proposals for non-public use of public open space the effect, if any, on the interests of the public at large.
- (d) The loss (if any) of land available to general public use.
- (e) The encroachment (if any) of buildings onto existing public open space.
- (f) The design and appearance of any proposed new building work be in harmony with the surrounding environment.
- (g) The possible generative effects of the proposed new use, in particular those relating to noise transmission and traffic generation.
- (h) Any possible conflict between the proposed new use or activity and -
 - (i) other activities on the reserve,
 - (ii) adjoining land uses.
- (i) Compliance of the proposal with the provisions of the Operative District Scheme and relevant Council Bylaws.

2.2 Management Objectives

2.2.1 Role of the Reserve

To provide for a variety of recreation needs by maintaining a balance between public and private and active and passive uses of the reserve.

2.2.2 Public Usage

To maintain and develop the reserve in such a way as to encourage its casual and informal usage by the general public.

2.2.3 Private Usage

To continue to assist recreational and cultural groups in the promotion and maintenance of their activities whilst recognising the right of an individual to use publicly owned open space as an individual rather than as a member of a private club or other organisation.

2.2.4 Buildings

To prevent the loss of significant areas of open space by the encroachment of buildings on reserve land.

2.2.5 Land Use Impact

To minimise any possible conflict between activities on the reserve and adjoining land uses.

2.3 Management Policies

2.3.1 Private Use of Reserve Land

2.3.1.1 General Policy

The following is current Council policy as adopted on 28 March 1978:

- (a) That in relation to all parks and reserves under its ownership and/or control Mt. Albert City Council hereby adopts the policy that all such parks and reserves are established provided and maintained primarily for the benefit enjoyment and general recreation of the public at large (hereafter called "public use") rather than particular uses by specific bodies, persons or sports whether incorporated organised or otherwise (hereinafter called "private use") and such policy shall especially apply where any such private use may involve the building extension or modification of any structure or facility on such parks and reserves, and

- (b) Notwithstanding the foregoing policy, Council may in relation to any park or reserve under its ownership or control, consider any application for private use upon its merits with reference to the policy contained in Part (a) above subject to any applicant for such private use complying with the following procedure:-

The applicant shall submit details of the proposal to Council at which stage Council shall, in its capacity as owner or landlord of the park or reserve subject of the application;

Either

- (i) Disallow the application

Or

- (ii) Where no further town planning or other legal procedures are required, allow the application

Or

- (iii) Before considering the application, require the applicant to first comply with all town planning procedures and hearings as may be required and all other legal requirements.

2.3.1.2 Existing Leases

To honour obligations on existing leases of reserve land to private organisations and to ensure that each lessee does likewise.

2.3.1.3 New or Renewed Leases

To assess applications for new, or renewal of existing leases in terms of the known performance of the prospective or existing lessee. Where an existing lessee wishes to terminate a current lease or forego any renewal rights Council will consider new applications from organisations of the same or similar character.

2.3.1.4 Renting of Land or Buildings not Leased

To permit a private sports or other recreation organisation to enter into an agreement with Council to rent reserve land or buildings for recreational activities consistent with the reserves classification provided that:

- (a) the demand for the proposed activity is clearly established
- (b) it is not practicable or appropriate for Council to provide the facility itself
- (c) there will be no significant encroachment on the public's right to use other parts of the reserve on a casual basis.

- (d) the agreement shall be subject to periodic renewal and review as determined by Council
- (e) Council may impose such conditions on the agreement as it thinks fit to ensure the proper care and maintenance of the land or building concerned.

2.3.1.5 New Uses

To ensure that any new or additional private use of reserve land is consistent with the reserve's classification under the Reserves Act, 1977, the objectives and policies contained in this Management Plan, and with the relevant provisions of Council's Operative District Scheme.

2.3.1.6 New Buildings

To assess applications for new or additions to existing private buildings on reserve land in terms of objective 2.2.2 and policy 2.3.1.1 above and in accordance with the relevant provisions of Council's Operative District Scheme.

2.3.1.7 Parking

To ensure that adequate parking facilities in accordance with the Operative District Scheme are provided without significant loss of open space and facilities provided for general public usage and in such a manner as to afford adequate protection to neighbouring properties.

2.3.1.8 Ancillary Liquor Licences

To recognise the sale and consumption of liquor as an ancillary recreation activity, and where appropriate to amend existing leases of reserve land accordingly provided that:

- (a) Council is satisfied that the lessee can or will contain the use effectively so as to ensure that there is no encroachment on the rights of other reserve users and/or neighbouring property owners.
- (b) The lessee has obtained an Ancillary Liquor Licence in accordance with the relevant provisions of the Sale of Liquor Act, 1962.
- (c) Notwithstanding compliance with the objectives and policies contained in this Management Plan, the lessee has complied with Council's town planning and building bylaw requirements relating to any necessary additions or alterations to existing buildings.
- (d) Council may also in its capacity as owner or landlord of the reserve apply such additional conditions as it thinks fit to ensure that the sale and consumption of

liquor remains ancillary to the principal recreation activity.

2.3.1.9 Charge Days

Where, under current leasing or other tenancy arrangements, a recreation club has the use of reserve land for sports activities, the Council shall, at the discretion of the Town Clerk, grant up to 8 charge days per sports season.

2.3.1.10 Sunday Play

To assess applications from private organisations for the Sunday use of a public reserve in terms of the objectives and policies contained in this management plan. In granting consent to any application Council may impose such conditions as it thinks fit to ensure the proper control of the activity and the care and maintenance of the reserve.

2.3.1.11 Signs

To assess applications for the erection of signs relating to private facilities on reserve land in accordance with the Operative District Scheme and the relevant Council Bylaws.

2.3.2 Public Uses

2.3.2.1 Amenities

To maintain and enhance existing public amenities and to provide, within current financial constraints, additional amenities as the need arises.

2.3.2.2 Landscape & Vegetation

To preserve those existing natural landforms and vegetation which enhance the character of the reserve and where desirable plant new vegetation.

2.3.2.3 Public Access

To ensure that a convenient and high level of public access to the reserve is provided and maintained without detriment to neighbouring properties.

2.3.2.4 Access to Private Properties

To generally prohibit vehicular access from the reserve to neighbouring private properties.

2.3.2.5 Driveways & Walkways

To increase public enjoyment of the reserve by the maintenance of existing and where practicable the provision of new driveways and walkways.

2.3.2.6 Parking

To balance the provision of adequate public parking facilities against the preservation of land available for recreation purposes.

2.3.2.7 Children's Play Facilities

To maintain existing and where appropriate develop new play facilities on the reserve.

2.3.2.8 Signs

To provide adequate signposting relating to the reserve and its facilities. The provision of signs indicating amenities sited on public land shall, if their importance warrants, be of the tavern type and shall be at the discretion of the City Engineer. Siting shall be generally on the nearest arterial, principal or local distributor road, specific locations to be decided together with the Chairman of the Works and Traffic and the Parks and Recreation Committees.

2.3.2.9 Cost Sharing of Fencing of Private Land Adjoining Reserve

To consider applications from property owners for the cost-sharing of boundary fencing between the reserve and private land. Council will require that such applications be submitted before erection or re-erection and no contribution shall be made where application is made after the fence has in fact been erected.

2.3.2.10 Maintenance

To provide regular maintenance of public amenities, facilities and grounds situated within the reserve so as to maximise the enjoyment of these by the general public.

2.3.2.11 Bylaws

Any use of the reserve shall comply with all relevant Council bylaws currently operative and in particular with Chapter 17 of N.Z.S. 9201.

3.0 SPECIFIC POLICY & WORKS PROPOSALS

3.1 Long-term Goal

To maintain a reasonable balance between public usage and the private sporting bodies usage of the park.

3.2 Playing Field

To permit use of the playing field for organised recreation between the months of February and October inclusive at Council's discretion only.

3.3 Buildings

To allow additions to existing building facilities only insofar as such additions are directly associated with and necessary for the proper enjoyment of outdoor recreation activities on the reserve.

3.4 Night-time Use

To allow use of the reserve for training purposes between the months of February and October (inclusive) at the following times at Council's discretion -

Monday	4.30 p.m. to 6 p.m.
Tuesday	4.30 p.m. to 8.30 p.m.
Wednesday	6.00 p.m. to 7.30 p.m.
Thursday	4.30 p.m. to 8.30 p.m.
Friday	4.30 p.m. to 6. p.m.

The clubrooms on the reserve must be vacated by 10.00 p.m. on any night, however this time limit may be extended with the prior consent of Council with respect to specific functions.

Explanation

This reserve comprises a relatively small land area and Council is of the opinion that it is currently operating at its maximum capacity when being used for organised sport. The existing pattern of usage has been shown to create a conflict between activities on the reserve and adjoining residential land uses, as well as restricting the right of the general public to use the reserve on a casual basis. Council is mindful of this and will monitor the situation to ensure the private usage of the park will not be to the detriment of the general public's usage.

The impracticability of providing adequate off-street parking on the reserve and the close proximity of adjoining residential properties to the organised sports activities

necessitate the restriction of the intensity of usage to minimise any possible land-use conflict and to preserve the balance between casual and organised usage of the park. While recognising its commitments under existing tenancy documents Council considers that the reserve's future usage must be determined by such physical constraints as its size and location and by the necessity to preserve the casual public usage component rather than by the requirements of private sporting bodies which are operating at the limit of the capacity of the reserve's facilities.

The provisions of existing tenancy agreements give Council control over the scale of current activities and to this end it is hoped to preserve the playing field for casual public usage outside of the winter sports season and to limit uses of the reserve and its facilities after dark. Council will monitor the pattern of reserve usage in terms of these controls and any conflict situations that may subsequently arise, and will take its findings into account at the time of re-assessment.

- 3.5 To construct a footpath across the park between the Preston Avenue and New North Road entrances.

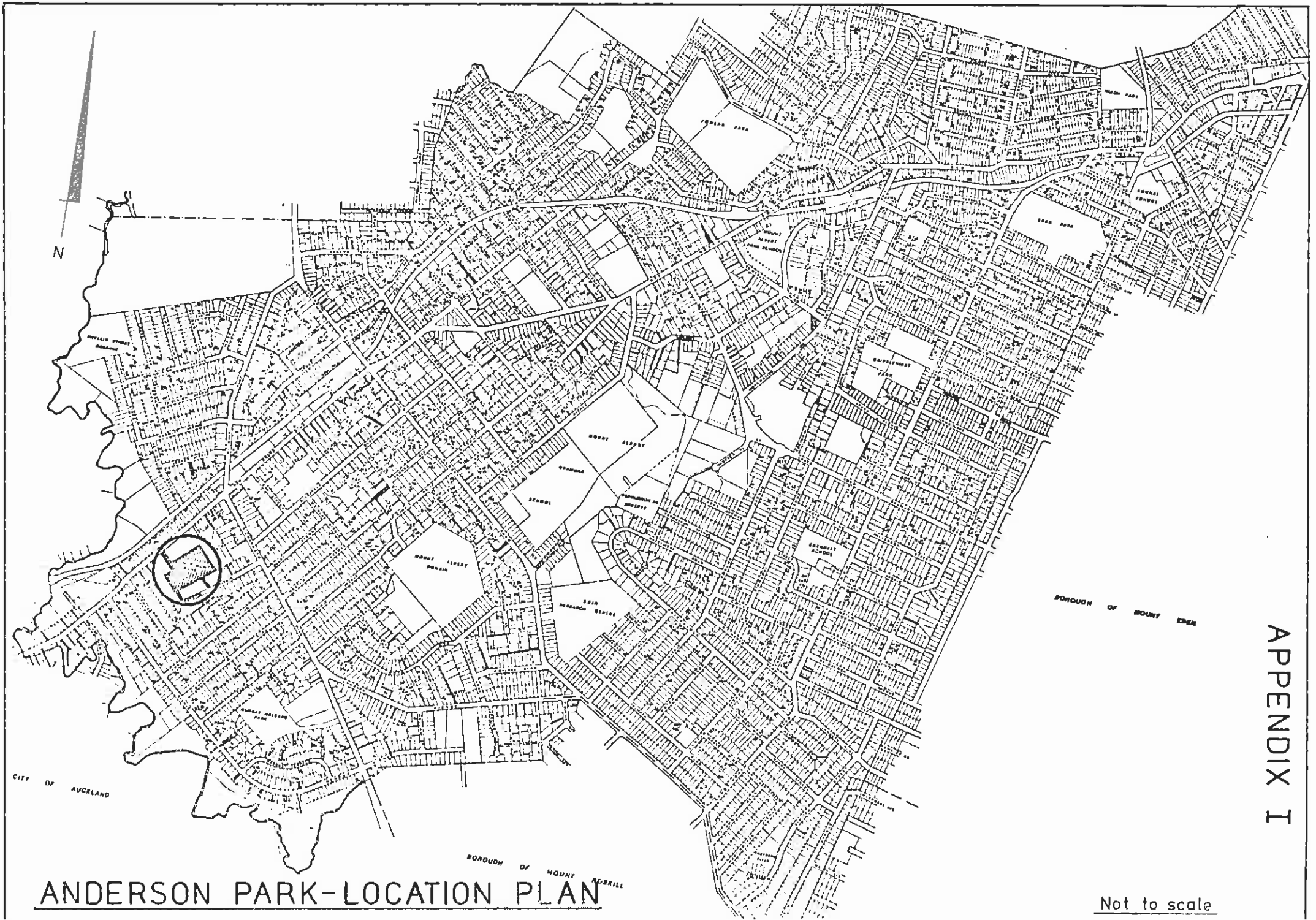
Explanation

The park is regularly used as a short-cut between Preston Avenue and New North Road. During the winter months the ground can become very wet and a sealed pathway will allow this use of the park to continue without difficulty.

- 3.6 To upgrade the existing children's play facilities.

Explanation

The existing play facilities are of the traditional swings and "see-saw" type which do not provide a great variety of play for children using the area. Council is currently investigating a progressive upgrading of all children's play equipment situated within the City and the Anderson Park area will be among those included.



APPENDIX I

Not to scale

APPENDIX II

NEW NORTH ROAD



Pedestrian Accessway

PAVILION

PLAYGROUND

TENNIS COURTS

PLAYING FIELD

PAVILION

Pedestrian Accessway

PRESTON

AVENUE

Scale 1:1000

ANDERSON PARK - PHYSICAL CHARACTERISTICS

APPENDIX III

NEW NORTH ROAD



ST. MARY'S
TENNIS CLUB

Area
1942.5m²

101m²

MT. ALBERT-PONSONBY
FOOTBALL CLUB

PRESTON
AVENUE

ANDERSON PARK—AREAS LEASED BY
MT. ALBERT-PONSONBY FOOTBALL CLUB
AND ST. MARY'S TENNIS CLUB

Scale 1:1000

EDENDALE RESERVE - MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 Management

The reserve comprises Crown Land vested in the Mt. Albert City Council, the responsibility for its management and administration resting with Council. Organisations having use of parts of the reserve by lease or other tenancy agreements may be responsible for some management and control functions in accordance with their respective tenure documents.

1.2 Classification Under Reserves Act (1977)

"Recreation Reserve". (N.Z. Gazette, 31 July 1980, No. 89, page 2266).

1.3 Location (see Appendix I)

The reserve is situated in the eastern part of the City at 423-425 Sandringham Road, adjoining the Edendale Primary School on its southern side.

1.4 Access (see Appendix II)

Pedestrian access to the reserve is available from the Sandringham Road frontage and via a walkway from Shorwell Street.

1.5 Zoning Under Operative District Scheme

The park is zoned "Recreation 2", a zone providing for the development of open space in public ownership catering primarily for organised sport and informal recreation.

1.6 Area and Legal Description

6189m²

Lot 29, D.P. 39743

Pt. Allotments 159 & 160

Section 10

Suburbs of Auckland

Block IV, Titirangi Survey District.

1.7 Physical Description

The reserve comprises a predominantly level grassed area situated below the level of adjoining land. From the Sandringham Road frontage the land drops down a gently

sloping tree covered bank and opens out onto a large expanse of level grassed area. The reserve rises up another tree covered area on its north-western boundary to the Edendale Primary School and adjoining residential properties in Shorwell Street. The Edendale Scout Group hall stands in the south-western corner of the reserve.

1.8 History

The land was originally set aside for reserve purposes in the late 1940's as part of a state housing development block on what was referred to as the Carrie Estate. In 1951 the Government vested the land in the Mt. Albert Borough Council for reserve purposes.

In 1961 the Boy Scouts Association of New Zealand leased a small area of land in the south-western part of the reserve on behalf of the Edendale Scout Group whose use of the reserve continues today. The Scout Group erected a small hall on the land soon after the lease was executed. This original building was replaced by a new scout den in 1978.

The remainder of the reserve has never been leased to private organisations although in recent years the Eden Rugby Football Club has used the area for evening training sessions.

1.9 Role

The reserve fulfils a role of a local neighbourhood park catering primarily for casual active or passive recreation.

1.10 Current Uses and Facilities

1.10.1 Private Uses

Edendale Scout Group (see Appendix III)

In the name of the Boy Scouts Association of New Zealand this organisation leases 550m² of land in the south-western corner of the reserve.

The lease is for 21 years, expiring on the 31 December 1981. Under the terms of the lease the Group is responsible for the maintenance of both the building and the immediate surrounds.

The scout den itself is a 147.5m² single-storeyed concrete block structure.

Eden Rugby Football Club (Inc.)

This sports club rents the reserve on an annual basis for training purposes two nights a week up to 8 p.m. The Club have installed a floodlight to assist their evening training sessions.

1.10.2 Public Uses

The majority of the reserve is available to members of the general public for casual recreation subject to the restricted limitations outlined above.

For some years the Edendale Primary School has been using the reserve on an informal basis for recreation purposes and conversely part of the school grounds are used as if the area was contained within the reserve itself.

1.11 Adjoining Land Uses

Residential land adjoins the reserve on its western and southern sides while to the north the area is bounded by the Edendale Primary School and a commercially zoned service station site. On its eastern side the reserve fronts on to Sandringham Road and adjoins the Sandringham Plunket site to the immediate south.

The objectives and policies contained in this statement apply to the following reserves:

Fowlds Park
Gribblehirst Park
Anderson Park
Murray Halberg Park
Freyberg Field
Edendale Reserve

2.1 Pressures, Constraints & Management Criteria

2.1.1 Use of Reserves by Private Recreation Clubs

The majority of reserves covered by this general statement are fully developed, their primary function being the provision of organised sports with some allowance for casual recreation. Over an extended period of time the organised sports component provided by private sports and recreation bodies has become accepted as a legitimate and often predominant use of reserve land. The sports clubs involved lease or rent from Council parts of the reserves for the accommodation of their activities. Often, clubrooms, pavilions and other amenities have been built on the reserves at their own expense although ownership of such facilities is always retained by Council. In most cases it is envisaged that the current uses of these reserves will prevail. Council recognises the status quo situation and the valid function performed by private clubs and organisations using facilities located on public reserves.

Given the historical background and current usage it would be both unrealistic and inappropriate for Council to take over the provision and administration of such activities as the sports involved are best promoted by the various existing specialist groups.

There is however an inherent contradiction apparent in the use of public reserves by private groups particularly when their activities restrict the rights of the public to use parts of the reserves on a casual basis. Although the leases under which the clubs operate generally ensure that most members of the public are eligible for membership provision must nevertheless be made for those people with no interest in the particular activity provided for or in organised recreation generally.

Leasing and other occupation rights are only one aspect of the total management of a reserve and when assessing new leasing proposals it is Council's role to ensure that the rights of the public take priority over the requirements of a prospective lessee. In particular, a leasing proposal must be fully justified and acceptable to the majority of reserve users, while accommodating as far as possible minority wishes as well.

2.1.2 Buildings on Reserve Land

Related to the broad issue of private versus public recreation is the more specific problem of the encroachment of buildings on to public open space. Mt. Albert is a developed suburban area and as such opportunities to provide additional public open space are rare making the preservation of existing areas crucial. Council's policies in this regard are also covered in its Operative District Scheme and are designed to restrict buildings to only those which are a reasonable adjunct to the main outdoor recreation activity.

2.1.3 Sunday Play & Charge Days

Under the Reserves Act and the Local Government Act Council is empowered to grant approval to private organisations for the Sunday use of a reserve and for the restriction of public entry to a reserve without payment of an admission charge. The necessity for Sunday play usually arises when sports clubs hold tournaments and an extra day is needed to complete play. Also, the need occasionally arises for one day events to be held on a Sunday because on Saturdays the reserve is committed to its regular uses. Where charge days are operated their main purpose is to enable private clubs to collect funds for the promotion of their activities. While occasionally such uses of a public reserve can be justified by their nature they further restrict public usage and must be controlled accordingly.

2.1.4 Ancillary Liquor Licences

Recent amendments to the Sale of Liquor Act provide for the granting of ancillary liquor licences to private clubs including sporting bodies which in many cases have clubrooms or pavilions located on public reserves. In the recent past there have been several such cases in Mt. Albert and where the Licensing Commission has granted a licence the Council has usually amended the lease concerned to permit the use. Council considers the control over the consumption of liquor is in the main adequately covered under the

provisions of the Sale of Liquor Act but regardless of the granting of an ancillary liquor licence by the Licensing Commission, the ultimate decision as to whether the use is appropriate in any particular case rests with Council as the controlling body of the reserve. Council may therefore, in its role of owner or landlord of a reserve, see fit to disallow such a use or to impose additional conditions on the lessee particularly where past performance has shown that the lessee has been negligent in respecting the rights of other reserve users and neighbouring property owners.

2.1.5 Generative Effects of Reserve Uses

Any intensive use (whether public or private) of a reserve can create generative effects with the potential for causing detriment to neighbouring properties. In particular problems relating to traffic and noise generation may occur. As part of the administration of its policies Council will endeavour to provide a reasonable balance between the provision of adequate parking, the preservation of existing areas available for recreation, and the minimising of any impact on adjoining land uses.

The issue of noise transmission created by uses of the reserve affects not only neighbouring properties but also the enjoyment of other parts of the reserve itself. In its management of the reserve and in particular when assessing possible new uses Council's aim will be to ensure that any one particular use does not infringe the rights of other reserve users or neighbouring property owners.

2.1.6 Financial Constraints

Through its Parks & Reserves Department Council provides regular maintenance of existing amenities and facilities located on reserves within the City. The provision and development of additional amenities to satisfy new needs is of course constrained by the availability of funds. By continual monitoring and assessment of current demands Council will endeavour to accommodate any new facilities for which a proven need has been identified.

2.1.7 Management Criteria

Although Council will generally continue existing management practices, from time to time matters arise which require Council's consideration and in such cases the preservation of reserve land for general public use must wherever possible be achieved.

The following criteria will be used for the assessment of new proposals relating to either public or private use of reserves:

- (a) The suitability of the proposed use in terms of the reserve's classification.
- (b) The anticipated demand for the proposed use and its accessibility to the general public.
- (c) In cases of proposals for non-public use of public open space the effect, if any, on the interests of the public at large.
- (d) The loss (if any) of land available to general public use.
- (e) The encroachment (if any) of buildings onto existing public open space.
- (f) The design and appearance of any proposed new building work be in harmony with the surrounding environment.
- (g) The possible generative effects of the proposed new use, in particular those relating to noise transmission and traffic generation.
- (h) Any possible conflict between the proposed new use or activity and -
 - (i) other activities on the reserve,
 - (ii) adjoining land uses.
- (i) Compliance of the proposal with the provisions of the Operative District Scheme and relevant Council Bylaws.

2.2 Management Objectives

2.2.1 Role of the Reserve

To provide for a variety of recreation needs by maintaining a balance between public and private and active and passive uses of the reserve.

2.2.2 Public Usage

To maintain and develop the reserve in such a way as to encourage its casual and informal usage by the general public.

2.2.3 Private Usage

To continue to assist recreational and cultural groups in the promotion and maintenance of their activities whilst recognising the right of an individual to use publicly owned open space as an individual rather than as a member of a private club or other organisation.

2.2.4 Buildings

To prevent the loss of significant areas of open space by the encroachment of buildings on reserve land.

2.2.5 Land Use Impact

To minimise any possible conflict between activities on the reserve and adjoining land uses.

2.3 Management Policies

2.3.1 Private Use of Reserve Land

2.3.1.1 General Policy

The following is current Council policy as adopted on 28 March 1978:

- (a) That in relation to all parks and reserves under its ownership and/or control Mt. Albert City Council hereby adopts the policy that all such parks and reserves are established provided and maintained primarily for the benefit enjoyment and general recreation of the public at large (hereafter called "public use") rather than particular uses by specific bodies, persons or sports whether incorporated organised or otherwise (hereinafter called "private use") and such policy shall especially apply where any such private use may involve the building extension or modification of any structure or facility on such parks and reserves, and

- (b) Notwithstanding the foregoing policy, Council may in relation to any park or reserve under its ownership or control, consider any application for private use upon its merits with reference to the policy contained in Part (a) above subject to any applicant for such private use complying with the following procedure:-

The applicant shall submit details of the proposal to Council at which stage Council shall, in its capacity as owner or landlord of the park or reserve subject of the application;

Either

- (i) Disallow the application

Or

- (ii) Where no further town planning or other legal procedures are required, allow the application

Or

- (iii) Before considering the application, require the applicant to first comply with all town planning procedures and hearings as may be required and all other legal requirements.

2.3.1.2 Existing Leases

To honour obligations on existing leases of reserve land to private organisations and to ensure that each lessee does likewise.

2.3.1.3 New or Renewed Leases

To assess applications for new, or renewal of existing leases in terms of the known performance of the prospective or existing lessee. Where an existing lessee wishes to terminate a current lease or forego any renewal rights Council will consider new applications from organisations of the same or similar character.

2.3.1.4 Renting of Land or Buildings not Leased

To permit a private sports or other recreation organisation to enter into an agreement with Council to rent reserve land or buildings for recreational activities consistent with the reserves classification provided that:

- (a) the demand for the proposed activity is clearly established
- (b) it is not practicable or appropriate for Council to provide the facility itself
- (c) there will be no significant encroachment on the public's right to use other parts of the reserve on a casual basis.

- (d) the agreement shall be subject to periodic renewal and review as determined by Council
- (e) Council may impose such conditions on the agreement as it thinks fit to ensure the proper care and maintenance of the land or building concerned.

2.3.1.5 New Uses

To ensure that any new or additional private use of reserve land is consistent with the reserve's classification under the Reserves Act, 1977, the objectives and policies contained in this Management Plan, and with the relevant provisions of Council's Operative District Scheme.

2.3.1.6 New Buildings

To assess applications for new or additions to existing private buildings on reserve land in terms of objective 2.2.2 and policy 2.3.1.1 above and in accordance with the relevant provisions of Council's Operative District Scheme.

2.3.1.7 Parking

To ensure that adequate parking facilities in accordance with the Operative District Scheme are provided without significant loss of open space and facilities provided for general public usage and in such a manner as to afford adequate protection to neighbouring properties.

2.3.1.8 Ancillary Liquor Licences

To recognise the sale and consumption of liquor as an ancillary recreation activity, and where appropriate to amend existing leases of reserve land accordingly provided that:

- (a) Council is satisfied that the lessee can or will contain the use effectively so as to ensure that there is no encroachment on the rights of other reserve users and/or neighbouring property owners.
- (b) The lessee has obtained an Ancillary Liquor Licence in accordance with the relevant provisions of the Sale of Liquor Act, 1962.
- (c) Notwithstanding compliance with the objectives and policies contained in this Management Plan, the lessee has complied with Council's town planning and building bylaw requirements relating to any necessary additions or alterations to existing buildings.
- (d) Council may also in its capacity as owner or landlord of the reserve apply such additional conditions as it thinks fit to ensure that the sale and consumption of

liquor remains ancillary to the principal recreation activity.

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Where, under current leasing or other tenancy arrangements, a recreation club has the use of reserve land for sports activities, the Council shall, at the discretion of the Town Clerk, grant up to 8 charge days per sports season.

2.3.1.10 Sunday Play

To assess applications from private organisations for the Sunday use of a public reserve in terms of the objectives and policies contained in this management plan. In granting consent to any application Council may impose such conditions as it thinks fit to ensure the proper control of the activity and the care and maintenance of the reserve.

2.3.1.11 Signs

To assess applications for the erection of signs relating to private facilities on reserve land in accordance with the Operative District Scheme and the relevant Council Bylaws.

2.3.2 Public Uses

2.3.2.1 Amenities

To maintain and enhance existing public amenities and to provide, within current financial constraints, additional amenities as the need arises.

2.3.2.2 Landscape & Vegetation

To preserve those existing natural landforms and vegetation which enhance the character of the reserve and where desirable plant new vegetation.

2.3.2.3 Public Access

To ensure that a convenient and high level of public access to the reserve is provided and maintained without detriment to neighbouring properties.

2.3.2.4 Access to Private Properties

To generally prohibit vehicular access from the reserve to neighbouring private properties.

2.3.2.5 Driveways & Walkways

To increase public enjoyment of the reserve by the maintenance of existing and where practicable the provision of new driveways and walkways.

2.3.2.6 Parking

To balance the provision of adequate public parking facilities against the preservation of land available for recreation purposes.

2.3.2.7 Children's Play Facilities

To maintain existing and where appropriate develop new play facilities on the reserve.

2.3.2.8 Signs

To provide adequate signposting relating to the reserve and its facilities. The provision of signs indicating amenities sited on public land shall, if their importance warrants, be of the tavern type and shall be at the discretion of the City Engineer. Siting shall be generally on the nearest arterial, principal or local distributor road, specific locations to be decided together with the Chairman of the Works and Traffic and the Parks and Recreation Committees.

2.3.2.9 Cost Sharing of Fencing of Private Land Adjoining Reserve

To consider applications from property owners for the cost-sharing of boundary fencing between the reserve and private land. Council will require that such applications be submitted before erection or re-erection and no contribution shall be made where application is made after the fence has in fact been erected.

2.3.2.10 Maintenance

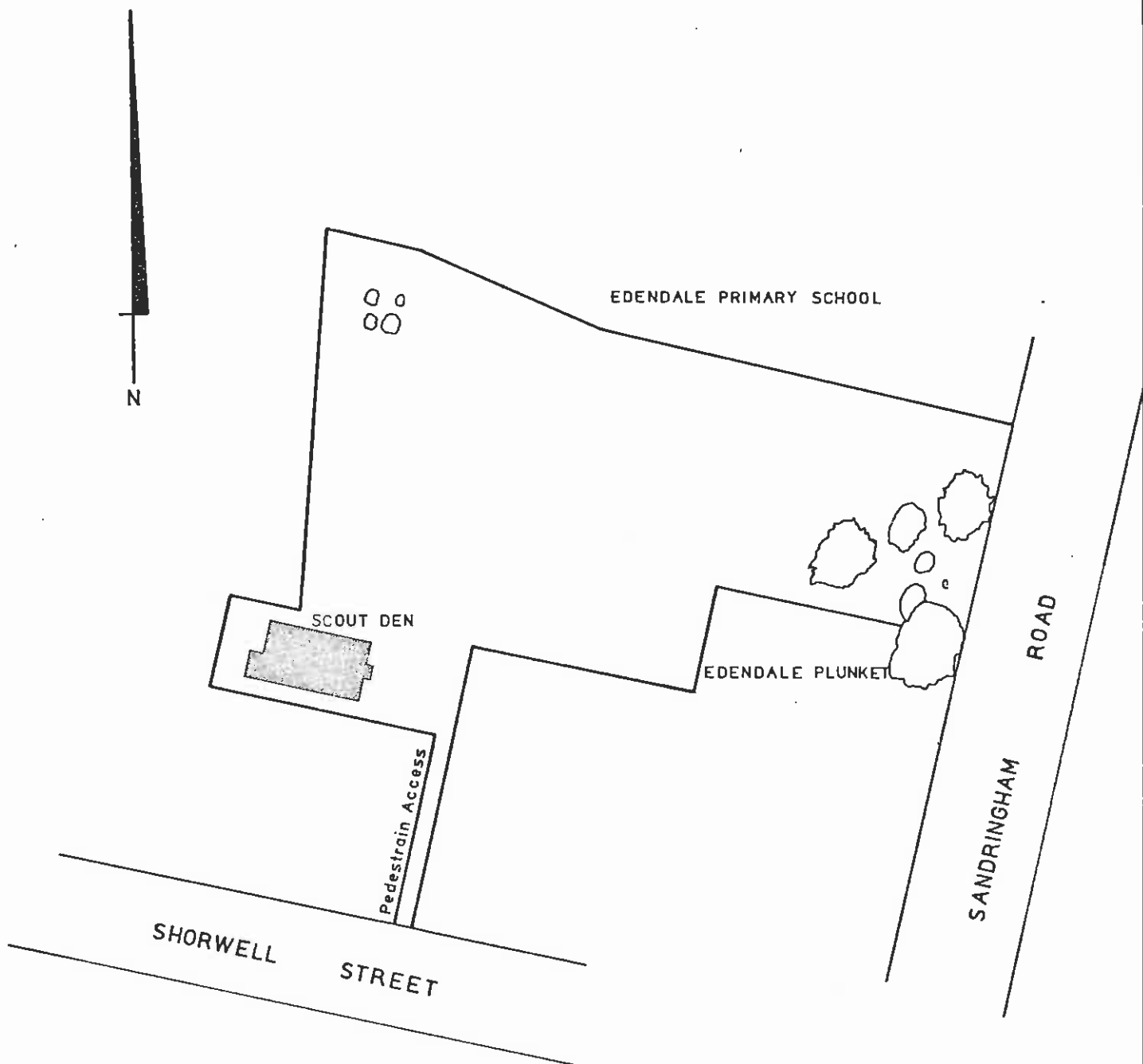
To provide regular maintenance of public amenities, facilities and grounds situated within the reserve so as to maximise the enjoyment of these by the general public.

2.3.2.11 Bylaws

Any use of the reserve shall comply with all relevant Council bylaws currently operative and in particular with Chapter 17 of N.Z.S. 9201.

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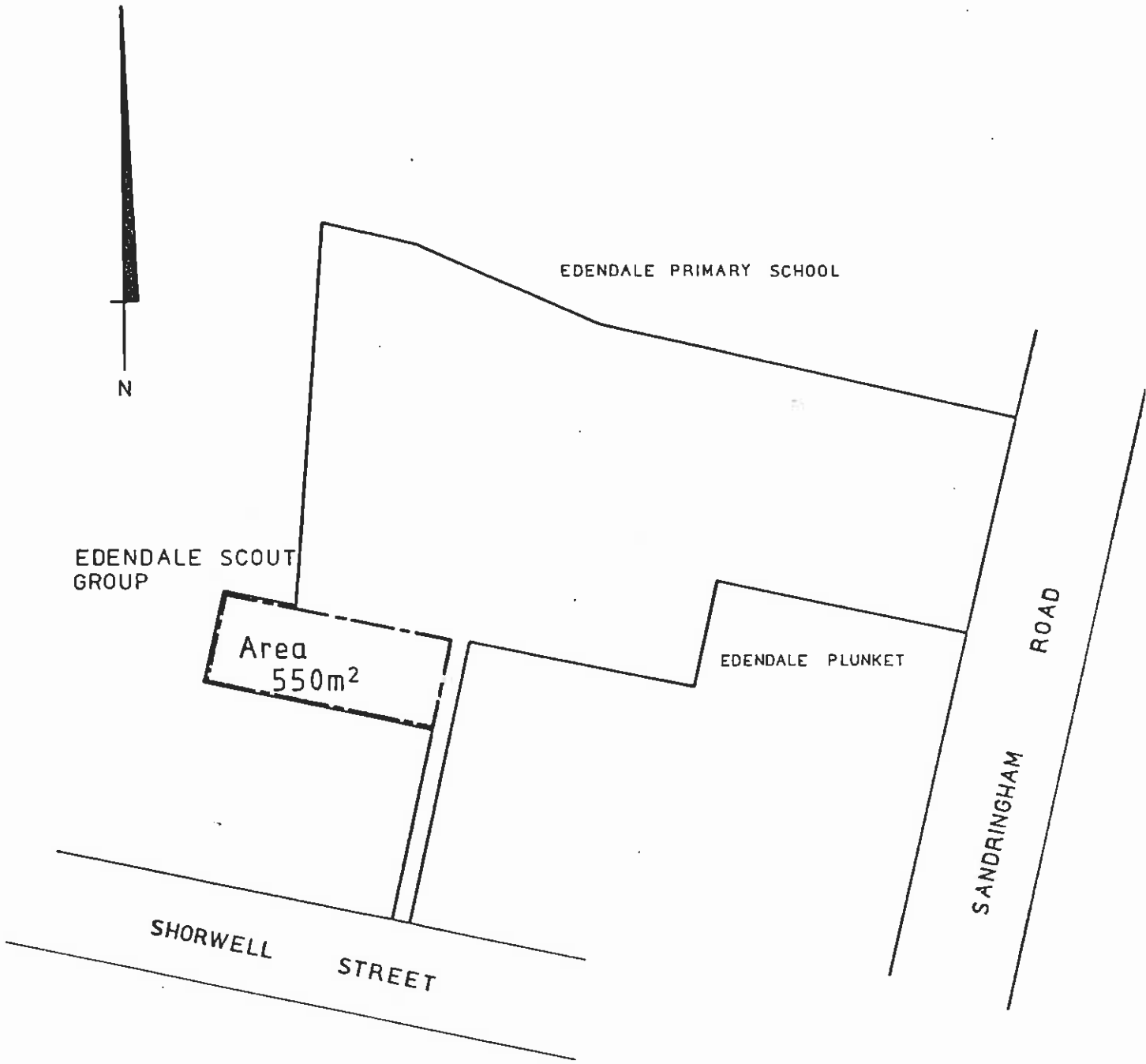
APPENDIX II



Scale 1:1000

EDENDALE RESERVE-PHYSICAL CHARACTERISTICS

APPENDIX III



EDENDALE RESERVE – AREA LEASED BY N.Z.
BOY SCOUTS ASSOCIATION

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FERGUSSON AVENUE RESERVE - MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 Management

Fergusson Avenue Reserve is owned and administered by the Mt. Albert City Council.

1.2 Classification Under Reserves Act, 1977

"Recreation Reserve" (N.Z. Gazette, 3 July 1980, No. 74 page 1977).

1.3 Location (see Appendix I)

The reserve is situated at the western end of Fergusson Avenue adjoining the Mt. Albert Grammar School to the north and west and residential properties in Fergusson Avenue and Haverstock Road to the east and south.

1.4 Access (see Appendix II)

Pedestrian access to the reserve is available from the end of Fergusson Avenue and via an accessway from Haverstock Road.

1.5 Zoning Under Operative District Scheme

The reserve is zoned "Recreation 2", a zone providing for the development of open space in public ownership catering primarily for informal recreation and organised sport.

1.6 Area and Legal Description

2.1446 Hectares

Lot 4, D.P. 49670

Part Allotment 42

Titirangi Parish

Block IV, Titirangi Survey District.

1.7 Physical Description (see Appendix II)

The reserve consists of a largely undeveloped predominantly grassed area on two main levels. The higher level on the eastern side adjoins the end of Fergusson Avenue and forms about one quarter of the reserve's area. The land drops down a bank of about 2m to a netting fence separating the remainder of the reserve from the higher level. This larger part of the reserve is bisected by the Meola Stream

which runs roughly in a south to north direction. The stream is bridged in the southern part of the reserve. To the west of the stream the land rises gradually up to the adjoining Mt. Albert Grammar School playing fields. A metalled pathway extends from the southern end of the school playing fields to the bridge and then eastwards on to a stile at the bottom of the bank leading up to the higher Fergusson Avenue part of the reserve.

At the southern end of the reserve adjoining properties in Haverstock Road is a sealed children's play area accommodating traditional play equipment in the form of swings and see-saws.

1.8 History

The land forming this reserve was originally part of an estate owned by the Kerr-Taylor family. The estate was subdivided in 1945 and an area of 2.2 hectares was accepted by Council in full satisfaction of land to be set aside for the purpose of Public Reserves. Two small areas were severed from the original reserve, one to be added to the Mt. Albert Grammar School and the other taken by the Crown for state housing. The residue of 2.1446 hectares remained as a reserve under Council ownership and for many years much of the reserve has been leased to the Grammar School for its farming operations. Recent tenancy has continued on a monthly basis pending the determination by Council of the reserve's future development for recreation.

The children's playground in the southern part of the reserve was established in 1959.

That part of the reserve nearest to the end of Fergusson Avenue was filled some years ago to a level of about 2.5m above the remainder of the reserve.

1.9 Role

To date the reserve's primary role has been to provide grazing for dairy cattle owned by the Mt. Albert Grammar School Farm with some provision for casual local recreation in the children's play area and that part of the reserve nearest the end of Fergusson Avenue.

1.10 Current Uses and Facilities

Approximately three-quarters of the reserve is rented to the Auckland Grammar Schools' Board for dairy-cattle grazing on a monthly basis.

The higher part of the reserve adjoining Fergusson Avenue is grassed and available for casual recreation.

A small sealed area at the southern end of the reserve is equipped with children's play facilities in the form of swings and see-saws.

1.11 Adjoining Land Uses

The reserve adjoins the Mt. Albert Grammar School on its western and northern sides and residentially zoned land accommodating single family dwellings in the east and south.

2.0 OBJECTIVES & POLICIES STATEMENT

2.1 Objectives

- 2.1.1 To develop the reserve as a principally casual recreation area for general public usage with some provision for limited structured recreation.
- 2.1.2 To preserve and accommodate the drainage function of Meola Creek and its adjoining ponding area.
- 2.1.3 To minimise any possible conflict between activities on the reserve and adjoining land uses.

2.2 Policies

- 2.2.1 To define and maintain an adequate ponding area adjacent to Meola Creek pending progressive upgrading of the creek drainage system.
- 2.2.2 To carry out progressive filling in that part of the reserve east of the creek bed insofar as this is consistent with policy 2.2.1.
- 2.2.3 To form a level grassed area in the eastern part of the reserve suitable for use as a small sports field.
- 2.2.4 To co-operate with and assist the Auckland Grammar Schools' Board in the formation of a walkway and cycleway system linking the reserve with the school grounds and the surrounding neighbourhood.
- 2.2.5 To implement a planting and landscaping programme to enhance the appearance of the reserve and increase its enjoyment by the general public.
- 2.2.6 To limit any organised recreational use of the reserve to activities of a low intensity and to contain as far as is possible any generative effects within the reserve itself.
- 2.2.7 To upgrade the existing children's play facilities by providing a greater variety of equipment.

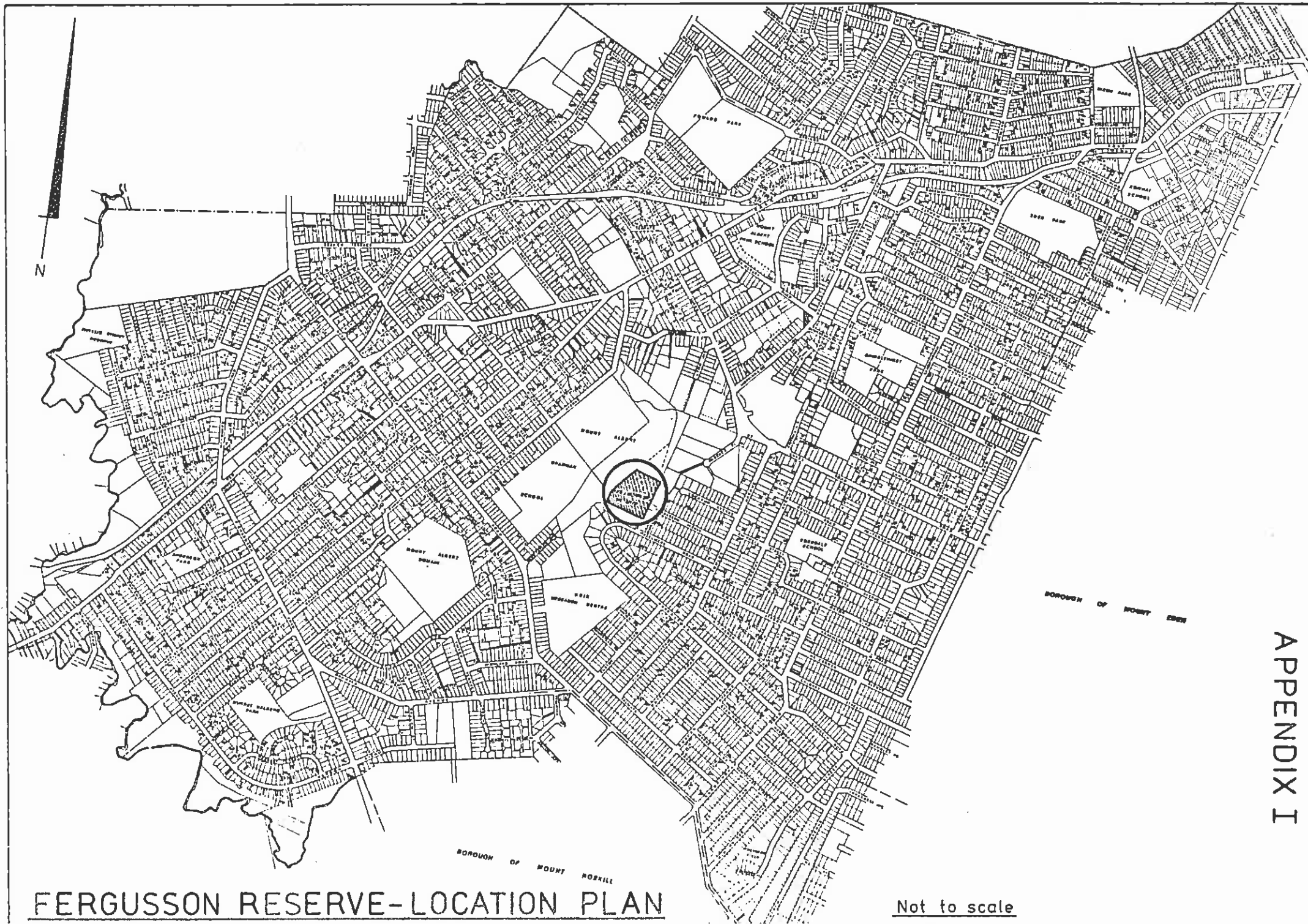
Explanation

Any use of the Fergusson Avenue Reserve must be limited by the physical constraints relating to drainage and topography and by the reserve's sensitive location in relation to adjoining land uses.

During periods of heavy rainfall a significant part of the reserve adjacent to Meola Creek acts as a ponding area which helps minimise any flooding problems in the neighbourhood. This important function must be maintained until planned improvements to the creek are completed. The major constraint imposed by the alignment of the creek and the adjacent ponding area necessarily limit the type of use suitable for the reserve. For this reason and because of the limited capacity of the reserve to accommodate generative effects of intensive organised recreational uses the main role of the reserve must be one of providing casual recreational opportunities to the general public. Some progress has already been made in the provision of walkways through the reserve linking with a more extensive network around the perimeter of and within the Mt. Albert Grammar School grounds. Council will continue to encourage and assist the school in this project and in addition will implement a planting and landscaping programme to enhance the reserve's amenities as and when financial resources permit.

An area in the eastern part of the reserve adjoining the end of Fergusson Avenue has been subject to extensive filling in the past resulting in a higher plateau area being formed. Council intends to recommence filling in this area so as to form an area suitable for a small playing field thereby adding to the possible future role of the reserve. This filling will be likely to continue over an extended period of time and will be subject to compatibility with Council's policies relating to drainage and ponding areas on the reserve.

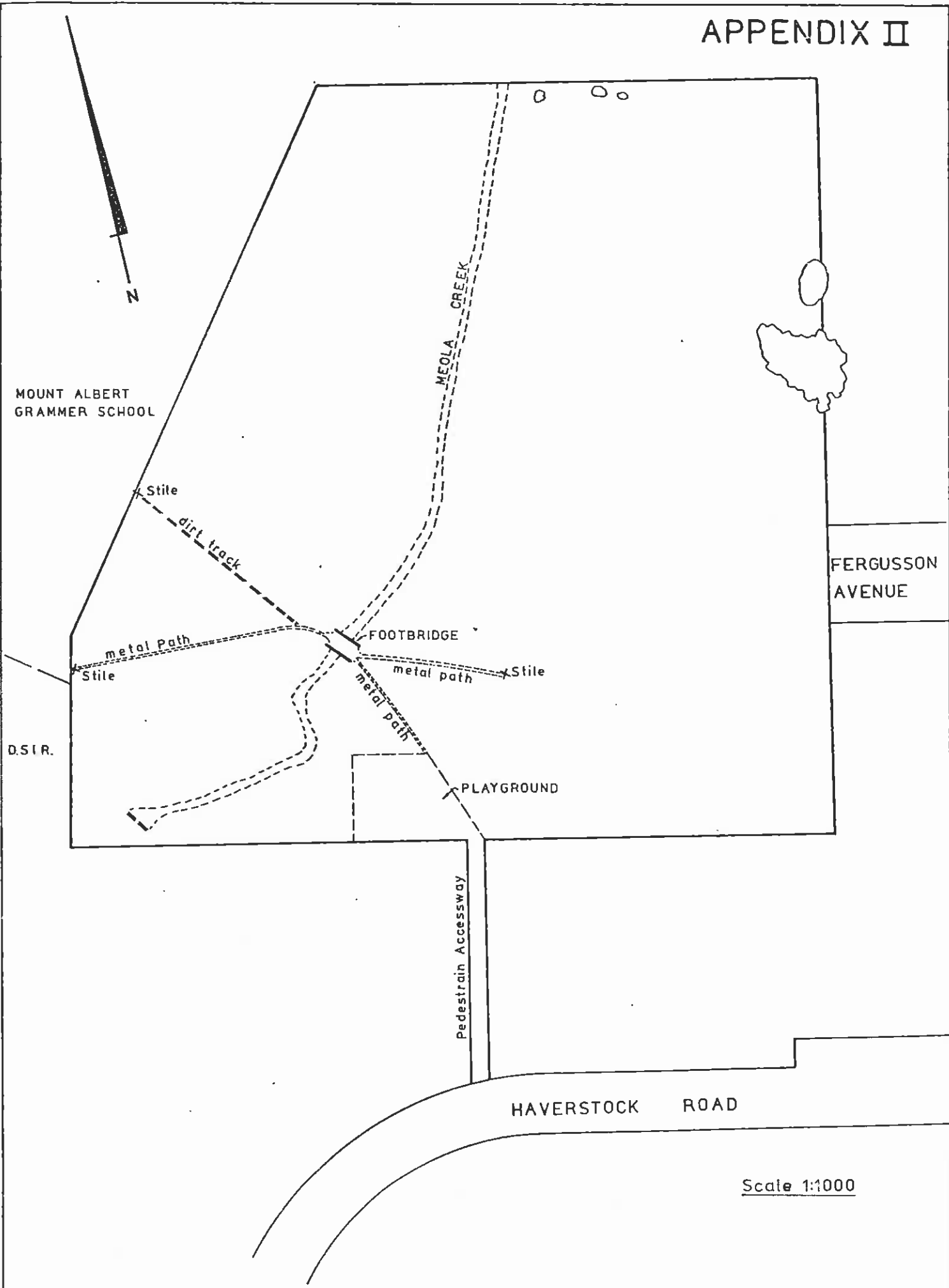
APPENDIX I



FERGUSSON RESERVE-LOCATION PLAN

Not to scale

APPENDIX II



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FERGUSSON RESERVE-PHYSICAL CHARACTERISTICS

FOWLDS PARK - MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 Management

The park comprises Crown Land vested in the Mt. Albert City Council, the responsibility for its management and administration resting with Council. Organisations having use of parts of the reserve by lease or other tenancy agreements may be responsible for some management and control functions in accordance with their respective tenure documents.

1.2 Classification Under Reserves Act (1977)

"Recreation Reserve". (N.Z. Gazette, 14 February 1980, No. 10 page 314.)

1.3 Location (see Appendix I)

Fowlds Park is situated in the northern part of Mt. Albert and is bounded to the north by Western Springs Road to the west by Asquith Avenue, and to the south and east by residential properties in Brewster Avenue, Malvern Road, Rocky Nook Avenue, Parkhill Road and Wolseley Street.

1.4 Access (see Appendix II)

Vehicular access to the reserve is provided from Asquith Avenue and Rocky Nook Avenue, a road through the park connecting these two access points. Pedestrian access is available along the entire Asquith Avenue frontage and from Malvern Road and Brewster Avenue. Further pedestrian access to the Rocky Nook Bowling Club at the eastern end of the park is available from Wolseley Street and from Western Springs Road via a walkway.

1.5 Zoning Under Operative District Scheme

The park is zoned "Recreation 2", a zone providing for the development of open space in public ownership catering primarily for organised sport and informal recreation.

1.6 Area and Legal Description

11.8972 Hectares

Lot 26, D.P. 22629

Part Allotment 176 and Allotment 177, Section 10, Suburbs of Auckland, Block XVI, Waitemata Survey District.

1.7 Physical Description (see Appendix II)

The park is roughly rectangular in shape and of an irregular

topography dropping in several stages from its highest point along the northern boundary defined by Western Springs Road. A bank covered by an extensive stand of gum trees falls away sharply from Western Springs Road to the main park driveway linking the Asquith Avenue and Rocky Nook Avenue vehicular access points.

The land drops again on the southern side of the driveway down a planted and landscaped bank to a centrally located playing field, at the western end of which stands a sports pavilion. A sealed area around the pavilion is provided for car parking. Another playing field is situated adjacent to and on the southern side of the first, again at a lower level. A secondary unsealed no-exit driveway runs from the west of the sports pavilion southwards and then eastwards between the lower playing field and the southern boundary terminating at the Malvern Road end of the park. The eastern entry to the park is dominated by a memorial gateway dedicated to Sir George Fowlds. Immediately to the north of the gateway are the three bowling greens and two pavilions of the Rocky Nook Bowling Club. To the south and west of the gateway is a grove of mature trees and a landscaped rock outcrop.

At the western Asquith Avenue end of the park, separated from the main sports fields by a stand of poplar trees is a smaller playing field below which on its southern side is a grassed and tree covered area accommodating in one corner a small sealed children's playground.

Beyond this in its south-western corner the park rises steeply up a tree covered bank to adjoining residential properties. Public toilets are sited amongst trees to the east of this bank.

Apart from the areas used for playing fields and vehicular access the park is liberally endowed with many mature trees both native and exotic. Picnic tables are provided at various points throughout the reserve.

1.8 History

Previously an Asylum endowment, the land was transferred to Mt. Albert Domain Board in 1912 in exchange for Council land adjoining the Avondale Mental Hospital. The land was first named Morningside Reserve and used as a garbage tip until the 1930's depression when it was drained by Government relief workers and in 1933 renamed Fowld's Park as a tribute to Sir George Fowlds who, as Minister of Health, had arranged the

original transfer with the Council land at Avondale.

The Mt. Albert Rugby League Club have been using the Fowld's Park grounds since before the Second World War. Other early uses of the reserve included hockey, tennis and croquet.

In the 1950's the Council erected a pavilion with changing room and toilet facilities which were used by the League Club during the winter months. In 1961, with the assistance of the League Club the building was reconditioned and strengthened to take another storey. The Club subsequently constructed a second storey over the existing pavilion and leased from Council this new first floor facility. The building was again altered and extended by the League Club in 1971.

Early summer uses of the grounds used by the League Club during Winter were confined in the main to softball and cricket. More recently the Mt. Albert Ramblers Softball Club which is now affiliated with the League Club have used the grounds during the summer months. In the recent past the reserve has also been occasionally used by the Marching Association.

The Rocky Nook Bowling Club became established in the north-eastern part of the reserve in the mid 1950's taking over an area previously used as tennis courts and croquet greens. Pavilions for both the men's and women's divisions of the Bowling Club were provided during this period. The ladies' pavilion was extended in 1963 and 1975 while a major extension of the men's pavilion was constructed in 1976. The ground floor of the men's pavilion has been recently sublet to the Mt. Albert Contract Bridge Club.

1.9 Role

Fowlds Park is of local and sub-regional significance primarily because of the existing uses and facilities relating to organised sports activities. Outside of the hours devoted to structured recreation the park fulfils a passive/casual recreation role of local significance.

1.10 Current Uses and Facilities

1.10.1 Private Uses

Mt. Albert Rugby League Club (see Appendix III)

The Club's present lease of the 1st floor of the pavilion is for 21 years from 1 April 1962 and therefore terminates on 31 March 1983. A right of renewal for a further 21 years is available. The 1st floor, with an area of 185m², comprises a lounge and kitchen facilities and is used for meetings, socials, and indoor recreation. No use beyond 12 midnight or on any Sunday is permitted without Council's consent while any proposal for sub-letting must also have Council approval. The ground floor, also with an area of 185m² accommodates changing rooms, shower and toilet facilities, and a canteen.

The lease covers only the 1st floor of the pavilion but provides that the Club shall have the use of the three playing fields for the five months from April to August at such rental as is fixed annually by Council. The Club has no right of use of the ground floor of the pavilion except during the five months mentioned and has no lease of any land.

Mt. Albert Ramblers Softball Club

Now amalgamated with the Mt. Albert Rugby League Club, this sporting body rents the same grounds from Council on an annual basis between the months of November and March inclusive. Use of the ground floor pavilion facilities is also available during these months.

Rocky Nook Bowling Club (see Appendix III)

This Club leases a land area of 7082m² in the eastern part of the reserve, the current lease expiring on 31 July 1999. There are two divisions of the Club for men and women, each with its own pavilion fronting on to the three bowling greens. Responsibility for the maintenance of both grounds and buildings rests with the Club.

The men's pavilion is a two-storey structure comprising a first floor lounge, bar, kitchen and storage area of 265m². This floor is at the same level as and opens out on to the bowling greens. The Club was granted approval for the operation of an ancillary licence from this pavilion in 1978. The lower level of the men's pavilion has an area of 212m² and since 1978 has been sub-let to the Mt. Albert Contract Bridge Club. The ladies' pavilion is a single storey

structure only, of approximately 150m² and is situated to the north of the men's pavilion.

1.10.2 Public Uses and Facilities

With the exception of the land leased to the Rocky Nook Bowling Club the grounds contained within the park, when not in private use as outlined above, are available to the general public for casual active or passive recreation. Public facilities within the park include a children's playground to the west near the Asquith Avenue boundary, public toilets in the south-western part of the reserve and picnic benches sited at various points throughout the park.

1.11 Adjoining Land Uses

All land adjoining the park is zoned residential, accommodating in the main single family dwellings.

2.0 GENERAL OBJECTIVES & POLICIES STATEMENT

The objectives and policies contained in this statement apply to the following reserves:

Fowlds Park
Gribblehirst Park
Anderson Park
Murray Halberg Park
Freyberg Field
Edendale Reserve

2.1 Pressures, Constraints & Management Criteria

2.1.1 Use of Reserves by Private Recreation Clubs

The majority of reserves covered by this general statement are fully developed, their primary function being the provision of organised sports with some allowance for casual recreation. Over an extended period of time the organised sports component provided by private sports and recreation bodies has become accepted as a legitimate and often predominant use of reserve land. The sports clubs involved lease or rent from Council parts of the reserves for the accommodation of their activities. Often, clubrooms, pavilions and other amenities have been built on the reserves at their own expense although ownership of such facilities is always retained by Council. In most cases it is envisaged that the current uses of these reserves will prevail. Council recognises the status quo situation and the valid function performed by private clubs and organisations using facilities located on public reserves.

Given the historical background and current usage it would be both unrealistic and inappropriate for Council to take over the provision and administration of such activities as the sports involved are best promoted by the various existing specialist groups.

There is however an inherent contradiction apparent in the use of public reserves by private groups particularly when their activities restrict the rights of the public to use parts of the reserves on a casual basis. Although the leases under which the clubs operate generally ensure that most members of the public are eligible for membership provision must nevertheless be made for those people with no interest in the particular activity provided for or in organised recreation generally.

Leasing and other occupation rights are only one aspect of the total management of a reserve and when assessing new leasing proposals it is Council's role to ensure that the rights of the public take priority over the requirements of a prospective lessee. In particular, a leasing proposal must be fully justified and acceptable to the majority of reserve users, while accommodating as far as possible minority wishes as well.

2.1.2 Buildings on Reserve Land

Related to the broad issue of private versus public recreation is the more specific problem of the encroachment of buildings on to public open space. Mt. Albert is a developed suburban area and as such opportunities to provide additional public open space are rare making the preservation of existing areas crucial. Council's policies in this regard are also covered in its Operative District Scheme and are designed to restrict buildings to only those which are a reasonable adjunct to the main outdoor recreation activity.

2.1.3 Sunday Play & Charge Days

Under the Reserves Act and the Local Government Act Council is empowered to grant approval to private organisations for the Sunday use of a reserve and for the restriction of public entry to a reserve without payment of an admission charge. The necessity for Sunday play usually arises when sports clubs hold tournaments and an extra day is needed to complete play. Also, the need occasionally arises for one day events to be held on a Sunday because on Saturdays the reserve is committed to its regular uses. Where charge days are operated their main purpose is to enable private clubs to collect funds for the promotion of their activities. While occasionally such uses of a public reserve can be justified by their nature they further restrict public usage and must be controlled accordingly.

2.1.4 Ancillary Liquor Licences

Recent amendments to the Sale of Liquor Act provide for the granting of ancillary liquor licences to private clubs including sporting bodies which in many cases have clubrooms or pavilions located on public reserves. In the recent past there have been several such cases in Mt. Albert and where the Licensing Commission has granted a licence the Council has usually amended the lease concerned to permit the use. Council considers the control over the consumption of liquor is in the main adequately covered under the

provisions of the Sale of Liquor Act but regardless of the granting of an ancillary liquor licence by the Licensing Commission, the ultimate decision as to whether the use is appropriate in any particular case rests with Council as the controlling body of the reserve. Council may therefore, in its role of owner or landlord of a reserve, see fit to disallow such a use or to impose additional conditions on the lessee particularly where past performance has shown that the lessee has been negligent in respecting the rights of other reserve users and neighbouring property owners.

2.1.5 Generative Effects of Reserve Uses

Any intensive use (whether public or private) of a reserve can create generative effects with the potential for causing detriment to neighbouring properties. In particular problems relating to traffic and noise generation may occur. As part of the administration of its policies Council will endeavour to provide a reasonable balance between the provision of adequate parking, the preservation of existing areas available for recreation, and the minimising of any impact on adjoining land uses.

The issue of noise transmission created by uses of the reserve affects not only neighbouring properties but also the enjoyment of other parts of the reserve itself. In its management of the reserve and in particular when assessing possible new uses Council's aim will be to ensure that any one particular use does not infringe the rights of other reserve users or neighbouring property owners.

2.1.6 Financial Constraints

Through its Parks & Reserves Department Council provides regular maintenance of existing amenities and facilities located on reserves within the City. The provision and development of additional amenities to satisfy new needs is of course constrained by the availability of funds. By continual monitoring and assessment of current demands Council will endeavour to accommodate any new facilities for which a proven need has been identified.

2.1.7 Management Criteria

Although Council will generally continue existing management practices, from time to time matters arise which require Council's consideration and in such cases the preservation of reserve land for general public use must wherever possible be achieved.

The following criteria will be used for the assessment of new proposals relating to either public or private use of reserves:

- (a) The suitability of the proposed use in terms of the reserve's classification.
- (b) The anticipated demand for the proposed use and its accessibility to the general public.
- (c) In cases of proposals for non-public use of public open space the effect, if any, on the interests of the public at large.
- (d) The loss (if any) of land available to general public use.
- (e) The encroachment (if any) of buildings onto existing public open space.
- (f) The design and appearance of any proposed new building work be in harmony with the surrounding environment.
- (g) The possible generative effects of the proposed new use, in particular those relating to noise transmission and traffic generation.
- (h) Any possible conflict between the proposed new use or activity and -
 - (i) other activities on the reserve,
 - (ii) adjoining land uses.
- (i) Compliance of the proposal with the provisions of the Operative District Scheme and relevant Council Bylaws.

2.2 Management Objectives

2.2.1 Role of the Reserve

To provide for a variety of recreation needs by maintaining a balance between public and private and active and passive uses of the reserve.

2.2.2 Public Usage

To maintain and develop the reserve in such a way as to encourage its casual and informal usage by the general public.

2.2.3 Private Usage

To continue to assist recreational and cultural groups in the promotion and maintenance of their activities whilst recognising the right of an individual to use publicly owned open space as an individual rather than as a member of a private club or other organisation.

2.2.4 Buildings

To prevent the loss of significant areas of open space by the encroachment of buildings on reserve land.

2.2.5 Land Use Impact

To minimise any possible conflict between activities on the reserve and adjoining land uses.

2.3 Management Policies

2.3.1 Private Use of Reserve Land

2.3.1.1 General Policy

The following is current Council policy as adopted on 28 March 1978:

- (a) That in relation to all parks and reserves under its ownership and/or control Mt. Albert City Council hereby adopts the policy that all such parks and reserves are established provided and maintained primarily for the benefit enjoyment and general recreation of the public at large (hereafter called "public use") rather than particular uses by specific bodies, persons or sports whether incorporated organised or otherwise (hereinafter called "private use") and such policy shall especially apply where any such private use may involve the building extension or modification of any structure or facility on such parks and reserves, and

- (b) Notwithstanding the foregoing policy, Council may in relation to any park or reserve under its ownership or control, consider any application for private use upon its merits with reference to the policy contained in Part (a) above subject to any applicant for such private use complying with the following procedure:-

The applicant shall submit details of the proposal to Council at which stage Council shall, in its capacity as owner or landlord of the park or reserve subject of the application;

Either

- (i) Disallow the application

Or

- (ii) Where no further town planning or other legal procedures are required, allow the application

Or

- (iii) Before considering the application, require the applicant to first comply with all town planning procedures and hearings as may be required and all other legal requirements.

2.3.1.2 Existing Leases

To honour obligations on existing leases of reserve land to private organisations and to ensure that each lessee does likewise.

2.3.1.3 New or Renewed Leases

To assess applications for new, or renewal of existing leases in terms of the known performance of the prospective or existing lessee. Where an existing lessee wishes to terminate a current lease or forego any renewal rights Council will consider new applications from organisations of the same or similar character.

2.3.1.4 Renting of Land or Buildings not Leased

To permit a private sports or other recreation organisation to enter into an agreement with Council to rent reserve land or buildings for recreational activities consistent with the reserves classification provided that:

- (a) the demand for the proposed activity is clearly established
- (b) it is not practicable or appropriate for Council to provide the facility itself
- (c) there will be no significant encroachment on the public's right to use other parts of the reserve on a casual basis.

- (d) the agreement shall be subject to periodic renewal and review as determined by Council
- (e) Council may impose such conditions on the agreement as it thinks fit to ensure the proper care and maintenance of the land or building concerned.

2.3.1.5 New Uses

To ensure that any new or additional private use of reserve land is consistent with the reserve's classification under the Reserves Act, 1977, the objectives and policies contained in this Management Plan, and with the relevant provisions of Council's Operative District Scheme.

2.3.1.6 New Buildings

To assess applications for new or additions to existing private buildings on reserve land in terms of objective 2.2.2 and policy 2.3.1.1 above and in accordance with the relevant provisions of Council's Operative District Scheme.

2.3.1.7 Parking

To ensure that adequate parking facilities in accordance with the Operative District Scheme are provided without significant loss of open space and facilities provided for general public usage and in such a manner as to afford adequate protection to neighbouring properties.

2.3.1.8 Ancillary Liquor Licences

To recognise the sale and consumption of liquor as an ancillary recreation activity, and where appropriate to amend existing leases of reserve land accordingly provided that:

- (a) Council is satisfied that the lessee can or will contain the use effectively so as to ensure that there is no encroachment on the rights of other reserve users and/or neighbouring property owners.
- (b) The lessee has obtained an Ancillary Liquor Licence in accordance with the relevant provisions of the Sale of Liquor Act, 1962.
- (c) Notwithstanding compliance with the objectives and policies contained in this Management Plan, the lessee has complied with Council's town planning and building bylaw requirements relating to any necessary additions or alterations to existing buildings.
- (d) Council may also in its capacity as owner or landlord of the reserve apply such additional conditions as it thinks fit to ensure that the sale and consumption of

liquor remains ancillary to the principal recreation activity.

2.3.1.9 Charge Days

Where, under current leasing or other tenancy arrangements, a recreation club has the use of reserve land for sports activities, the Council shall, at the discretion of the Town Clerk, grant up to 8 charge days per sports season.

2.3.1.10 Sunday Play

To assess applications from private organisations for the Sunday use of a public reserve in terms of the objectives and policies contained in this management plan. In granting consent to any application Council may impose such conditions as it thinks fit to ensure the proper control of the activity and the care and maintenance of the reserve.

2.3.1.11 Signs

To assess applications for the erection of signs relating to private facilities on reserve land in accordance with the Operative District Scheme and the relevant Council Bylaws.

2.3.2 Public Uses

2.3.2.1 Amenities

To maintain and enhance existing public amenities and to provide, within current financial constraints, additional amenities as the need arises.

2.3.2.2 Landscape & Vegetation

To preserve those existing natural landforms and vegetation which enhance the character of the reserve and where desirable plant new vegetation.

2.3.2.3 Public Access

To ensure that a convenient and high level of public access to the reserve is provided and maintained without detriment to neighbouring properties.

2.3.2.4 Access to Private Properties

To generally prohibit vehicular access from the reserve to neighbouring private properties.

2.3.2.5 Driveways & Walkways

To increase public enjoyment of the reserve by the maintenance of existing and where practicable the provision of new driveways and walkways.

2.3.2.6 Parking

To balance the provision of adequate public parking facilities against the preservation of land available for recreation purposes.

2.3.2.7 Children's Play Facilities

To maintain existing and where appropriate develop new play facilities on the reserve.

2.3.2.8 Signs

To provide adequate signposting relating to the reserve and its facilities. The provision of signs indicating amenities sited on public land shall, if their importance warrants, be of the tavern type and shall be at the discretion of the City Engineer. Siting shall be generally on the nearest arterial, principal or local distributor road, specific locations to be decided together with the Chairman of the Works and Traffic and the Parks and Recreation Committees.

2.3.2.9 Cost Sharing of Fencing of Private Land Adjoining Reserve

To consider applications from property owners for the cost-sharing of boundary fencing between the reserve and private land. Council will require that such applications be submitted before erection or re-erection and no contribution shall be made where application is made after the fence has in fact been erected.

2.3.2.10 Maintenance

To provide regular maintenance of public amenities, facilities and grounds situated within the reserve so as to maximise the enjoyment of these by the general public.

2.3.2.11 Bylaws

Any use of the reserve shall comply with all relevant Council bylaws currently operative and in particular with Chapter 17 of N.Z.S. 9201.

3.0 SPECIFIC POLICY & WORKS PROPOSALS

3.1 Rocky Nook Bowling Club Site

To permit no further building extensions on the site leased by the Club.

Explanation

In the past several extensions to the existing pavilions have been approved and built but Council is now of the opinion that given the existing intensive use of the site any further expansion of the Club's activities would create a situation of over-development.

3.2 Preservation of Gum Trees

To protect and preserve the existing stand of gum trees growing on the bank adjacent to Western Springs Road.

Explanation

This stand of gum trees is generally regarded as one of the finest within central Auckland and it has accordingly been listed for preservation in Council's Operative District Scheme.

3.3 Children's Play Area

To upgrade the existing children's play area by providing a greater variety of play equipment.

Explanation

The existing play facilities are of the traditional swings and "see-saw" type which do not provide a great variety of play for children using the area. Council is currently investigating a progressive upgrading of all children's play equipment situated within the City and the Fowlds Park area will be among those included.

3.4 Provision for Vehicular Traffic

- (a) To maintain the existing main driveway facility through the park linking the Rocky Nook Avenue and Asquith Avenue entrances.
- (b) To prohibit use of the main driveway facility by heavy motor vehicles and good-service vehicles in accordance with the bylaws, and to erect suitable signposting accordingly.
- (c) To maintain the existing 20 km/h speed restriction through the park.

Explanation

The existing driveway provides the opportunity for members of the general public to conveniently enjoy the park's amenities on a passive basis. This facility is particularly suitable for the casual visitor and for elderly people. It is, however, necessary to maintain the function of the roadway as a scenic drive rather than as a through road, hence the need to prohibit commercial traffic and to maintain a speed limit conducive to the park's surroundings.

3.5

Driveway Along Southern Boundary

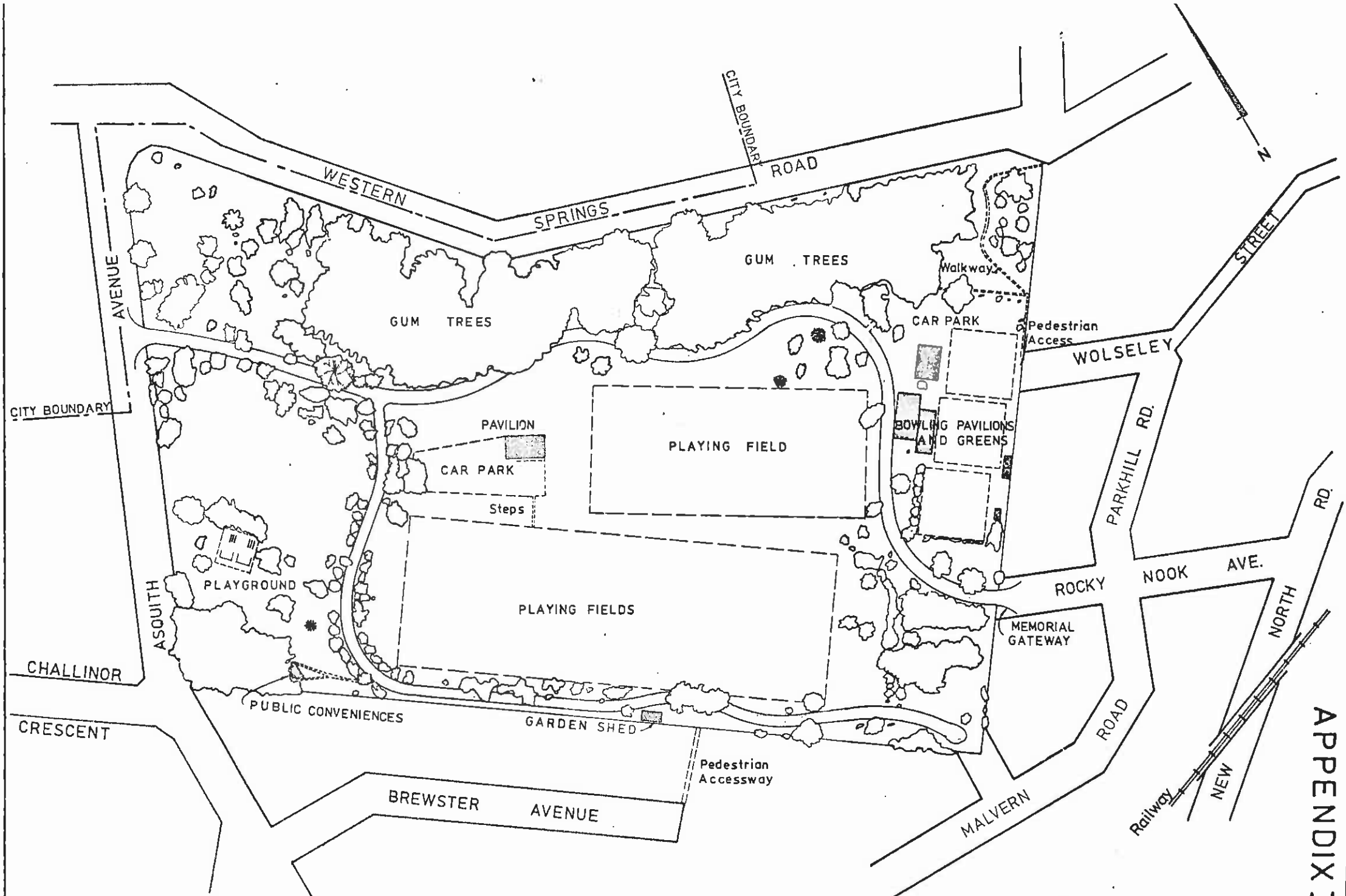
To level and resurface the existing driveway in the south-eastern part of the reserve.

Explanation

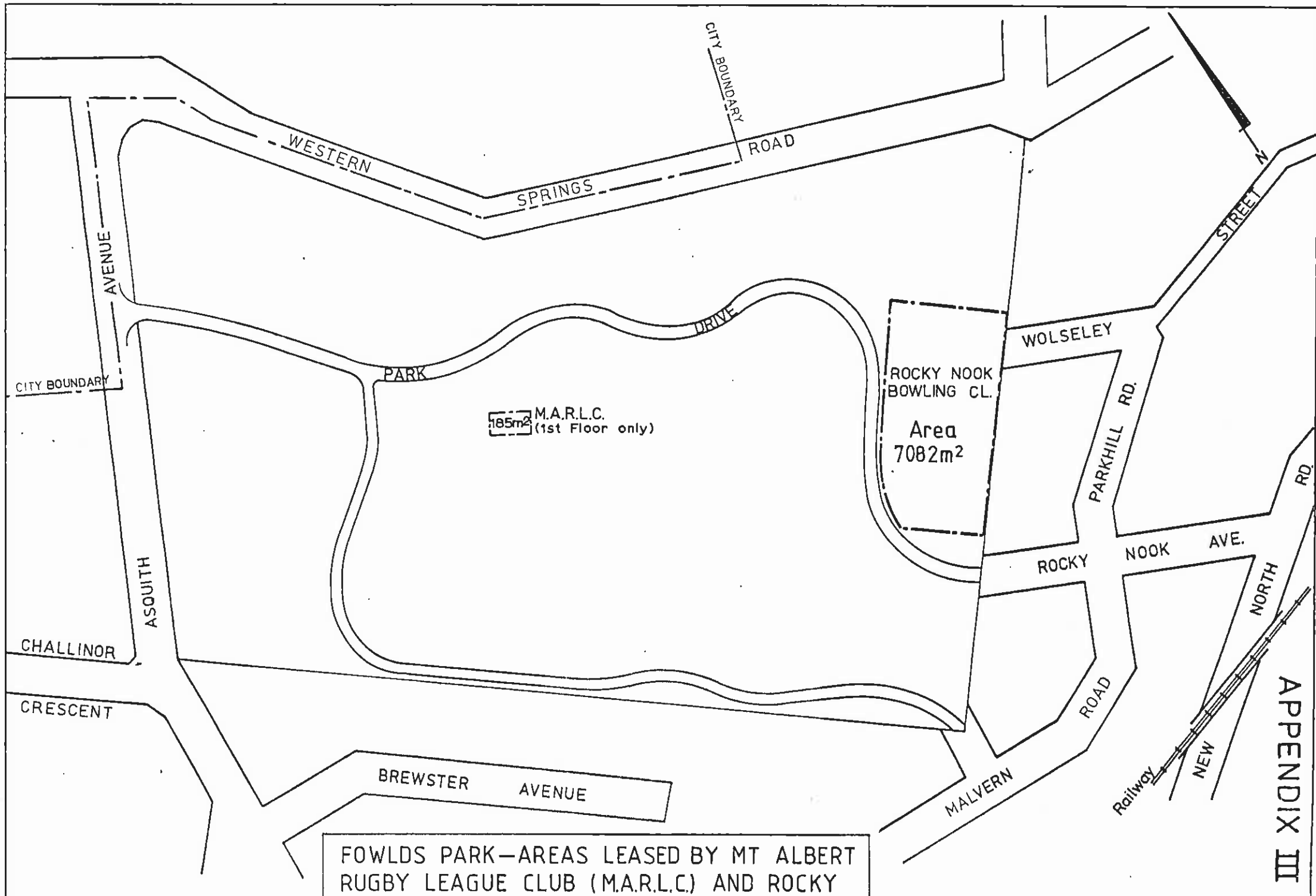
This driveway extends from the west of the sports pavilion down towards then parallel to the southern boundary. Originally vehicular access to the driveway was possible from Malvern Road but this entry to the park has now been closed off. The driveway is not used extensively but does give access to the lower sports field and it is Council's intention to ensure that it is maintained in a usable condition.



FOWLD'S PARK - LOCATION PLAN



FOWLDS PARK—PHYSICAL CHARACTERISTICS



FOWLDS PARK—AREAS LEASED BY MT ALBERT RUGBY LEAGUE CLUB (M.A.R.L.C.) AND ROCKY

FREYBERG FIELD AND RESERVE AT 64A KIWITEA STREET

MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 Management

The reserves comprise Crown Land vested in the Mt. Albert City Council, the responsibility for their management and administration resting with Council. Organisations having use of parts of the reserves by lease or other tenancy agreements may be responsible for some management and control functions in accordance with their respective tenure documents.

1.2 Classification Under Reserve Act (1977)

"Recreation Reserve". (N.Z. Gazette, 31 July 1980, No. 89, page 2266).

1.3 Location (see Appendix I)

The reserves are situated in the south-eastern part of Mt. Albert with Freyberg Field at 47A Kiwitea Street and the Sandringham Bowling Club opposite at 64A Kiwitea Street.

1.4 Access (see Appendix II)

Pedestrian access to Freyberg Field is available along the entire Kiwitea Street frontage and via a walkway from Huntingtree Avenue. Access to the bowling facilities is from a gateway on the Kiwitea Street frontage.

1.5 Zoning Under Operative District Scheme

The land is zoned "Recreation 2", a zone providing for the development of open space in public ownership catering primarily for organised sport and informal recreation.

1.6 Area and Legal Description

Freyberg Field

1.3244 Hectares

Allotments 247 and 248

Pt. Lot 23, D.P. 9703

Titirangi Survey District

Block IV, Titirangi Survey District.

Reserve at 64A Kiwitea Street

3913m²

Allotment 249,

Titirangi Parish,

Block IV, Titirangi Survey District.

1.7 Physical Description (see Appendix II)

Freyberg Field consists of a flat oblong-shaped area accommodating one full-sized sports field with a pavilion at its northern end. The land in the south-western corner rises up slightly to adjoining residential properties.

The reserve land occupied by the Sandringham Bowling Club is a flat area accommodating two bowling greens with pavilion facilities adjacent to the Kiwitea Street frontage .

Council has provided a total of 61 on-street parking spaces on either side of Kiwitea Street adjacent to Freyberg Field and the Sandringham Bowling Club.

1.8 History

Originally referred to as the Kiwitea Street Reserve, Freyberg Field and the land opposite at 64A Kiwitea Street were vested in Council by the Crown in 1952 after the development of a State Housing block in the surrounding area. The playing field was formed shortly after Council was given control of the reserve as were the two bowling greens on the eastern side of Kiwitea Street.

The Sandringham Bowling Club began its lease of the bowling greens in 1954, building a pavilion in the same year. Over the years several additions and alterations to the pavilion and greenkeeping facilities have been carried out. The club was granted an ancillary liquor licence in 1981.

Early uses of the playing field were confined mainly to soccer with some hockey and softball play occurring. In 1950 Council erected a pavilion north of the playing field containing dressing room and toilet facilities.

After a reserve-naming competition held throughout Mt. Albert in 1963 the reserve on the western side of Kiwitea Street was named Freyberg Field.

In 1965 the Central Soccer Club began their use of the facilities which continues today. A 93m² addition to the pavilion was constructed by the Club in 1973, while further minor alterations were carried out in 1978 when the Club was granted an ancillary liquor licence.

1.9 Role

Freyberg Field's primary role is of providing organised recreation for local residents although the nature of the existing uses ensures that the use of the reserve at this level extends to many people living outside the City's boundaries.

When not in use for organised sport the park fulfils the role of a local neighbourhood reserve for casual recreation.

The bowling green facilities fulfil a local and to some extent sub-regional role in providing specialised recreation on an organised basis.

1.10 Current Uses and Facilities

1.10.1 Private Uses

Central Soccer Club (Inc.)

The previous leasing arrangements enjoyed by this Club have been superseded by an agreement pursuant to Section 53 (1)(f) of the Reserves Act. The agreement covers a land area of 10432m² and gives the Club rights to use the playing field and pavilion facilities for a term of 5 years from 1st April 1978. Under the tenancy agreement Council is responsible for the maintenance of the grounds and the Soccer Club for the pavilion.

The pavilion itself has an area of 140m² and accommodates toilet and changing room facilities as well as a large lounge area.

Sandringham Bowling Club (Inc.)

This Club leases a land area of 3913m² on the eastern side of Kiwitea Street, the current 10 year lease expiring on 30th September 1985. Responsibility for the maintenance of both the two bowling greens and building facilities rests with the Club. Residents and ratepayers within Mt. Albert may enter the leased land when the greens are open for play and upon payment of an approved fee are

entitled to use the greens subject to any conditions of play normally imposed by the Club.

Buildings on the land total 480m² in area and include lounge, kitchen, changing room, storage and ground equipment facilities.

1.10.2 Public Uses

The sports field is only available for general public usage when not being used by the soccer club although members of the public do have the right to enter on to the land as spectators without payment of any fee when the Club is using the sports field, except when a Council-approved charge day is in operation. Except where prior Council approval has been given to the Club for Sunday play, the sports field is available for casual usage by members of the public on any Sunday.

1.11 Adjoining Land Uses

All land adjoining the reserve is zoned residential accommodating principally single family dwellings.

2.0

GENERAL OBJECTIVES & POLICIES STATEMENT

The objectives and policies contained in this statement apply to the following reserves:

Fowlds Park
Gribblehirst Park
Anderson Park
Murray Halberg Park
Freyberg Field
Edendale Reserve

2.1

Pressures, Constraints & Management Criteria

2.1.1

Use of Reserves by Private Recreation Clubs

The majority of reserves covered by this general statement are fully developed, their primary function being the provision of organised sports with some allowance for casual recreation. Over an extended period of time the organised sports component provided by private sports and recreation bodies has become accepted as a legitimate and often predominant use of reserve land. The sports clubs involved lease or rent from Council parts of the reserves for the accommodation of their activities. Often, clubrooms, pavilions and other amenities have been built on the reserves at their own expense although ownership of such facilities is always retained by Council. In most cases it is envisaged that the current uses of these reserves will prevail. Council recognises the status quo situation and the valid function performed by private clubs and organisations using facilities located on public reserves.

Given the historical background and current usage it would be both unrealistic and inappropriate for Council to take over the provision and administration of such activities as the sports involved are best promoted by the various existing specialist groups.

There is however an inherent contradiction apparent in the use of public reserves by private groups particularly when their activities restrict the rights of the public to use parts of the reserves on a casual basis. Although the leases under which the clubs operate generally ensure that most members of the public are eligible for membership provision must nevertheless be made for those people with no interest in the particular activity provided for or in organised recreation generally.

Leasing and other occupation rights are only one aspect of the total management of a reserve and when assessing new leasing proposals it is Council's role to ensure that the rights of the public take priority over the requirements of a prospective lessee. In particular, a leasing proposal must be fully justified and acceptable to the majority of reserve users, while accommodating as far as possible minority wishes as well.

2.1.2 Buildings on Reserve Land

Related to the broad issue of private versus public recreation is the more specific problem of the encroachment of buildings on to public open space. Mt. Albert is a developed suburban area and as such opportunities to provide additional public open space are rare making the preservation of existing areas crucial. Council's policies in this regard are also covered in its Operative District Scheme and are designed to restrict buildings to only those which are a reasonable adjunct to the main outdoor recreation activity.

2.1.3 Sunday Play & Charge Days

Under the Reserves Act and the Local Government Act Council is empowered to grant approval to private organisations for the Sunday use of a reserve and for the restriction of public entry to a reserve without payment of an admission charge. The necessity for Sunday play usually arises when sports clubs hold tournaments and an extra day is needed to complete play. Also, the need occasionally arises for one day events to be held on a Sunday because on Saturdays the reserve is committed to its regular uses. Where charge days are operated their main purpose is to enable private clubs to collect funds for the promotion of their activities. While occasionally such uses of a public reserve can be justified by their nature they further restrict public usage and must be controlled accordingly.

2.1.4 Ancillary Liquor Licences

Recent amendments to the Sale of Liquor Act provide for the granting of ancillary liquor licences to private clubs including sporting bodies which in many cases have clubrooms or pavilions located on public reserves. In the recent past there have been several such cases in Mt. Albert and where the Licensing Commission has granted a licence the Council has usually amended the lease concerned to permit the use. Council considers the control over the consumption of liquor is in the main adequately covered under the

provisions of the Sale of Liquor Act but regardless of the granting of an ancillary liquor licence by the Licensing Commission, the ultimate decision as to whether the use is appropriate in any particular case rests with Council as the controlling body of the reserve. Council may therefore, in its role of owner or landlord of a reserve, see fit to disallow such a use or to impose additional conditions on the lessee particularly where past performance has shown that the lessee has been negligent in respecting the rights of other reserve users and neighbouring property owners.

2.1.5 Generative Effects of Reserve Uses

Any intensive use (whether public or private) of a reserve can create generative effects with the potential for causing detriment to neighbouring properties. In particular problems relating to traffic and noise generation may occur. As part of the administration of its policies Council will endeavour to provide a reasonable balance between the provision of adequate parking, the preservation of existing areas available for recreation, and the minimising of any impact on adjoining land uses.

The issue of noise transmission created by uses of the reserve affects not only neighbouring properties but also the enjoyment of other parts of the reserve itself. In its management of the reserve and in particular when assessing possible new uses Council's aim will be to ensure that any one particular use does not infringe the rights of other reserve users or neighbouring property owners.

2.1.6 Financial Constraints

Through its Parks & Reserves Department Council provides regular maintenance of existing amenities and facilities located on reserves within the City. The provision and development of additional amenities to satisfy new needs is of course constrained by the availability of funds. By continual monitoring and assessment of current demands Council will endeavour to accommodate any new facilities for which a proven need has been identified.

2.1.7 Management Criteria

Although Council will generally continue existing management practices, from time to time matters arise which require Council's consideration and in such cases the preservation of reserve land for general public use must wherever possible be achieved.

The following criteria will be used for the assessment of new proposals relating to either public or private use of reserves:

- (a) The suitability of the proposed use in terms of the reserve's classification.
- (b) The anticipated demand for the proposed use and its accessibility to the general public.
- (c) In cases of proposals for non-public use of public open space the effect, if any, on the interests of the public at large.
- (d) The loss (if any) of land available to general public use.
- (e) The encroachment (if any) of buildings onto existing public open space.
- (f) The design and appearance of any proposed new building work be in harmony with the surrounding environment.
- (g) The possible generative effects of the proposed new use, in particular those relating to noise transmission and traffic generation.
- (h) Any possible conflict between the proposed new use or activity and -
 - (i) other activities on the reserve,
 - (ii) adjoining land uses.
- (i) Compliance of the proposal with the provisions of the Operative District Scheme and relevant Council Bylaws.

2.2 Management Objectives

2.2.1 Role of the Reserve

To provide for a variety of recreation needs by maintaining a balance between public and private and active and passive uses of the reserve.

2.2.2 Public Usage

To maintain and develop the reserve in such a way as to encourage its casual and informal usage by the general public.

2.2.3 Private Usage

To continue to assist recreational and cultural groups in the promotion and maintenance of their activities whilst recognising the right of an individual to use publicly owned open space as an individual rather than as a member of a private club or other organisation.

2.2.4 Buildings

To prevent the loss of significant areas of open space by the encroachment of buildings on reserve land.

2.2.5 Land Use Impact

To minimise any possible conflict between activities on the reserve and adjoining land uses.

2.3 Management Policies

2.3.1 Private Use of Reserve Land

2.3.1.1 General Policy

The following is current Council policy as adopted on 28 March 1978:

- (a) That in relation to all parks and reserves under its ownership and/or control Mt. Albert City Council hereby adopts the policy that all such parks and reserves are established provided and maintained primarily for the benefit enjoyment and general recreation of the public at large (hereafter called "public use") rather than particular uses by specific bodies, persons or sports whether incorporated organised or otherwise (hereinafter called "private use") and such policy shall especially apply where any such private use may involve the building extension or modification of any structure or facility on such parks and reserves, and

- (b) Notwithstanding the foregoing policy, Council may in relation to any park or reserve under its ownership or control, consider any application for private use upon its merits with reference to the policy contained in Part (a) above subject to any applicant for such private use complying with the following procedure:-

The applicant shall submit details of the proposal to Council at which stage Council shall, in its capacity as owner or landlord of the park or reserve subject of the application;

Either

- (i) Disallow the application

Or

- (ii) Where no further town planning or other legal procedures are required, allow the application

Or

- (iii) Before considering the application, require the applicant to first comply with all town planning procedures and hearings as may be required and all other legal requirements.

2.3.1.2 Existing Leases

To honour obligations on existing leases of reserve land to private organisations and to ensure that each lessee does likewise.

2.3.1.3 New or Renewed Leases

To assess applications for new, or renewal of existing leases in terms of the known performance of the prospective or existing lessee. Where an existing lessee wishes to terminate a current lease or forego any renewal rights Council will consider new applications from organisations of the same or similar character.

2.3.1.4 Renting of Land or Buildings not Leased

To permit a private sports or other recreation organisation to enter into an agreement with Council to rent reserve land or buildings for recreational activities consistent with the reserves classification provided that:

- (a) the demand for the proposed activity is clearly established
- (b) it is not practicable or appropriate for Council to provide the facility itself
- (c) there will be no significant encroachment on the public's right to use other parts of the reserve on a casual basis.

- (d) the agreement shall be subject to periodic renewal and review as determined by Council
- (e) Council may impose such conditions on the agreement as it thinks fit to ensure the proper care and maintenance of the land or building concerned.

2.3.1.5 New Uses

To ensure that any new or additional private use of reserve land is consistent with the reserve's classification under the Reserves Act, 1977, the objectives and policies contained in this Management Plan, and with the relevant provisions of Council's Operative District Scheme.

2.3.1.6 New Buildings

To assess applications for new or additions to existing private buildings on reserve land in terms of objective 2.2.2 and policy 2.3.1.1 above and in accordance with the relevant provisions of Council's Operative District Scheme.

2.3.1.7 Parking

To ensure that adequate parking facilities in accordance with the Operative District Scheme are provided without significant loss of open space and facilities provided for general public usage and in such a manner as to afford adequate protection to neighbouring properties.

2.3.1.8 Ancillary Liquor Licences

To recognise the sale and consumption of liquor as an ancillary recreation activity, and where appropriate to amend existing leases of reserve land accordingly provided that:

- (a) Council is satisfied that the lessee can or will contain the use effectively so as to ensure that there is no encroachment on the rights of other reserve users and/or neighbouring property owners.
- (b) The lessee has obtained an Ancillary Liquor Licence in accordance with the relevant provisions of the Sale of Liquor Act, 1962.
- (c) Notwithstanding compliance with the objectives and policies contained in this Management Plan, the lessee has complied with Council's town planning and building bylaw requirements relating to any necessary additions or alterations to existing buildings.
- (d) Council may also in its capacity as owner or landlord of the reserve apply such additional conditions as it thinks fit to ensure that the sale and consumption of

liquor remains ancillary to the principal recreation activity.

2.3.1.9 Charge Days

Where, under current leasing or other tenancy arrangements, a recreation club has the use of reserve land for sports activities, the Council shall, at the discretion of the Town Clerk, grant up to 8 charge days per sports season.

2.3.1.10 Sunday Play

To assess applications from private organisations for the Sunday use of a public reserve in terms of the objectives and policies contained in this management plan. In granting consent to any application Council may impose such conditions as it thinks fit to ensure the proper control of the activity and the care and maintenance of the reserve.

2.3.1.11 Signs

To assess applications for the erection of signs relating to private facilities on reserve land in accordance with the Operative District Scheme and the relevant Council Bylaws.

2.3.2.9 Cost Sharing of Fencing of Private Land Adjoining Reserve

To consider applications from property owners for the cost-sharing of boundary fencing between the reserve and private land. Council will require that such applications be submitted before erection or re-erection and no contribution shall be made where application is made after the fence has in fact been erected.

2.3.2.10 Maintenance

To provide regular maintenance of public amenities, facilities and grounds situated within the reserve so as to maximise the enjoyment of these by the general public.

2.3.2.11 Bylaws

Any use of the reserve shall comply with all relevant Council bylaws currently operative and in particular with Chapter 17 of N.Z.S. 9201.

3.0 SPECIFIC POLICY & WORKS PROPOSALS

3.1 Reserve at 64A Kiwitea Street

To allow no increase in the intensity of usage of the bowling facilities and to permit no further building extensions on the site.

Explanation

The existing facilities are operating to capacity and given the constraints of the site any increase in usage or additional buildings would result in a situation of over-development.

3.2 Freyberg Field

To develop an area in the northern part of the reserve as a children's playground and to investigate other possible uses of the adjoining area.

Explanation

Currently the area north of the Soccer Club pavilion is undeveloped. Council considers that part of this vacant land can be used to accommodate children's play facilities and to this end will seek the assistance of local service and sports clubs to help establish a playground as and when financial resources permit.

APPENDIX I

FREYBERG FIELD AND RESERVE AT 64a
KIWITEA STREET—LOCATION PLAN

Not to scale

APPENDIX I

CITY OF AUCKLAND

FREYBERG FIELD AND RESERVE AT 64a
KIWITEA STREET—LOCATION PLAN

Not to scale

N

MOUNT ALBERT PARK

MOUNT ALBERT RESERVE

SCHOOL

CHURCH

BOULEVARD OF MOUNT ALBERT

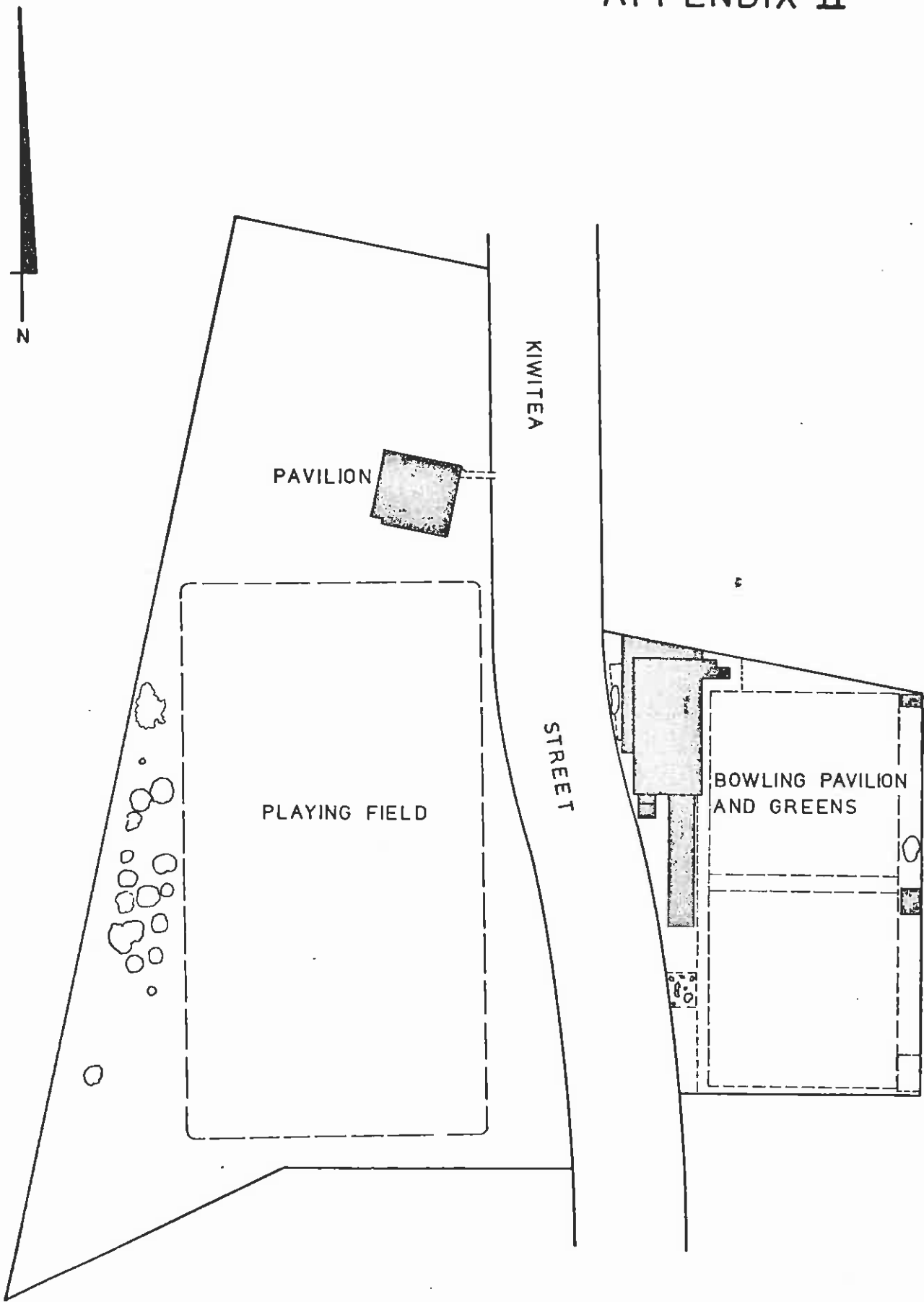
CITY OF AUCKLAND

FREYBERG FIELD AND RESERVE AT 64a
KIWITEA STREET - LOCATION PLAN

APPENDIX I

Not to scale

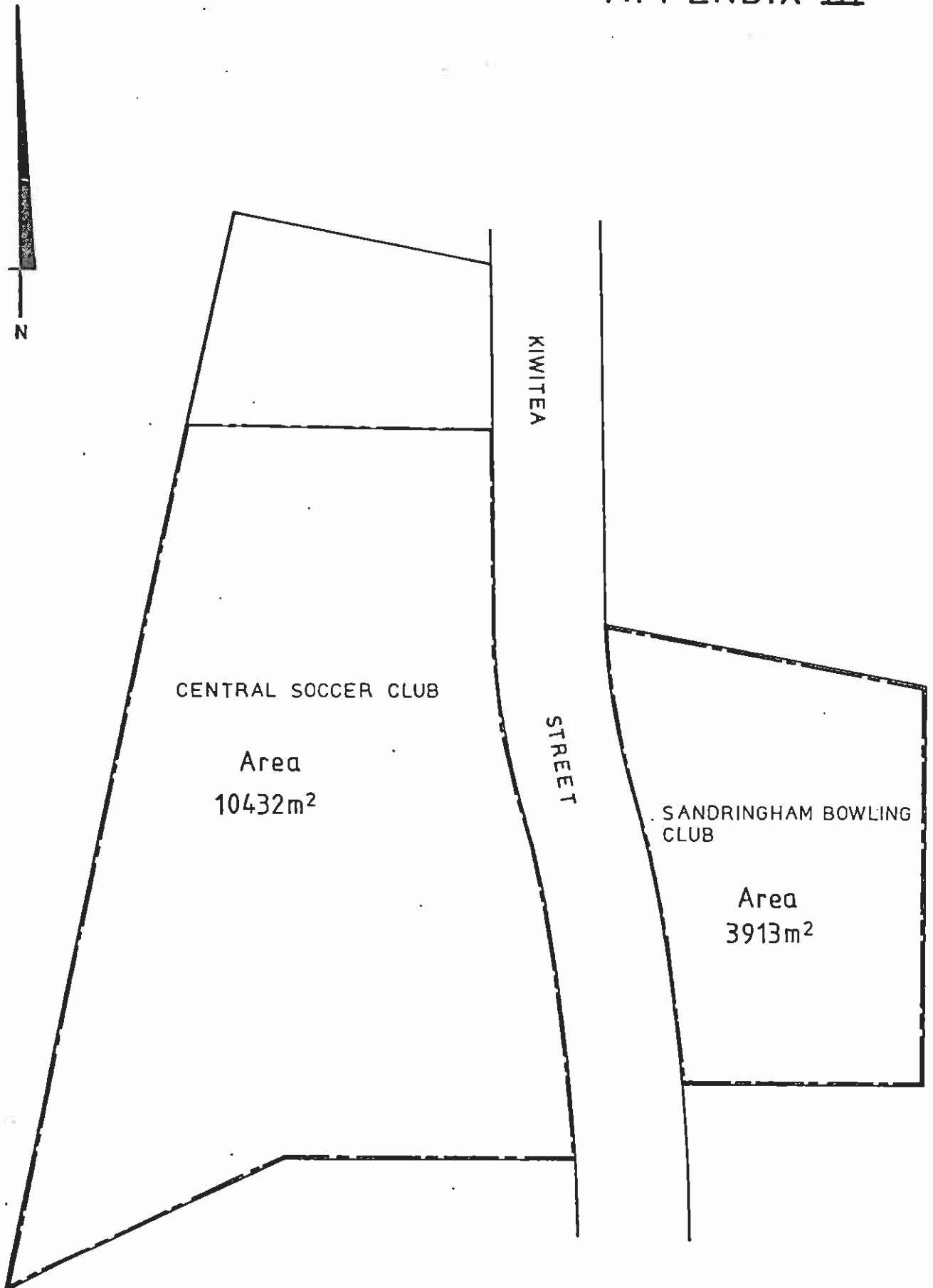
APPENDIX II



FREYBERG FIELD AND RESERVE AT 64a KIWITEA ST. —
PHYSICAL CHARACTERISTICS

Scale 1:1000

APPENDIX III



FREYBERG FIELD AND RESERVE AT 64a KIWITEA ST
AREAS LEASED BY CENTRAL SOCCER CLUB AND THE
SANRINGHAM BOWLING CLUB

Scale 1:1000

GRIBBLEHIRST PARK - MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 Management

Gribblehirst Park is owned and administered by the Mt. Albert City Council. Organisations having use of parts of the reserve by lease or other tenancy agreements may be responsible for some management and control functions in accordance with their respective tenure documents.

1.2 Classification Under Reserves Act (1977)

"Recreation Reserve". (N.Z. Gazette, 19 June 1980, No. 68 page 1806 and 4 February 1981, No. 11, page 224.)

1.3 Location (see Appendix I)

Gribblehirst Park is situated in the central eastern part of the City north-east of the St. Lukes Shopping Centre, its main entrance being from Sandringham Road. The reserve is generally bounded by residential properties with frontage to Aroha Avenue and Thanet Avenue in the south and west, Kenneth Avenue to the north and Sandringham Road and Begbie Place to the east.

1.4 Access (see Appendix II)

Vehicular access to the reserve is provided from Sandringham Road and Aroha Avenue, a road through the park connecting these two access points. Additional pedestrian access is available from the Kenneth Avenue frontage, the end of Thanet Avenue and by way of a walkway from Begbie Place.

1.5 Zoning Under Operative District Scheme

The park is zoned "Recreation 2", a zone providing for the development of open space in public ownership catering primarily for organised sport and informal recreation.

1.6 Area & Legal Description

5.9207 Hectares, Lots 1 to 8, D.P. 22998, Lot 2, D.P. 55519 Section 10, Suburbs of Auckland, Block IV, Titirangi Survey District.

(NOTE: Lots 1-4, D.P. 22998, and Lot 2 D.P. 55519, are not classified as those parcels of land are not defined as a reserve in terms of the Reserves Act 1977.)

1.7 Physical Description (see Appendix II)

Gribblehirst Park has frontage to 3 streets, Sandringham

Road, Aroha Avenue and Kenneth Avenue. A sealed two-way vehicular carriageway traverses the reserve in an east/west direction between the Sandringham Road and Aroha Avenue frontages. A secondary no-exit driveway leads off the main drive to bowling greens in the south-western part of the park.

The reserve is of an irregular shape and topography and for descriptive purposes can be divided into five relatively distinct parts.

Sports Field & Environs

The sports field is located near the Sandringham Road frontage of the park south of the main driveway. To the south, just inside the Sandringham Road entrance is a level grassed area planted in several mature trees and accommodating a stone monument identifying the park. The tree planted area extends down the eastern side of the sports field behind residential properties fronting on to Sandringham Road. The southern end of the field is dominated by a tree covered rocky bank leading up to properties in Begbie Place. The Eden Rugby Football Club pavilion adjoins the field on its western side and is flanked by two car parking areas.

Children's Playground

To the north of the sports field and separated from it by the main driveway is an area developed as a children's playground. Traditional play equipment in the form of swings and see-saws is provided on a flat asphalted area. The playground extends westwards up a grassed bank to a small plateau which accommodates less conventional play facilities.

Kenneth Avenue Area

To the west of the small plateau is an extensive grass area available for casual recreation which extends northwards up a gentle slope to the Kenneth Avenue frontage of the reserve. This area is bounded by the driveway to the south and a tree-covered bank leading up to a higher part of the reserve in the west in the vicinity of Thanet and Aroha Avenues.

Aroha Avenue Area

The main feature of the western part of the reserve near the Aroha Avenue entrance is some established rose gardens

on either side of the main driveway. To the north of the driveway the gardens are bounded by residential properties in Thanet and Aroha Avenues. To the south the land drops away sharply from the rose beds down a bank densely planted in mature native trees. The bank extends westwards parallel to the driveway and towards the sports field pavilion. A bandstand is situated just south of the driveway near the eastern end of this bank.

South-Western Area

This area of the reserve is significantly lower than the adjoining residential properties and is dominated by several large wooded rock outcrops and the bowling greens of the Edendale Bowling Club. The bowling greens are fenced off from the rest of the reserve with two large rock outcrops to their west and a rocky bank leading up to properties in Aroha Avenue. The whole area outside of the bowling greens is densely planted in mature trees with some grassed areas between the rock outcrops. A pavilion stands on the eastern side of the bowling greens while to the north is a sealed driveway and parking area extending to the rear of the rugby pavilion.

1.8

History

The land on which Gribblehirst Park now stands was originally formed by lava flow from the Maungawhau (Mt. Eden) eruption about 20,000 years ago. Lava from this eruption passed over the earlier Owairaka flow causing a number of small sunken areas to be created in which water collected. In some ponds, beds of a fine white silt called diatomite formed. This substance is used in the manufacture of polishing powders and for some years a diatomite pit was worked in a corner of what is now Gribblehirst Park.

The majority of the park remained part of a larger low-lying wet area in northern Sandringham named by the early European settlers, Cabbage Tree Swamp, because of the hundreds of cabbage trees growing there. To entomologists the remnant area of Cabbage Tree Swamp is of scientific interest. A weevil (Peristoreus viridipennis) was described from this area by Captain Broun in 1880, and thus this is the type-locality for the species.

The park itself was created when in 1928 Mr. S.L. Hirst agreed to sell 3271m² of land to Council and to donate a larger area of 1.7811 hectares on the condition that the latter area "be used at all times as and for the purpose

of a public park and recreation reserve". At the same time Messrs. W.J. & J. Gribble sold to Council 1.1076 hectares and donated a further 2.7051 hectares on the same condition as that of the Hirst transaction. All of this land whether sold or donated to Council became Gribblehirst Park which was formally opened on 28th March 1931 after much of the area had been drained and cleared of rocks by relief workers during the depression.

Soon after the park was opened regular organised recreational use began. In 1931 the Kowhai Junior High School began using the sports field and in the same year the Auckland Rugby Football Union and the Eden Rugby Football Club began regular use. Meanwhile Council continued to upgrade the park's facilities. A children's playground was established in the same year the park was opened. In 1935 a dressing shed was constructed next to the sports field while in 1937 2 cricket wickets were formed and used by the United Friendly Society and the Mt. Albert Churches Athletic Association. In this period the Mt. Albert Amateur Athletic Club also began regular use of the field.

During 1938 and 1939 Council formed 2 bowling greens and built an adjoining pavilion in the south-western part of the reserve which on completion were leased to the current occupiers, the Edendale Bowling Club. Although the original pavilion was built by the Council, over the years the Club carried out many additions and alterations so that when the current lease was drawn up in 1956 it provided for the Club to purchase the pavilion on the basis of its unimproved value. The pavilion was upgraded and extended further in 1971 and 1973. The Bowling Club was granted an ancillary liquor licence in 1978.

In 1942 a cleansing station was built adjacent to the playing field to be used in the event of an enemy gas attack during the second world war. This building was later converted into a sports pavilion in 1947.

Regular users of the sports field and pavilion facilities at this time and during the 1950's were the Mt. Albert Amateur Athletic Club, the Eden District Cricket Club, the Auckland Rugby Union and the Eden Rugby Football Club. Occasional use for summer and winter sports by the Boys' Brigade and the Edendale and Kowhai Schools also occurred during this period.

The Eden Rugby Football Club entered into a formal 33 year lease of the sports field and pavilion facilities in 1957 and a year later the Club constructed a new two-storey pavilion. In 1960 the Club provided funds for Council to form 2 parking areas for a total of 23 cars in the vicinity of the new pavilion. In 1964 and again in 1974 the Club constructed additions to the pavilion. An ancillary liquor licence was granted to the Club in 1978 and their lease amended accordingly.

The existing children's play facilities were upgraded with the assistance of the Rotoract Club when in 1974 an adventure playground was established.

1.9 Role

Gribblehirst Park is of local and sub-regional significance primarily because of the existing uses and facilities relating to organised sports activities. Outside of the hours devoted to structured recreation the park fulfils a passive/casual recreation role of local significance.

1.10 Current Uses & Facilities

1.10.1 Private Uses

Eden Rugby Football Club (see Appendix III)

The Club's present lease covers 1.2730 hectares and includes the sports field, pavilion and two small parking areas. The term of the lease is 33 years, expiring on 31st March 1990. Responsibility for the maintenance of both grounds and pavilion rests with the Club.

Use of the playing field is limited to organised play on Saturdays and for training purposes during the week at times approved by Council. All other times require prior Council approval and the field is to be made available for use by school children when not in use by the Club. During the summer season the grounds and pavilion are to be made available for use by other codes of organised sport but any sub-letting of the facilities must have Council approval. At all times when the facilities are in private use the general public may enter the grounds as spectators, except when a Council-approved charge day is in operation.

The pavilion itself is a two-storeyed structure, the 490m² ground floor accommodating changing room and indoor training

facilities as well as toilets which are available for public use. The first floor, with an area of approximately 450m² accommodates a lounge for indoor sporting activities and social functions, and kitchen facilities.

Edendale Bowling Club

This Club leases the bowling green and pavilion facilities in the south-western part of the reserve, the total land area covered by the lease being 3567m². The lease is for 33 years expiring on 30th Sept.1989 and under its terms the Club is responsible for the maintenance of both the pavilion and grounds.

The Club may sublet the pavilion to members of the public for private social functions.

Sunday play is permitted on the bowling greens between 1 p.m. and 6 p.m., any times outside these hours and any tournament play to be subject to Council's approval.

Residents and ratepayers may enter the leased land when the greens are open for play and upon payment of an approved fee are entitled to use the greens subject to any conditions of play normally imposed by the Bowling Club.

The bowling pavilion is a 2-storeyed building with a total area of 610m². The 360m² ground floor contains a lounge, bar, locker and toilet facilities, two small offices, and equipment rooms. The 250m² 1st floor accommodates a kitchen, movable bar, toilet facilities and a hall for indoor bowls.

1.10.2 Public Uses & Facilities

With the exception of the land leased to the Edendale Bowling Club the grounds contained within the park, when not in private use as outlined above, are available to the general public for casual active or passive recreation.

Public facilities within the park include a children's playground in the north-west near the Sandringham Road entrance, public toilets in the ground floor of the Rugby Club pavilion and picnic benches sited at various points throughout the reserve.

1.11 Adjoining Land Uses

All land adjoining the park is zoned residential accommodating in the main single family dwellings with the exception of properties in Begbie Place where there is a heavy concentration of multi-unit residential development.

The objectives and policies contained in this statement apply to the following reserves:

Fowlds Park
Gribblehirst Park
Anderson Park
Murray Halberg Park
Freyberg Field
Edendale Reserve

2.1 Pressures, Constraints & Management Criteria

2.1.1 Use of Reserves by Private Recreation Clubs

The majority of reserves covered by this general statement are fully developed, their primary function being the provision of organised sports with some allowance for casual recreation. Over an extended period of time the organised sports component provided by private sports and recreation bodies has become accepted as a legitimate and often predominant use of reserve land. The sports clubs involved lease or rent from Council parts of the reserves for the accommodation of their activities. Often, clubrooms, pavilions and other amenities have been built on the reserves at their own expense although ownership of such facilities is always retained by Council. In most cases it is envisaged that the current uses of these reserves will prevail. Council recognises the status quo situation and the valid function performed by private clubs and organisations using facilities located on public reserves.

Given the historical background and current usage it would be both unrealistic and inappropriate for Council to take over the provision and administration of such activities as the sports involved are best promoted by the various existing specialist groups.

There is however an inherent contradiction apparent in the use of public reserves by private groups particularly when their activities restrict the rights of the public to use parts of the reserves on a casual basis. Although the leases under which the clubs operate generally ensure that most members of the public are eligible for membership provision must nevertheless be made for those people with no interest in the particular activity provided for or in organised recreation generally.

Leasing and other occupation rights are only one aspect of the total management of a reserve and when assessing new leasing proposals it is Council's role to ensure that the rights of the public take priority over the requirements of a prospective lessee. In particular, a leasing proposal must be fully justified and acceptable to the majority of reserve users, while accommodating as far as possible minority wishes as well.

2.1.2 Buildings on Reserve Land

Related to the broad issue of private versus public recreation is the more specific problem of the encroachment of buildings on to public open space. Mt. Albert is a developed suburban area and as such opportunities to provide additional public open space are rare making the preservation of existing areas crucial. Council's policies in this regard are also covered in its Operative District Scheme and are designed to restrict buildings to only those which are a reasonable adjunct to the main outdoor recreation activity.

2.1.3 Sunday Play & Charge Days

Under the Reserves Act and the Local Government Act Council is empowered to grant approval to private organisations for the Sunday use of a reserve and for the restriction of public entry to a reserve without payment of an admission charge. The necessity for Sunday play usually arises when sports clubs hold tournaments and an extra day is needed to complete play. Also, the need occasionally arises for one day events to be held on a Sunday because on Saturdays the reserve is committed to its regular uses. Where charge days are operated their main purpose is to enable private clubs to collect funds for the promotion of their activities. While occasionally such uses of a public reserve can be justified by their nature they further restrict public usage and must be controlled accordingly.

2.1.4 Ancillary Liquor Licences

Recent amendments to the Sale of Liquor Act provide for the granting of ancillary liquor licences to private clubs including sporting bodies which in many cases have clubrooms or pavilions located on public reserves. In the recent past there have been several such cases in Mt. Albert and where the Licensing Commission has granted a licence the Council has usually amended the lease concerned to permit the use. Council considers the control over the consumption of liquor is in the main adequately covered under the

provisions of the Sale of Liquor Act but regardless of the granting of an ancillary liquor licence by the Licensing Commission, the ultimate decision as to whether the use is appropriate in any particular case rests with Council as the controlling body of the reserve. Council may therefore, in its role of owner or landlord of a reserve, see fit to disallow such a use or to impose additional conditions on the lessee particularly where past performance has shown that the lessee has been negligent in respecting the rights of other reserve users and neighbouring property owners.

2.1.5 Generative Effects of Reserve Uses

Any intensive use (whether public or private) of a reserve can create generative effects with the potential for causing detriment to neighbouring properties. In particular problems relating to traffic and noise generation may occur. As part of the administration of its policies Council will endeavour to provide a reasonable balance between the provision of adequate parking, the preservation of existing areas available for recreation, and the minimising of any impact on adjoining land uses.

The issue of noise transmission created by uses of the reserve affects not only neighbouring properties but also the enjoyment of other parts of the reserve itself. In its management of the reserve and in particular when assessing possible new uses Council's aim will be to ensure that any one particular use does not infringe the rights of other reserve users or neighbouring property owners.

2.1.6 Financial Constraints

Through its Parks & Reserves Department Council provides regular maintenance of existing amenities and facilities located on reserves within the City. The provision and development of additional amenities to satisfy new needs is of course constrained by the availability of funds. By continual monitoring and assessment of current demands Council will endeavour to accommodate any new facilities for which a proven need has been identified.

2.1.7 Management Criteria

Although Council will generally continue existing management practices, from time to time matters arise which require Council's consideration and in such cases the preservation of reserve land for general public use must wherever possible be achieved.

The following criteria will be used for the assessment of new proposals relating to either public or private use of reserves:

- (a) The suitability of the proposed use in terms of the reserve's classification.
- (b) The anticipated demand for the proposed use and its accessibility to the general public.
- (c) In cases of proposals for non-public use of public open space the effect, if any, on the interests of the public at large.
- (d) The loss (if any) of land available to general public use.
- (e) The encroachment (if any) of buildings onto existing public open space.
- (f) The design and appearance of any proposed new building work be in harmony with the surrounding environment.
- (g) The possible generative effects of the proposed new use, in particular those relating to noise transmission and traffic generation.
- (h) Any possible conflict between the proposed new use or activity and -
 - (i) other activities on the reserve,
 - (ii) adjoining land uses.
- (i) Compliance of the proposal with the provisions of the Operative District Scheme and relevant Council Bylaws.

2.2 Management Objectives

2.2.1 Role of the Reserve

To provide for a variety of recreation needs by maintaining a balance between public and private and active and passive uses of the reserve.

2.2.2 Public Usage

To maintain and develop the reserve in such a way as to encourage its casual and informal usage by the general public.

2.2.3 Private Usage

To continue to assist recreational and cultural groups in the promotion and maintenance of their activities whilst recognising the right of an individual to use publicly owned open space as an individual rather than as a member of a private club or other organisation.

2.2.4 Buildings

To prevent the loss of significant areas of open space by the encroachment of buildings on reserve land.

2.2.5 Land Use Impact

To minimise any possible conflict between activities on the reserve and adjoining land uses.

2.3 Management Policies

2.3.1 Private Use of Reserve Land

2.3.1.1 General Policy

The following is current Council policy as adopted on 28 March 1978:

- (a) That in relation to all parks and reserves under its ownership and/or control Mt. Albert City Council hereby adopts the policy that all such parks and reserves are established provided and maintained primarily for the benefit enjoyment and general recreation of the public at large (hereafter called "public use") rather than particular uses by specific bodies, persons or sports whether incorporated organised or otherwise (hereinafter called "private use") and such policy shall especially apply where any such private use may involve the building extension or modification of any structure or facility on such parks and reserves, and

- (b) Notwithstanding the foregoing policy, Council may in relation to any park or reserve under its ownership or control, consider any application for private use upon its merits with reference to the policy contained in Part (a) above subject to any applicant for such private use complying with the following procedure:-

The applicant shall submit details of the proposal to Council at which stage Council shall, in its capacity as owner or landlord of the park or reserve subject of the application;

Either

- (i) Disallow the application

Or

- (ii) Where no further town planning or other legal procedures are required, allow the application

Or

- (iii) Before considering the application, require the applicant to first comply with all town planning procedures and hearings as may be required and all other legal requirements.

2.3.1.2 Existing Leases

To honour obligations on existing leases of reserve land to private organisations and to ensure that each lessee does likewise.

2.3.1.3 New or Renewed Leases

To assess applications for new, or renewal of existing leases in terms of the known performance of the prospective or existing lessee. Where an existing lessee wishes to terminate a current lease or forego any renewal rights Council will consider new applications from organisations of the same or similar character.

2.3.1.4 Renting of Land or Buildings not Leased

To permit a private sports or other recreation organisation to enter into an agreement with Council to rent reserve land or buildings for recreational activities consistent with the reserves classification provided that:

- (a) the demand for the proposed activity is clearly established
- (b) it is not practicable or appropriate for Council to provide the facility itself
- (c) there will be no significant encroachment on the public's right to use other parts of the reserve on a casual basis.

- (d) the agreement shall be subject to periodic renewal and review as determined by Council
- (e) Council may impose such conditions on the agreement as it thinks fit to ensure the proper care and maintenance of the land or building concerned.

2.3.1.5 New Uses

To ensure that any new or additional private use of reserve land is consistent with the reserve's classification under the Reserves Act, 1977, the objectives and policies contained in this Management Plan, and with the relevant provisions of Council's Operative District Scheme.

2.3.1.6 New Buildings

To assess applications for new or additions to existing private buildings on reserve land in terms of objective 2.2.2 and policy 2.3.1.1 above and in accordance with the relevant provisions of Council's Operative District Scheme.

2.3.1.7 Parking

To ensure that adequate parking facilities in accordance with the Operative District Scheme are provided without significant loss of open space and facilities provided for general public usage and in such a manner as to afford adequate protection to neighbouring properties.

2.3.1.8 Ancillary Liquor Licences

To recognise the sale and consumption of liquor as an ancillary recreation activity, and where appropriate to amend existing leases of reserve land accordingly provided that:

- (a) Council is satisfied that the lessee can or will contain the use effectively so as to ensure that there is no encroachment on the rights of other reserve users and/or neighbouring property owners.
- (b) The lessee has obtained an Ancillary Liquor Licence in accordance with the relevant provisions of the Sale of Liquor Act, 1962.
- (c) Notwithstanding compliance with the objectives and policies contained in this Management Plan, the lessee has complied with Council's town planning and building bylaw requirements relating to any necessary additions or alterations to existing buildings.
- (d) Council may also in its capacity as owner or landlord of the reserve apply such additional conditions as it thinks fit to ensure that the sale and consumption of

liquor remains ancillary to the principal recreation activity.

2.3.1.9 Charge Days

Where, under current leasing or other tenancy arrangements, a recreation club has the use of reserve land for sports activities, the Council shall, at the discretion of the Town Clerk, grant up to 8 charge days per sports season.

2.3.1.10 Sunday Play

To assess applications from private organisations for the Sunday use of a public reserve in terms of the objectives and policies contained in this management plan. In granting consent to any application Council may impose such conditions as it thinks fit to ensure the proper control of the activity and the care and maintenance of the reserve.

2.3.1.11 Signs

To assess applications for the erection of signs relating to private facilities on reserve land in accordance with the Operative District Scheme and the relevant Council Bylaws.

2.3.2 Public Uses

2.3.2.1 Amenities

To maintain and enhance existing public amenities and to provide, within current financial constraints, additional amenities as the need arises.

2.3.2.2 Landscape & Vegetation

To preserve those existing natural landforms and vegetation which enhance the character of the reserve and where desirable plant new vegetation.

2.3.2.3 Public Access

To ensure that a convenient and high level of public access to the reserve is provided and maintained without detriment to neighbouring properties.

2.3.2.4 Access to Private Properties

To generally prohibit vehicular access from the reserve to neighbouring private properties.

2.3.2.5 Driveways & Walkways

To increase public enjoyment of the reserve by the maintenance of existing and where practicable the provision of new driveways and walkways.

2.3.2.6 Parking

To balance the provision of adequate public parking facilities against the preservation of land available for recreation purposes.

2.3.2.7 Children's Play Facilities

To maintain existing and where appropriate develop new play facilities on the reserve.

2.3.2.8 Signs

To provide adequate signposting relating to the reserve and its facilities. The provision of signs indicating amenities sited on public land shall, if their importance warrants, be of the tavern type and shall be at the discretion of the City Engineer. Siting shall be generally on the nearest arterial, principal or local distributor road, specific locations to be decided together with the Chairman of the Works and Traffic and the Parks and Recreation Committees.

2.3.2.9 Cost Sharing of Fencing of Private Land Adjoining Reserve

To consider applications from property owners for the cost-sharing of boundary fencing between the reserve and private land. Council will require that such applications be submitted before erection or re-erection and no contribution shall be made where application is made after the fence has in fact been erected.

2.3.2.10 Maintenance

To provide regular maintenance of public amenities, facilities and grounds situated within the reserve so as to maximise the enjoyment of these by the general public.

2.3.2.11 Bylaws

Any use of the reserve shall comply with all relevant Council bylaws currently operative and in particular with Chapter 17 of N.Z.S. 9201.

3.0 SPECIFIC POLICY & WORKS PROPOSALS

3.1 Organised Sports

To permit no further encroachment by organised sport on a regular basis in Gribblehirst Park.

Explanation

Council is of the opinion that current uses of the park on a regular organised basis by private sporting bodies can not be increased in their intensity without the right of the general public to use the reserve on a casual basis being unacceptably infringed. Particularly during the winter months the sports field and its adjoining pavilion are used to capacity. Council will consider application from other private organisations for the use of the park's facilities but such applications, if approved, will be permitted on a restricted temporary basis only and subject to any conditions Council deems necessary to protect the reserve's casual public usage function.

3.2 Planting & Landscaping

To develop a native tree planting area south of the existing rose garden and contained between the Edendale Bowling Club and the western park boundary.

3.3 Walkways

To provide and maintain walking paths from the vicinity of the rose garden through the new native tree planting area.

Explanation

It is Council's intention to establish, over a period of time, an area similar to that found in a natural New Zealand bush setting. Such a project requires some time for implementation as most New Zealand species thrive in somewhat damp conditions and in some cases rely on an umbrella of large more established trees to provide cover for the secondary form growth. The new planting program has already begun and will complement the existing native tree cover in this part of the reserve.

3.4 Provision for Vehicular Traffic

- (a) To maintain the existing main driveway facility through the park linking the Sandringham Road and Aroha Avenue entrance.
- (b) To prohibit use of the main driveway facility by

heavy motor vehicles and good-service vehicles in accordance with the bylaws, and to erect suitable signposting accordingly.

- (c) To maintain the existing 20 km/h speed restriction through the park.

Explanation

The existing driveway provides the opportunity for members of the general public to conveniently enjoy the park's amenities on a passive basis. This facility is particularly suitable for the casual visitor and for elderly people. It is, however, necessary to maintain the function of the roadway as a scenic drive rather than as a through road, hence the need to prohibit commercial traffic and to maintain a speed limit conducive to the park's surroundings.

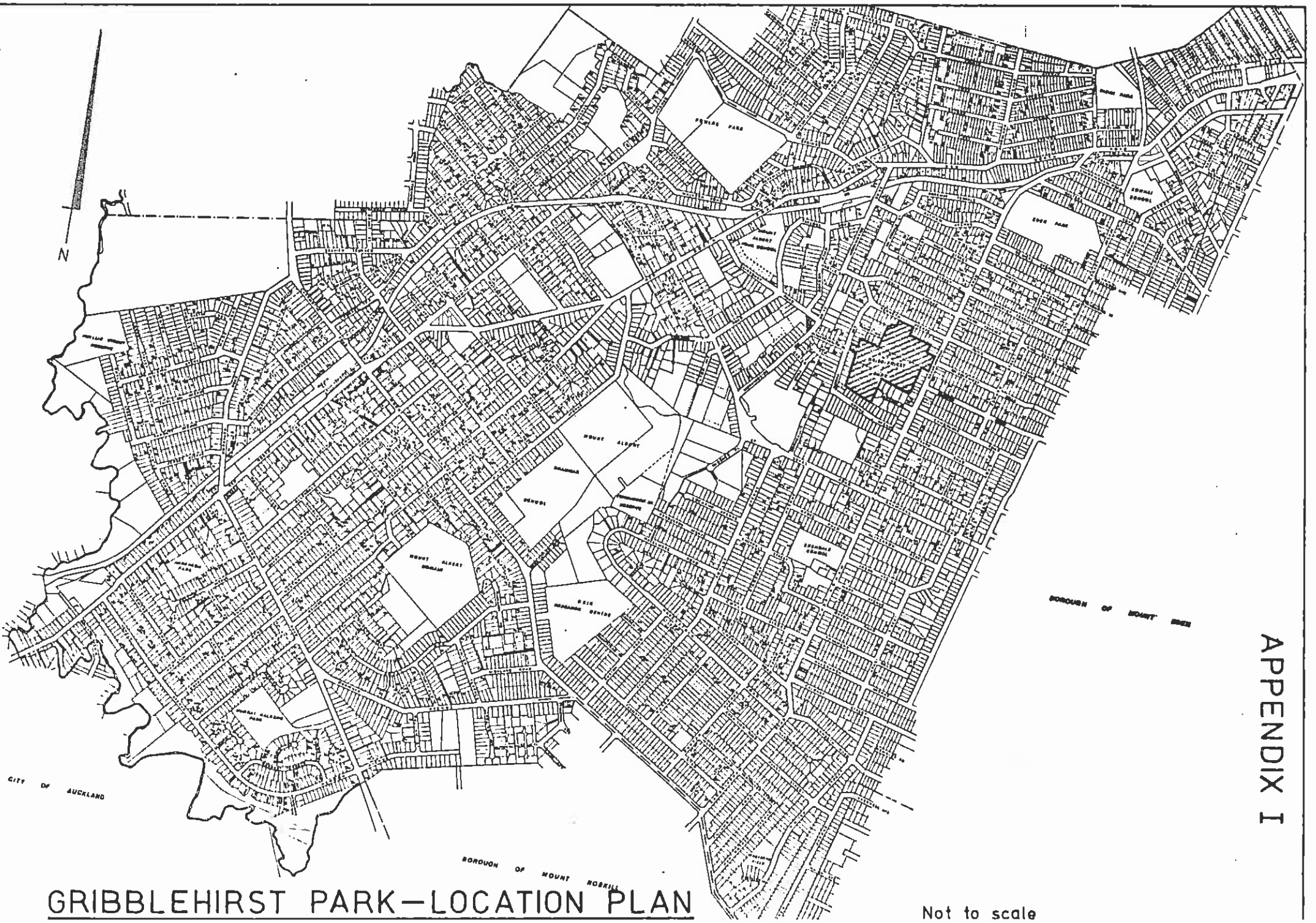
3.5

Parking & Traffic Management

To continue to monitor traffic and parking problems in the park and where practicable to introduce new measures to help relieve any congestion that may occur.

Explanation

Serious congestion problems have occurred in the past in the vicinity of the sports field particularly during winter months when major fixtures are held either on the reserve itself or at nearby Eden Park. Council has recently laid a gobi-block parking area on the northern side of the main driveway to allow cars to be parked without blocking the driveway itself. Wooden barriers have been erected on both sides of the driveway to prevent cars damaging existing grassed areas. As this work has only recently been completed its effectiveness has yet to be assessed during the busy winter months, but it is Council's intention to endeavour to ensure that the amenities of the park available to the public at large are not seriously affected by traffic problems created by organised sports fixtures.

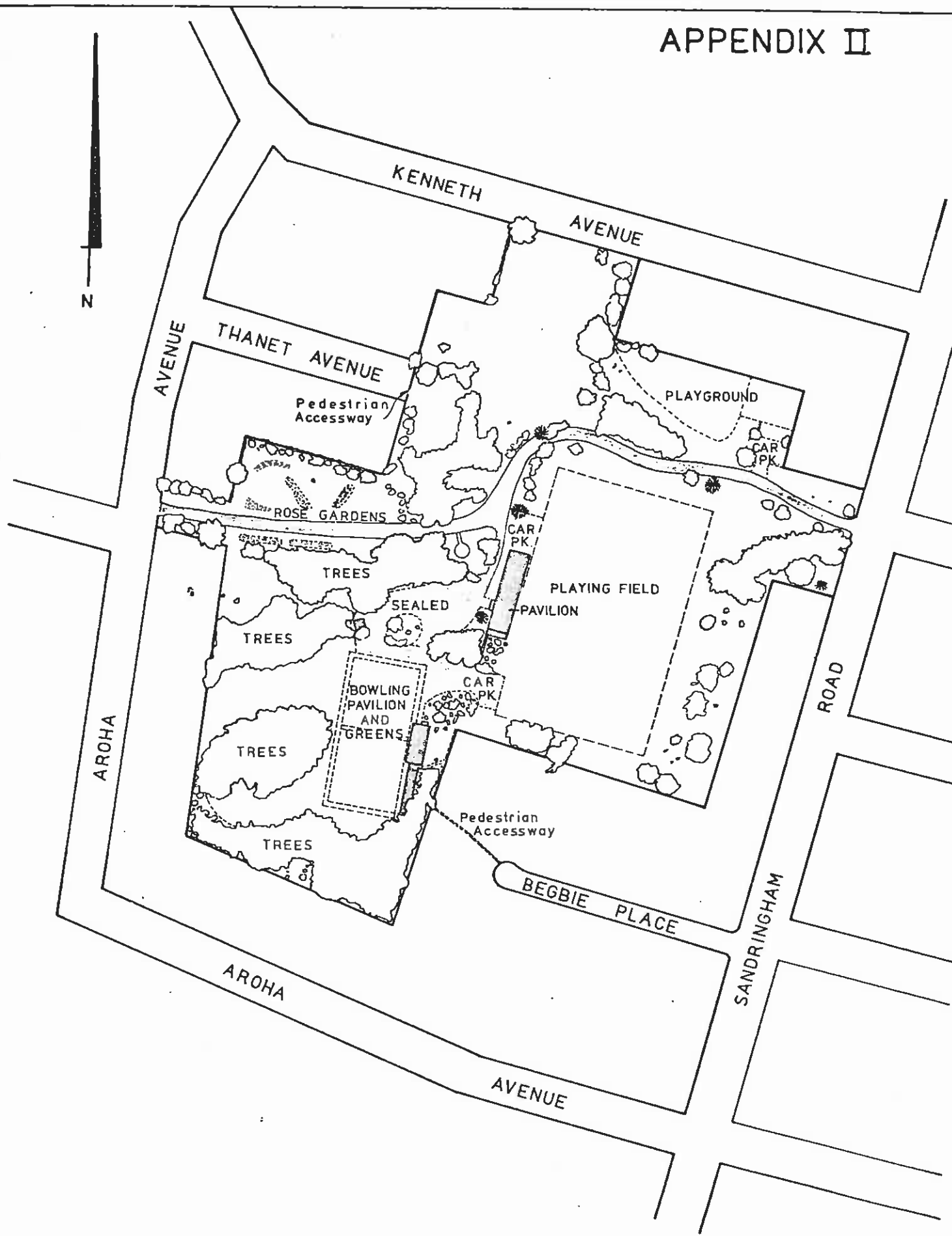


APPENDIX I

GRIBBLEHIRST PARK—LOCATION PLAN

Not to scale

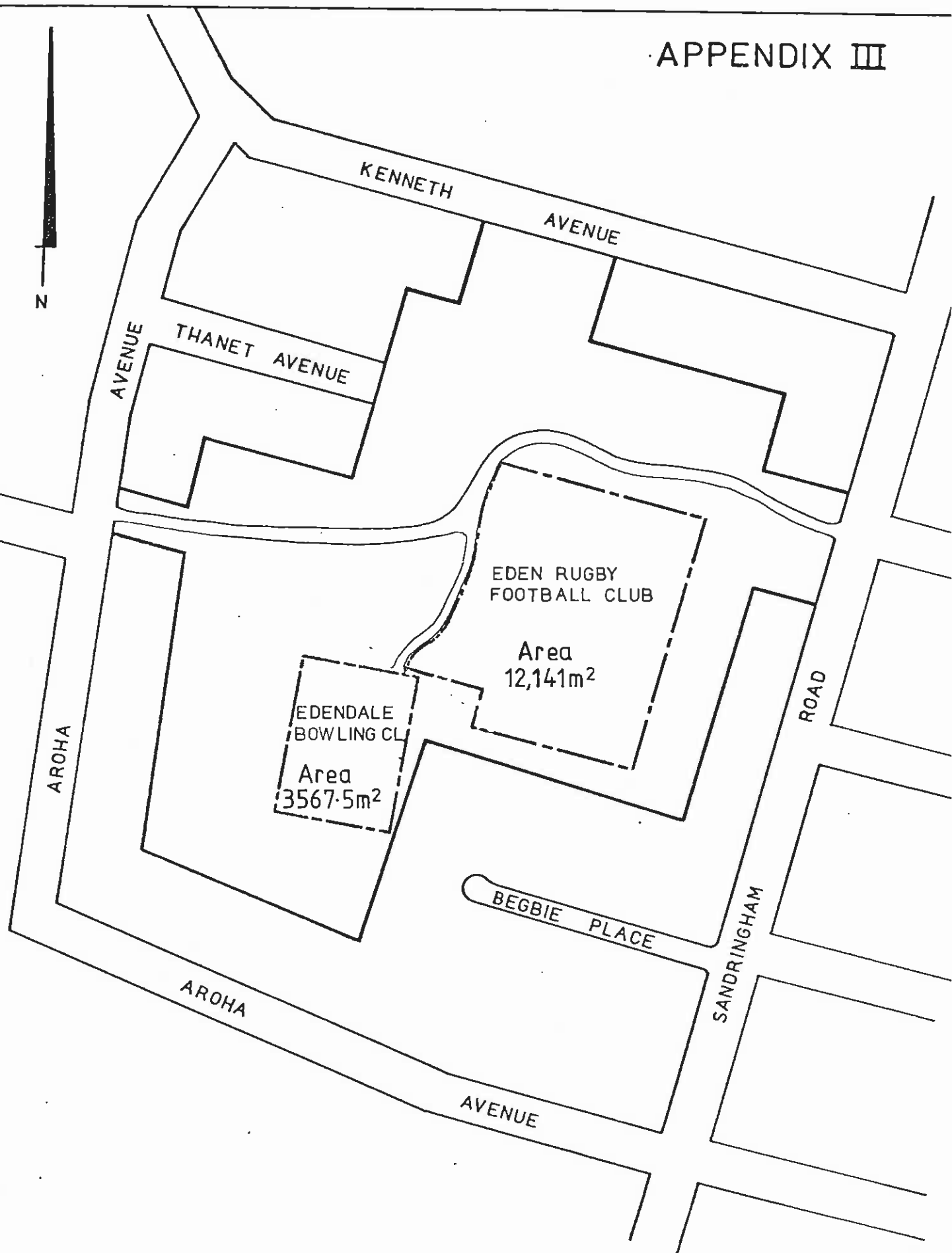
APPENDIX II



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GRIBBLEHIRST PARK — PHYSICAL CHARACTERISTICS

APPENDIX III



GRIBBLEHIRST PARK - AREAS LEASED BY
EDEN RUGBY FOOTBALL CLUB AND
EDENDALE BOWLING CLUB

Scale 1:2400

MURRAY HALBERG PARK - MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 Management

Murray Halberg Park is owned and administered by the Mt. Albert City Council. Organisations having use of parts of the reserve by lease or other tenancy agreements may be responsible for some management and control functions in accordance with their respective tenure documents.

1.2 Classification Under Reserves Act (1977)

"Recreation Reserve". (N.Z. Gazette, 9 July 1981, No. 80, page 1923).

1.3 Location (see Appendix I)

The park is situated in the southern part of Mt. Albert in an area bounded by Range View Road, Hendon Avenue and Richardson Road.

1.4 Access (see Appendix II)

Vehicular access is available from Range View Road while pedestrian access is provided from Olympus Street, Dunkirk Terrace, Richardson Road, Casino Terrace, Alamein Terrace and Hargest Terrace.

1.5 Zoning Under Operative District Scheme

The park is zoned "Recreation 2", a zone providing for the development of open space in public ownership catering primarily for organised sport and informal recreation.

1.6 Area & Legal Description

3.4168 Hectares
Lot 49, D.P. 43547
Pt. Allotments 52 & 53
Titirangi Parish.

1.7 Physical Description (see Appendix III)

The reserve is rectangular in shape, its southern half comprising a full size sports field while its northern half forms a gradually sloping bank which rises up to adjoin the Owairaka Primary School and residential properties in Dunkirk Terrace. A stand of gum trees grows on the reserve next to the school grounds. To the immediate north of the playing field is a rugby-league club pavilion and dressing shed facilities. A 30-car

parking area to the west of these buildings is accessible from the Range View Road entrance.

A Scout Hall stands in the north-west corner of the reserve with children's play facilities to the east of this building.

1.8 History

Murray Halberg Park was previously referred to as the Stewart Estate Reserve having been formed from land originally set aside as part of a State Housing Development block.

The proposal to form a reserve in the area was first considered in 1946 but it was not until 1957 that the Government deeded the land to Council as a reserve for recreation purposes. Formation of the existing playing field was carried out during 1957 and 1958 and in 1960 the reserve was officially named Murray Halberg Park in honour of the well-known New Zealand athlete who spent his childhood and youth in the area.

In 1962 the Council erected dressing shed and toilet facilities on the reserve and in the same year the Mt. Albert Amateur Athletic Club began using the park during the summer months. Between 1963 and 1966 the Alberton Hockey Club used the sports field during winter.

In 1966 the Boy Scouts Association of N.Z., on behalf of the Owairaka Scouts Group, entered into a lease of a small area of land in the north-western corner of the reserve and in the following year a scout hall was erected on the site. This use continues today.

1970 saw the beginning of the use of the park for rugby league when the Mt. Albert Schoolboy Rugby League Club began using the park on an annual basis followed a year later by the Marist Brothers Old Boys Rugby League Football Club. In 1974 the latter club entered into a lease of the reserve and began construction of a clubrooms building which was completed in 1975. In 1980 a new lease for the League Club was executed covering only the land accommodating the clubrooms, changing shed, and adjoining car-parking area.

Occasional summer use for softball has been made of the park by the League Club in recent years.

Assisted by the New Lynn Jaycees, Council established an adventure playground on the park in 1980.

1.9 Role

Murray Halberg Park's primary role is of providing organised recreation for local residents although the nature of the existing uses ensures that the use of the reserve at this level extends to many people living outside the City's boundaries. When not in use for organised sport, the park fulfils the role of a local neighbourhood reserve for casual recreation.

1.10 Current Uses & Facilities

1.10.1 Private Uses

Marist Brothers Old Boys' Rugby League Football Club (Inc.)

The club's present lease is for 15 years from 1st April 1979 and covers a land area of 1375m² which accommodates the clubrooms, changing shed and adjoining carpark.

The terms of the lease allow the club to use the adjoining sports field for recreation purposes. The club may use and is responsible for the maintenance of the existing clubrooms and changing shed facilities which are also to be made available at a reasonable charge for use by other volunteer organisations who may from time to time use the field. Any such sub-letting requires prior Council approval.

The clubroom building itself is a 144m² single storey structure with a small 18m² basement storage area. The main part of the building comprises clubroom, lounge kitchen and toilet facilities. The adjoining dressing shed has an area of 138m² and comprises separate changing and toilet facilities for men and women.

In 1980 the club was granted permission to operate an ancillary liquor licence from its clubrooms.

Owairaka Scout Group

This club leases in the name of the Boy Scouts Association of N.Z., 837m² of land in the north-western corner of the reserve which includes a 198m² hall and a small surrounding area. The lease is for 21 years from 1st April 1966 and under its terms the Scout Group is responsible for

maintenance of both land and building. A right of renewal of the lease for another 21 years is available.

1.10.2 Public Uses

When not in private use as outlined above the grounds contained within the reserve are available for casual recreational use by the general public. When the sports field is being used by the League Club members of the public have the right to enter on to the land as spectators without payment of any fee, except when a Council-approved charge day is in operation. Unless prior Council approval has been given to the club for Sunday play, the sports field is available for casual usage by members of the public on any Sunday.

The children's adventure playground in the northern part of the reserve is available to the public at all times.

1.11 Adjoining Land Uses

Except for the Owairaka Primary School on the north-eastern boundary of the reserve all adjoining land uses are residential predominantly in the form of single family housing.

The objectives and policies contained in this statement apply to the following reserves:

Fowlds Park
Gribblehirst Park
Anderson Park
Murray Halberg Park
Freyberg Field
Edendale Reserve

2.1 Pressures, Constraints & Management Criteria

2.1.1 Use of Reserves by Private Recreation Clubs

The majority of reserves covered by this general statement are fully developed, their primary function being the provision of organised sports with some allowance for casual recreation. Over an extended period of time the organised sports component provided by private sports and recreation bodies has become accepted as a legitimate and often predominant use of reserve land. The sports clubs involved lease or rent from Council parts of the reserves for the accommodation of their activities. Often, clubrooms, pavilions and other amenities have been built on the reserves at their own expense although ownership of such facilities is always retained by Council. In most cases it is envisaged that the current uses of these reserves will prevail. Council recognises the status quo situation and the valid function performed by private clubs and organisations using facilities located on public reserves.

Given the historical background and current usage it would be both unrealistic and inappropriate for Council to take over the provision and administration of such activities as the sports involved are best promoted by the various existing specialist groups.

There is however an inherent contradiction apparent in the use of public reserves by private groups particularly when their activities restrict the rights of the public to use parts of the reserves on a casual basis. Although the leases under which the clubs operate generally ensure that most members of the public are eligible for membership provision must nevertheless be made for those people with no interest in the particular activity provided for or in organised recreation generally.

Leasing and other occupation rights are only one aspect of the total management of a reserve and when assessing new leasing proposals it is Council's role to ensure that the rights of the public take priority over the requirements of a prospective lessee. In particular, a leasing proposal must be fully justified and acceptable to the majority of reserve users, while accommodating as far as possible minority wishes as well.

2.1.2 Buildings on Reserve Land

Related to the broad issue of private versus public recreation is the more specific problem of the encroachment of buildings on to public open space. Mt. Albert is a developed suburban area and as such opportunities to provide additional public open space are rare making the preservation of existing areas crucial. Council's policies in this regard are also covered in its Operative District Scheme and are designed to restrict buildings to only those which are a reasonable adjunct to the main outdoor recreation activity.

2.1.3 Sunday Play & Charge Days

Under the Reserves Act and the Local Government Act Council is empowered to grant approval to private organisations for the Sunday use of a reserve and for the restriction of public entry to a reserve without payment of an admission charge. The necessity for Sunday play usually arises when sports clubs hold tournaments and an extra day is needed to complete play. Also, the need occasionally arises for one day events to be held on a Sunday because on Saturdays the reserve is committed to its regular uses. Where charge days are operated their main purpose is to enable private clubs to collect funds for the promotion of their activities. While occasionally such uses of a public reserve can be justified by their nature they further restrict public usage and must be controlled accordingly.

2.1.4 Ancillary Liquor Licences

Recent amendments to the Sale of Liquor Act provide for the granting of ancillary liquor licences to private clubs including sporting bodies which in many cases have clubrooms or pavilions located on public reserves. In the recent past there have been several such cases in Mt. Albert and where the Licensing Commission has granted a licence the Council has usually amended the lease concerned to permit the use. Council considers the control over the consumption of liquor is in the main adequately covered under the

provisions of the Sale of Liquor Act but regardless of the granting of an ancillary liquor licence by the Licensing Commission, the ultimate decision as to whether the use is appropriate in any particular case rests with Council as the controlling body of the reserve. Council may therefore, in its role of owner or landlord of a reserve, see fit to disallow such a use or to impose additional conditions on the lessee particularly where past performance has shown that the lessee has been negligent in respecting the rights of other reserve users and neighbouring property owners.

2.1.5 Generative Effects of Reserve Uses

Any intensive use (whether public or private) of a reserve can create generative effects with the potential for causing detriment to neighbouring properties. In particular problems relating to traffic and noise generation may occur. As part of the administration of its policies Council will endeavour to provide a reasonable balance between the provision of adequate parking, the preservation of existing areas available for recreation, and the minimising of any impact on adjoining land uses.

The issue of noise transmission created by uses of the reserve affects not only neighbouring properties but also the enjoyment of other parts of the reserve itself. In its management of the reserve and in particular when assessing possible new uses Council's aim will be to ensure that any one particular use does not infringe the rights of other reserve users or neighbouring property owners.

2.1.6 Financial Constraints

Through its Parks & Reserves Department Council provides regular maintenance of existing amenities and facilities located on reserves within the City. The provision and development of additional amenities to satisfy new needs is of course constrained by the availability of funds. By continual monitoring and assessment of current demands Council will endeavour to accommodate any new facilities for which a proven need has been identified.

2.1.7 Management Criteria

Although Council will generally continue existing management practices, from time to time matters arise which require Council's consideration and in such cases the preservation of reserve land for general public use must wherever possible be achieved.

The following criteria will be used for the assessment of new proposals relating to either public or private use of reserves:

- (a) The suitability of the proposed use in terms of the reserve's classification.
- (b) The anticipated demand for the proposed use and its accessibility to the general public.
- (c) In cases of proposals for non-public use of public open space the effect, if any, on the interests of the public at large.
- (d) The loss (if any) of land available to general public use.
- (e) The encroachment (if any) of buildings onto existing public open space.
- (f) The design and appearance of any proposed new building work be in harmony with the surrounding environment.
- (g) The possible generative effects of the proposed new use, in particular those relating to noise transmission and traffic generation.
- (h) Any possible conflict between the proposed new use or activity and -
 - (i) other activities on the reserve,
 - (ii) adjoining land uses.
- (i) Compliance of the proposal with the provisions of the Operative District Scheme and relevant Council Bylaws.

2.2 Management Objectives

2.2.1 Role of the Reserve

To provide for a variety of recreation needs by maintaining a balance between public and private and active and passive uses of the reserve.

2.2.2 Public Usage

To maintain and develop the reserve in such a way as to encourage its casual and informal usage by the general public.

2.2.3 Private Usage

To continue to assist recreational and cultural groups in the promotion and maintenance of their activities whilst recognising the right of an individual to use publicly owned open space as an individual rather than as a member of a private club or other organisation.

2.2.4 Buildings

To prevent the loss of significant areas of open space by the encroachment of buildings on reserve land.

2.2.5 Land Use Impact

To minimise any possible conflict between activities on the reserve and adjoining land uses.

2.3 Management Policies

2.3.1 Private Use of Reserve Land

2.3.1.1 General Policy

The following is current Council policy as adopted on 28 March 1978:

- (a) That in relation to all parks and reserves under its ownership and/or control Mt. Albert City Council hereby adopts the policy that all such parks and reserves are established provided and maintained primarily for the benefit enjoyment and general recreation of the public at large (hereafter called "public use") rather than particular uses by specific bodies, persons or sports whether incorporated organised or otherwise (hereinafter called "private use") and such policy shall especially apply where any such private use may involve the building extension or modification of any structure or facility on such parks and reserves, and

- (b) Notwithstanding the foregoing policy, Council may in relation to any park or reserve under its ownership or control, consider any application for private use upon its merits with reference to the policy contained in Part (a) above subject to any applicant for such private use complying with the following procedure:-

The applicant shall submit details of the proposal to Council at which stage Council shall, in its capacity as owner or landlord of the park or reserve subject of the application;

Either

- (i) Disallow the application

Or

- (ii) Where no further town planning or other legal procedures are required, allow the application

Or

- (iii) Before considering the application, require the applicant to first comply with all town planning procedures and hearings as may be required and all other legal requirements.

2.3.1.2 Existing Leases

To honour obligations on existing leases of reserve land to private organisations and to ensure that each lessee does likewise.

2.3.1.3 New or Renewed Leases

To assess applications for new, or renewal of existing leases in terms of the known performance of the prospective or existing lessee. Where an existing lessee wishes to terminate a current lease or forego any renewal rights Council will consider new applications from organisations of the same or similar character.

2.3.1.4 Renting of Land or Buildings not Leased

To permit a private sports or other recreation organisation to enter into an agreement with Council to rent reserve land or buildings for recreational activities consistent with the reserves classification provided that:

- (a) the demand for the proposed activity is clearly established
- (b) it is not practicable or appropriate for Council to provide the facility itself
- (c) there will be no significant encroachment on the public's right to use other parts of the reserve on a casual basis.

- (d) the agreement shall be subject to periodic renewal and review as determined by Council
- (e) Council may impose such conditions on the agreement as it thinks fit to ensure the proper care and maintenance of the land or building concerned.

2.3.1.5 New Uses

To ensure that any new or additional private use of reserve land is consistent with the reserve's classification under the Reserves Act, 1977, the objectives and policies contained in this Management Plan, and with the relevant provisions of Council's Operative District Scheme.

2.3.1.6 New Buildings

To assess applications for new or additions to existing private buildings on reserve land in terms of objective 2.2.2 and policy 2.3.1.1 above and in accordance with the relevant provisions of Council's Operative District Scheme.

2.3.1.7 Parking

To ensure that adequate parking facilities in accordance with the Operative District Scheme are provided without significant loss of open space and facilities provided for general public usage and in such a manner as to afford adequate protection to neighbouring properties.

2.3.1.8 Ancillary Liquor Licences

To recognise the sale and consumption of liquor as an ancillary recreation activity, and where appropriate to amend existing leases of reserve land accordingly provided that:

- (a) Council is satisfied that the lessee can or will contain the use effectively so as to ensure that there is no encroachment on the rights of other reserve users and/or neighbouring property owners.
- (b) The lessee has obtained an Ancillary Liquor Licence in accordance with the relevant provisions of the Sale of Liquor Act, 1962.
- (c) Notwithstanding compliance with the objectives and policies contained in this Management Plan, the lessee has complied with Council's town planning and building bylaw requirements relating to any necessary additions or alterations to existing buildings.
- (d) Council may also in its capacity as owner or landlord of the reserve apply such additional conditions as it thinks fit to ensure that the sale and consumption of

liquor remains ancillary to the principal recreation activity.

2.3.1.9 Charge Days

Where, under current leasing or other tenancy arrangements, a recreation club has the use of reserve land for sports activities, the Council shall, at the discretion of the Town Clerk, grant up to 8 charge days per sports season.

2.3.1.10 Sunday Play

To assess applications from private organisations for the Sunday use of a public reserve in terms of the objectives and policies contained in this management plan. In granting consent to any application Council may impose such conditions as it thinks fit to ensure the proper control of the activity and the care and maintenance of the reserve.

2.3.1.11 Signs

To assess applications for the erection of signs relating to private facilities on reserve land in accordance with the Operative District Scheme and the relevant Council Bylaws.

2.3.2 Public Uses

2.3.2.1 Amenities

To maintain and enhance existing public amenities and to provide, within current financial constraints, additional amenities as the need arises.

2.3.2.2 Landscape & Vegetation

To preserve those existing natural landforms and vegetation which enhance the character of the reserve and where desirable plant new vegetation.

2.3.2.3 Public Access

To ensure that a convenient and high level of public access to the reserve is provided and maintained without detriment to neighbouring properties.

2.3.2.4 Access to Private Properties

To generally prohibit vehicular access from the reserve to neighbouring private properties.

2.3.2.5 Driveways & Walkways

To increase public enjoyment of the reserve by the maintenance of existing and where practicable the provision of new driveways and walkways.

2.3.2.6 Parking

To balance the provision of adequate public parking facilities against the preservation of land available for recreation purposes.

2.3.2.7 Children's Play Facilities

To maintain existing and where appropriate develop new play facilities on the reserve.

2.3.2.8 Signs

To provide adequate signposting relating to the reserve and its facilities. The provision of signs indicating amenities sited on public land shall, if their importance warrants, be of the tavern type and shall be at the discretion of the City Engineer. Siting shall be generally on the nearest arterial, principal or local distributor road, specific locations to be decided together with the Chairman of the Works and Traffic and the Parks and Recreation Committees.

2.3.2.9 Cost Sharing of Fencing of Private Land Adjoining Reserve

To consider applications from property owners for the cost-sharing of boundary fencing between the reserve and private land. Council will require that such applications be submitted before erection or re-erection and no contribution shall be made where application is made after the fence has in fact been erected.

2.3.2.10 Maintenance

To provide regular maintenance of public amenities, facilities and grounds situated within the reserve so as to maximise the enjoyment of these by the general public.

2.3.2.11 Bylaws

Any use of the reserve shall comply with all relevant Council bylaws currently operative and in particular with Chapter 17 of N.Z.S. 9201.

3.0 SPECIFIC POLICY & WORKS PROPOSALS

- 3.1 To complement the existing children's play equipment with additional facilities.

Explanation

The existing adventure slide complex was established with the assistance of the New Lynn Jaycees and it is Council's intention to provide additional equipment as financial resources permit.

APPENDIX I

Not to scale

MURRAY HALBERG PARK-LOCATION PLAN

CITY OF AUCKLAND

APPENDIX I

Not to scale

MURRAY HALBERG PARK-LOCATION PLAN

CITY OF AUCKLAND

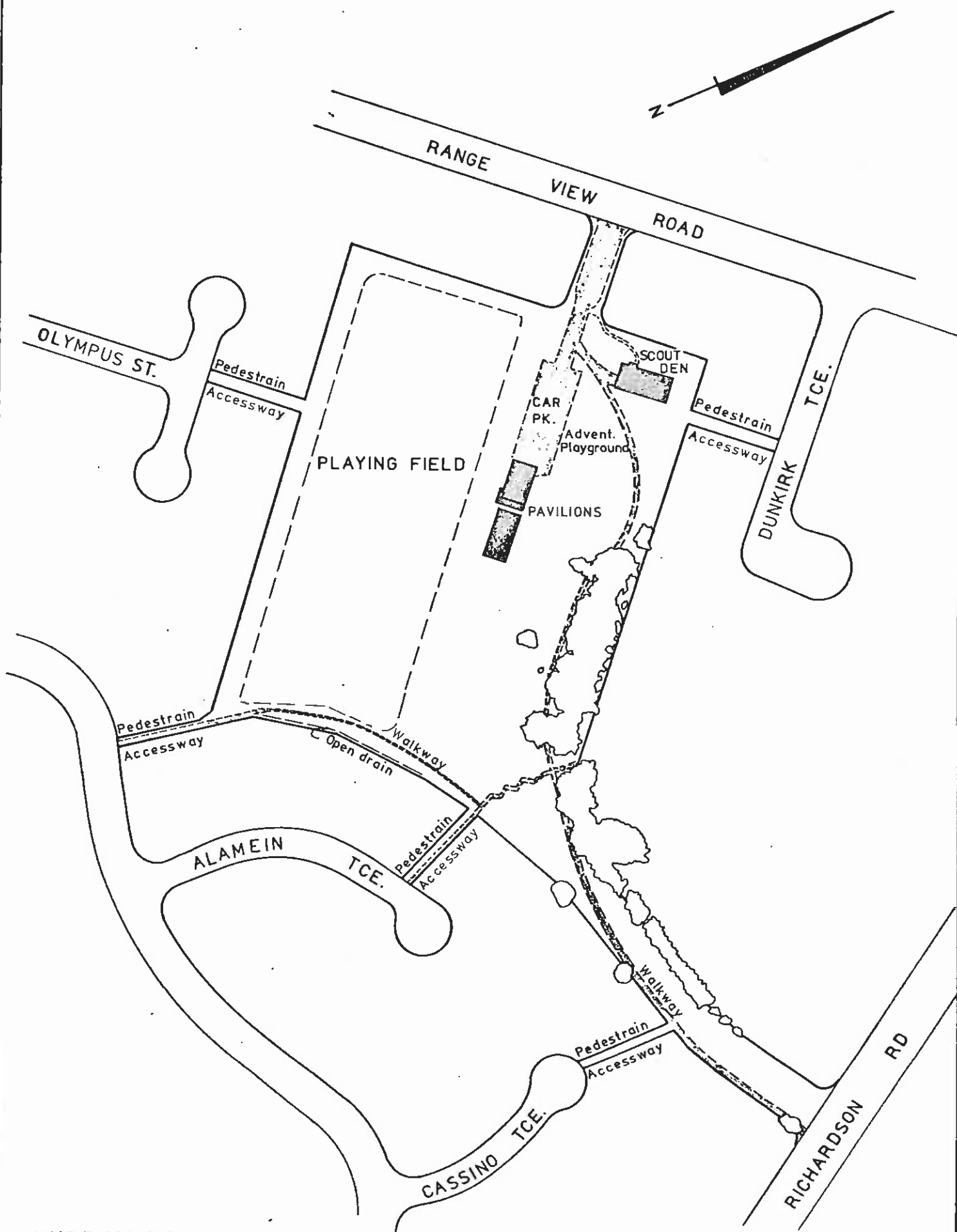
APPENDIX I

Not to scale

MURRAY HALBERG PARK-LOCATION PLAN

CITY OF AUCKLAND

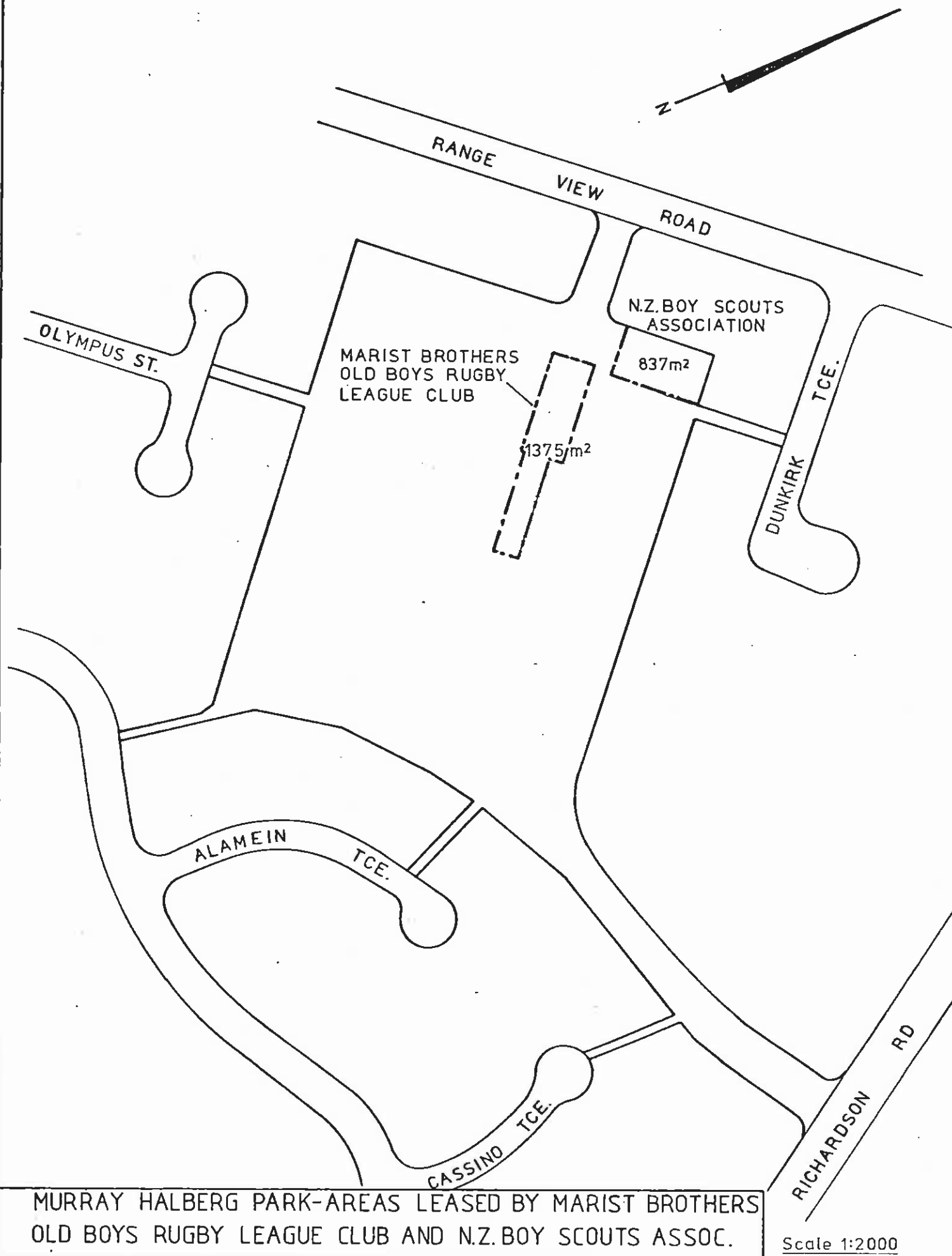
APPENDIX II



MURRAY HALBERG PARK—PHYSICAL CHARACTERISTICS

Scale 1:2000

APPENDIX III



MANAGEMENT PLAN FOR: WOLSELEY STREET RESERVE
HARWOOD STREET RESERVE
HARBUTT AVENUE RESERVE
McGEHAN CLOSE RESERVE
TAUMATA ROAD RESERVE
SANDRINGHAM SHOPPING CENTRE RESERVE
NORGROVE AVENUE RESERVE

1.0 INTRODUCTION

The reserves to which this management plan applies are all of the small neighbourhood type developed for local casual recreation needs, in particular those relating to children. Because of the small size of these reserves and their unsuitability for other than their existing uses it is Council's intention to generally continue existing management practices. For these reasons the reserves are grouped together under one common management plan.

Through its Parks & Reserves Department Council provides regular maintenance of existing amenities and facilities located on reserves within the City. The provision and development of additional amenities to satisfy new needs is of course constrained by the availability of funds. By continual monitoring and assessment of current demands Council will endeavour to accommodate any new facilities for which a proven need has been identified.

2.0 MANAGEMENT, CLASSIFICATION & ZONING

The reserves are all administered by Council under the Reserves Act (1977) as "Recreation Reserves" and are zoned "Recreation 2" under Council's Operative District Scheme.

Wolseley Street Reserve (N.Z. Gazette, 18 December 1980,
No. 146, p 4059)

Harwood Street Reserve (N.Z. Gazette, 31 July 1980, No. 89,
p 2266)

McGehan Close Reserve (N.Z. Gazette, 3 July 1980, No. 74, p 19)
Taumata Road Reserve (N.Z. Gazette, 18 December 1980, No. 146
p 4059)

Sandringham Shopping Centre Reserve (N.Z. Gazette, 9 July 1981
No. 80, p 1918)

3.0 SPECIFIC DETAILS & CHARACTERISTICS

3.1 Wolseley Street Reserve

3.1.1 Location (see Appendix)

The reserve is situated in the northern part of the City at 649 New North Road, on the corner of New North Road and Wolseley Street.

3.1.2 Access

Pedestrian access is available to the reserve along the entire New North Road and Wolseley Street frontages.

3.1.3 Area & Legal Description

675m²

Lot 6, D.P. 29965, Block XVI, Waitemata Survey District.

3.1.4 Physical Description & Facilities

The reserve comprises a level grassed area of land upon which several mature trees stand. One park bench is situated on the reserve facing New North Road.

3.2 Harwood Street Reserve

3.2.1 Location (see Appendix)

The reserve is located in the south-eastern part of Mt. Albert and is bounded on all sides by residential properties situated between the end of Harwood Street and Kiwitea Street

3.2.2 Access

Pedestrian access is available by way of three walkways from Harwood Street, Kiwitea Street and Parry Street.

3.2.3 Area & Legal Description

2003m²

Pt. Allotment 246, Parish of Titirangi.

3.2.4 Physical Description & Facilities

The reserve forms a level rectangular section of land of which approximately two-thirds is asphalted, the remainder being grassed. Part of the asphalted area accommodates children's play equipment including swings and see-saws.

3.3 Harbutt Avenue Reserve

3.3.1 Location (see Appendix)

The reserve is situated in the south-western part of Mount Albert at the Phyllis Street end of Harbutt Avenue.

3.3.2 Access

Pedestrian access is available to the reserve along the entire Phyllis Street and Harbutt Avenue frontages.

3.3.3 Area & Legal Description

1201 m²

Lot 13, D.P.17247

Lot 1, D.P. 29586

Pt. Allot. 58

Titirangi Parish

3.3.4 Physical Description & Facilities

The reserve comprises a flat grassed area on which several recently established trees are growing.

A sealed area in the western part of the reserve accommodates conventional children's play equipment.

3.4 McGehan Close Reserve

3.4.1 Location (See Appendix)

The reserve is at the southern extremity of the City situated at the end of McGehan Close and bordering on the Mt. Roskill Borough boundary.

3.4.2 Access

Pedestrian access is available from two parts of McGehan Close.

3.4.3 Area & Legal Description

1341 m²

Lot 16, D.P. 58583

Pt. Allotment 51, Titirangi Parish.

3.4.4 Physical Description & Facilities

The reserve is made up of a level grassed area of land which, apart from some children's play facilities situated on an asphalted area in its south western corner, is vacant.

3.5 Taumata Road & Duncan Avenue Reserve

3.5.1 Location (see Appendix)

The reserve is located in the south-eastern part of the City at the north-west corner of Taumata Road and Duncan Avenue.

3.5.2 Access

Pedestrian access is available along the entire Taumata Road and Duncan Avenue frontages.

3.5.3 Area & Legal Description

4277m²

Pt. Lot 134

D.P. 5007

3.5.4 Physical Description & Facilities

The reserve is square in shape with the land falling away from the Taumata Road frontage down a steep grassed bank to a level area on the reserve's northern side. Apart from a small asphalted area on the level part of the reserve accommodating children's play equipment the entire reserve is grassed. As well as some established mature trees growing on the reserve several young trees have recently been planted.

3.6 Sandringham Shopping Centre Reserve

3.6.1 Location (see Appendix)

The reserve is situated at 530 Sandringham Road at the Sandringham Shopping Centre adjoining the Sandringham Post Office.

3.6.2 Access

Pedestrian access is available along the entire frontage of the reserve.

3.6.3 Area & Legal Description

1172 m²

Pt. Allot 45A and Allot. 251

Titirangi Parish,

Block IV, Titirangi Survey District

3.6.4 Physical Description & Facilities

The reserve comprises a flat triangular area of land with children's play facilities located near the Lambeth Road frontage and public conveniences sited in the north eastern corner. A pathway linking each end of the Sandringham Road frontage gives access to the public conveniences and encloses a grassed and planted area fronting on to Sandringham Road which accommodates a flagpole and park bench. The remainder of the reserve is grassed and planted in trees and shrubs.

3.7 Norgrove Avenue Reserve

3.7.1 Location (see Appendix)

The reserve is in the northern part of the City between the no-exit ends of Norgrove Avenue and Burnside Avenue, and adjoining Meola Creek.

3.7.2 Access

Pedestrian access is available from the end of Norgrove Avenue and via an accessway between numbers 17 and 19 Verona Avenue.

3.7.3 Area & Legal Description

2175 m²

Lot 1, D.P. 16371

Section 10

Suburbs of Auckland

3.7.4 Physical Description

The reserve forms a triangular grassed area between Meola Creek in the north and the rear of Verona Avenue residential properties in the south. The narrow and higher Norgrove Avenue end of the reserve opens out into a wider area to the east accommodating several mature trees. The reserve acts as a passive area only with no recreational facilities provided. In times of heavy rainfall some ponding caused by creek overflow occurs.

4.0 GENERAL OBJECTIVES & POLICIES STATEMENT

4.1 Objective

To maintain and develop the reserves in such a way as to encourage their casual and informal usage by the general public.

4.2 Policies

4.2.1 Amenities

To maintain and enhance existing public amenities and to provide, within current financial constraints, additional amenities as the need arises.

4.2.2 Landscape & Vegetation

To preserve those existing natural landforms and vegetation which enhance the character of the reserves and where desirable plant new vegetation.

4.2.3 Public Access

To ensure that a convenient and high level of public access to the reserves is provided and maintained without detriment to neighbouring properties.

4.2.4 Access to Private Properties

To generally prohibit vehicular access from the reserves to neighbouring private properties.

4.2.5 Children's Play Facilities

To maintain existing and where appropriate develop new play facilities on the reserves.

4.2.6 Cost Sharing of Fencing of Private Land Adjoining Reserve

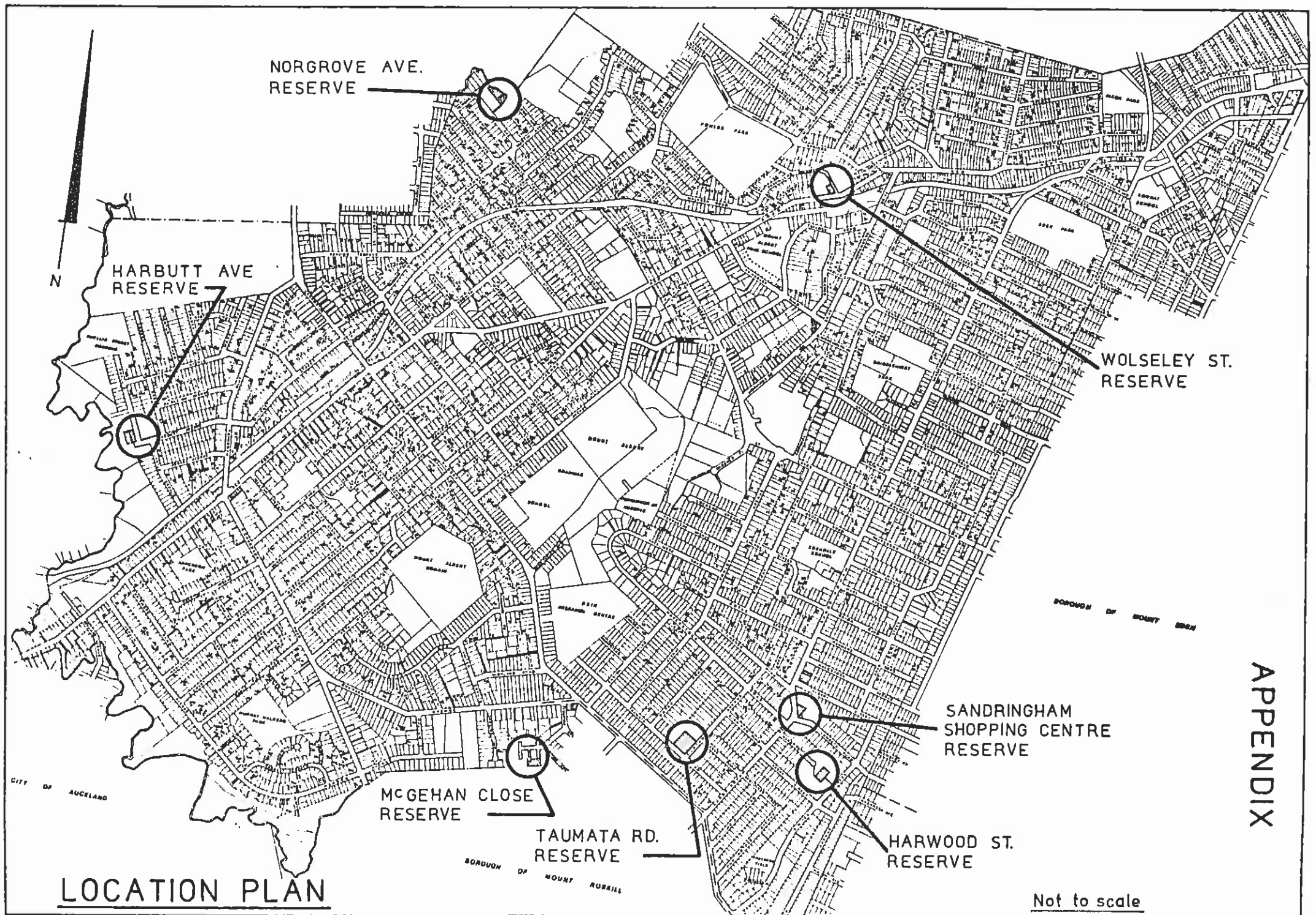
To consider applications from property owners for the cost-sharing of boundary fencing between the reserves and private land. Council will require that such applications be submitted before erection or re-erection and no contribution shall be made where application is made after the fence has in fact been erected.

4.2.7 Maintenance

To provide regular maintenance of public amenities, facilities and grounds situated within the reserves so as to maximise the enjoyment of these by the general public.

4.2.8 Bylaws

Any use of the reserves shall comply with all relevant Council bylaws currently operative and in particular with Chapter 17 of N.Z.S. 9201.



APPENDIX

Not to scale

B. MANAGEMENT PLANS FOR RESERVES NOT REQUIRED IN TERMS OF THE

RESERVES ACT 1977

ALICE WYLIE RESERVE - MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 Purpose of Plan

The purpose of this management plan is to set out Council's policies regarding the maintenance and development of Alice Wylie Reserve for recreational use. Because the land is not defined as a "reserve" under the Reserves Act, 1977, the provisions of that Act do not apply and there is no statutory obligation on Council's part to prepare a management plan. However, Council considers that because of the reserve's importance a management plan should nevertheless be prepared to enable interested bodies and residents to participate in the formulation of objectives and policies for the area.

Council does not intend this plan to be a rigid design document for the reserve but rather a flexible policy statement providing guidelines against which any development proposals will be assessed. Cognisance must always be made, however, of the overall objectives defined for the land.

1.2 Management

Alice Wylie Reserve is owned and administered by the Mount Albert City Council.

1.3 Location (see Appendix I)

The reserve is situated on the corner of New North Road and Burch Street.

1.4 Access

Pedestrian access to the reserve is available from both New North Road and Burch Street.

1.5 Zoning Under Operative District Scheme

The reserve is zoned "Recreation 2".

1.6 Area & Legal Description

5027 m²

Pt. Allot. 189

S.O. 24145

Parish of Titirangi

Block IV

Titirangi Survey District

1.7 Physical Description

The reserve comprises a rectangular shaped tree-covered grassed area, predominantly level but rising slightly to the Burch Street frontage where a bank drops down to the adjoining footpath. The New North Road frontage is dominated by a recessed wooden gateway flanked on either side by stone walls which extend in both directions along the entire frontage. A sealed driveway extends from the gateway into the reserve and forms a turning circle in the western corner.

1.8 History

The reserve is part of a site once accommodating a Mount Albert Grammar School Hostel and later owned by the Justice Department. The front part of the old hostel property now forming the reserve was separated from the original site by subdivision in 1980. Negotiations by Council to buy the site from the then owners, the Housing Corporation, were completed in early 1981. Since then Council has carried out clearing and tidying operations on the reserve.

1.9 Role

The reserve's role is one of a passive neighbourhood park providing visual relief from the surrounding urban development.

1.10 Adjoining Land Uses

The reserve adjoins or faces residential development on three sides while the vacant land in the west with frontage to Burch Street is also zoned residential.

2.0 OBJECTIVES & POLICIES STATEMENT

2.1 Objectives

- 2.1.1 To develop and maintain the reserve as an attractive generally passive recreation area for general public usage.
- 2.1.2 To preserve the high visual quality of the reserve.

2.2 Policies

- 2.2.1 To implement a beautification programme aimed at enhancing the park-like character of the reserve.
- 2.2.2 To preserve the existing mature trees situated on the reserve and where desirable plant new vegetation.
- 2.2.3 To preserve and where necessary reinstate the existing stone wall and gateway on the New North Road frontage, the height of the wall to be such that it does not restrict the street view of the park.
- 2.2.4 To increase public enjoyment of the reserve by the maintenance of existing and where practicable the provision of new walkways. To provide a hard surfaced play area for small scale non structured, non organised recreation.
- 2.2.5 To restrict vehicular access to those wishing to enter the reserve to enjoy the facilities therein during daylight hours.
- 2.2.6 It is the intention of Council to make provision for walkways within the reserve and for cars to park for short times within the reserve.

Explanation

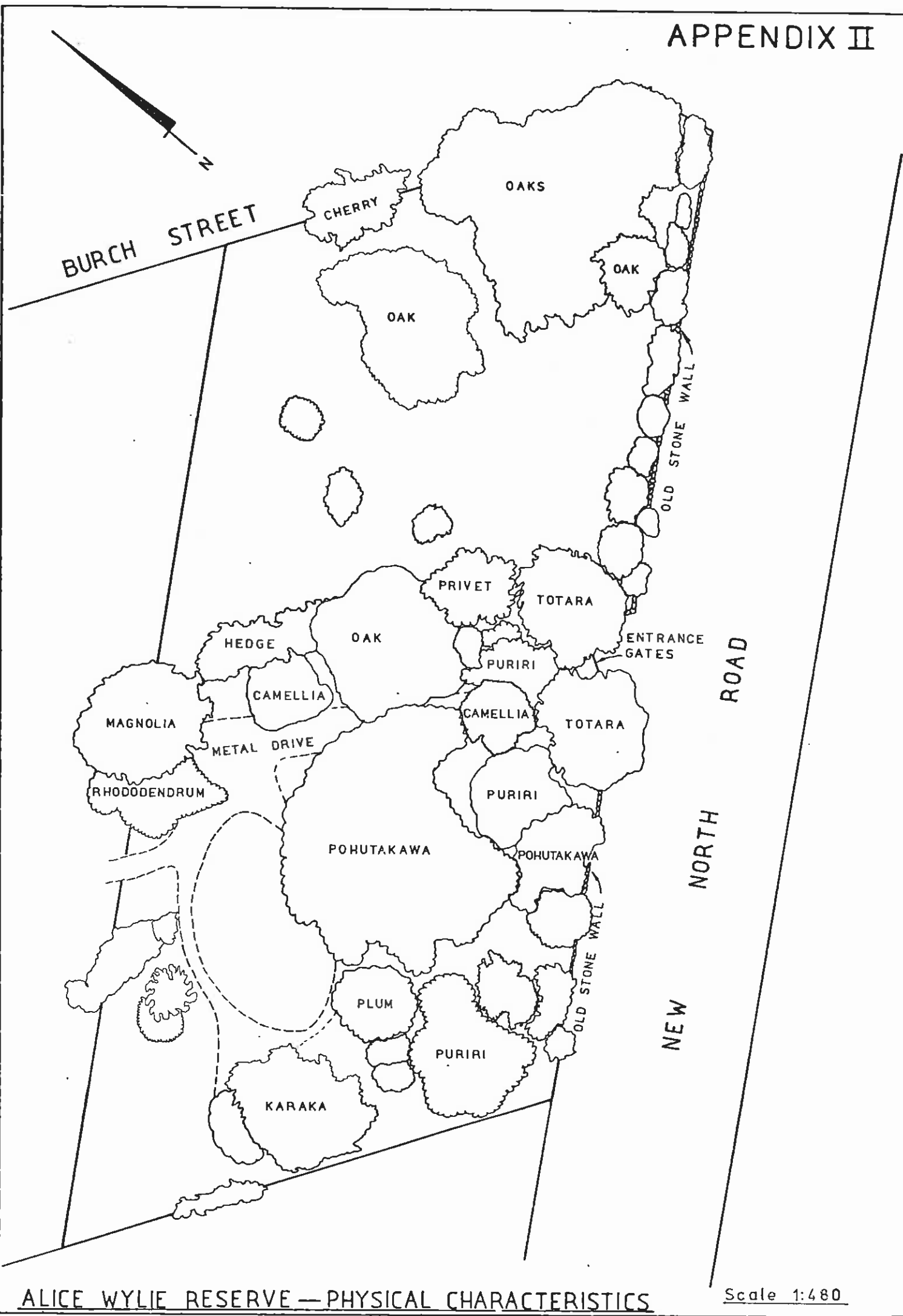
The reserve's most appropriate function is one of a passive recreation area providing visual relief in a developed urban environment. The prominence of several mature trees on the reserve ensure that this role is fulfilled and it is Council's intention to further enhance it by developing the reserve's park-like qualities. The existing trees on the property are listed for preservation under Council's Operative District Scheme as are the stone walls and gateway on the New North Road frontage. Some reinstatement

of the walls and gateway is required in order to restore them to their original condition.

The reserve is unsuitable for vehicular access but by providing easy access and appropriate walkways Council hopes to encourage its casual use by pedestrians.



APPENDIX II



ALICE WYLIE RESERVE — PHYSICAL CHARACTERISTICS

Scale 1:480

HENDON AVENUE RESERVE - MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 Purpose of Plan

The purpose of this management plan is to set out Council's policies regarding the maintenance and development of Hendon Avenue Reserve for recreational use. Because the land is not defined as a "reserve" under the Reserves Act, 1977, the provisions of that Act do not apply and there is no statutory obligation on Council's part to prepare a management plan. However, Council considers that because of the reserve's importance a management plan should nevertheless be prepared to enable interested bodies and residents to participate in the formulation of objectives and policies for the area.

Council does not intend this plan to be a rigid design document for the reserve but rather a flexible policy statement providing guidelines against which any development proposals will be assessed. Cognisance must always be made, however, of the overall objectives defined for the land.

1.2 Management

Hendon Avenue Reserve is owned and administered by the Mount Albert City Council.

1.3 Location (see Appendix I)

The reserve is situated in the south-western part of the City and is bounded in the south-west by New Zealand Railways land adjoining Oakley Creek, by the Mount Albert Rugby League Club grounds in the east and by Hendon Avenue residential properties in the north.

1.4 Access (see Appendix II)

The land has 5 unformed access points from Hendon Avenue all except one of which could accommodate vehicles.

1.5 Zoning Under Operative District Scheme

The land is currently zoned Residential 3.

1.6 Area & Legal Description

2.757 hectares

Lot 2, D.P. 92460

Titirangi Parish

Block IV

Titirangi Survey District

1.7 Physical Description

The land forms a belt between the rear of residential properties in Hendon Avenue and land designated for railway purposes adjoining Oakley Creek. The topography is relatively flat, broken by several volcanic rock outcrops. Much of the area is covered in thick gorse growth.

1.8 History

The land comprises a residual area left over from a state housing construction programme in the 1940's. Council purchased the property from the Housing Corporation in early 1981. The land has never been developed for urban use.

OBJECTIVES & POLICIES STATEMENT

2.1 OBJECTIVES

- 2.1.1 To develop and maintain the reserve as a predominantly casual, unstructured recreation area for general public usage with some provision for limited structured recreation.
- 2.1.2 To preserve the open space character of the area.
- 2.1.3 To link the reserve with other adjoining or neighbouring open space areas.
- 2.1.4 To protect the natural flow, overflow, and ponding within the reserve of Oakley Creek.
- 2.1.5 To minimise any possible conflict between activities on the reserve and adjoining land uses.

2.2 POLICIES

2.2.1 Rezoning

To define the area to be made available for public recreation and to amend the Operative District Scheme accordingly.

2.2.2 Lease of Adjoining Land

To lease an area of adjoining undeveloped land owned by New Zealand Railways and to incorporate this area into the land available for public recreation.

2.2.3 Flood Protection Area

To define and maintain an adequate ponding area adjacent to Oakley Creek.

2.2.4 Land Clearance & Beautification

- (a) To clear the area of existing gorse growth and other unwanted vegetation and debris.

- (b) To implement a comprehensive landscaping and planting programme in order to enhance the reserve's primary role as an area for casual, unstructured recreation.

2.2.5 Use of Reserve for Organised Recreation

- (a) To continually monitor demand for organised recreation activities in the City and where possible to accommodate any new demands within the reserve subject to the proposed activity's compatibility with the objectives of this management plan.
- (b) To permit no regular long-term organised uses of the reserve which would significantly infringe upon the public's right to use the reserve on a casual basis.
- (c) To assess any proposed organised recreational use of the reserve in terms of the following criteria:
 - (i) The anticipated demand for the proposed use and its accessibility to the public in general and to neighbouring residents in particular.
 - (ii) The effect, if any, on the right of members of the public to use the reserve on a casual basis as individuals and the loss of land available for such use.
 - (iii) The period of time the reserve or any part of it will be committed to organised usage.
 - (iv) The possible generative effects of the proposed new use, in particular those relating to noise transmission and traffic generation.
 - (v) Any possible conflict between the proposed use or activity and -
 - 1) other activities on the reserve
 - 2) adjoining land uses.
 - (vi) Compliance of the proposal with the provisions of the Operative District Scheme and relevant Council Bylaws.
- (d) Council intends investigating the establishment of B.M.X. facilities on the reserve.

2.2.6 Vehicular Access & Parking

To provide convenient vehicle access and parking on to the reserve without detriment to neighbouring properties and to balance the provision of adequate parking facilities against the preservation of land available for recreation purposes.

2.2.7 Pedestrian Access & Walkways

- (a) To ensure that a convenient and high level of pedestrian access to the reserve is provided and maintained.
- (b) To link the existing pedestrian network in the neighbourhood with new walkways within the reserve itself.

2.2.8 Link with Adjoining Open Space Areas

To co-operate and liase with the controlling bodies of adjoining land to achieve an uninterrupted linkage with other open space areas adjacent to and near the Oakley Creek watercourse.

2.2.9 Buildings

To permit only those buildings to be erected which are considered necessary for the proper enjoyment of the reserve for casual, unstructured recreation. Any such buildings shall be sited so as not to encroach on any known flood-prone area.

2.2.10 Maintenance

To provide regular maintenance of public amenities, facilities and grounds established within the reserve so as to maximise the enjoyment of these by the general public.

2.2.11 Bylaws

To ensure that any use of the reserve complies with all relevant Council Bylaws currently operative and in particular with Chapter 17 of N.Z.S. 9201.

Explanation

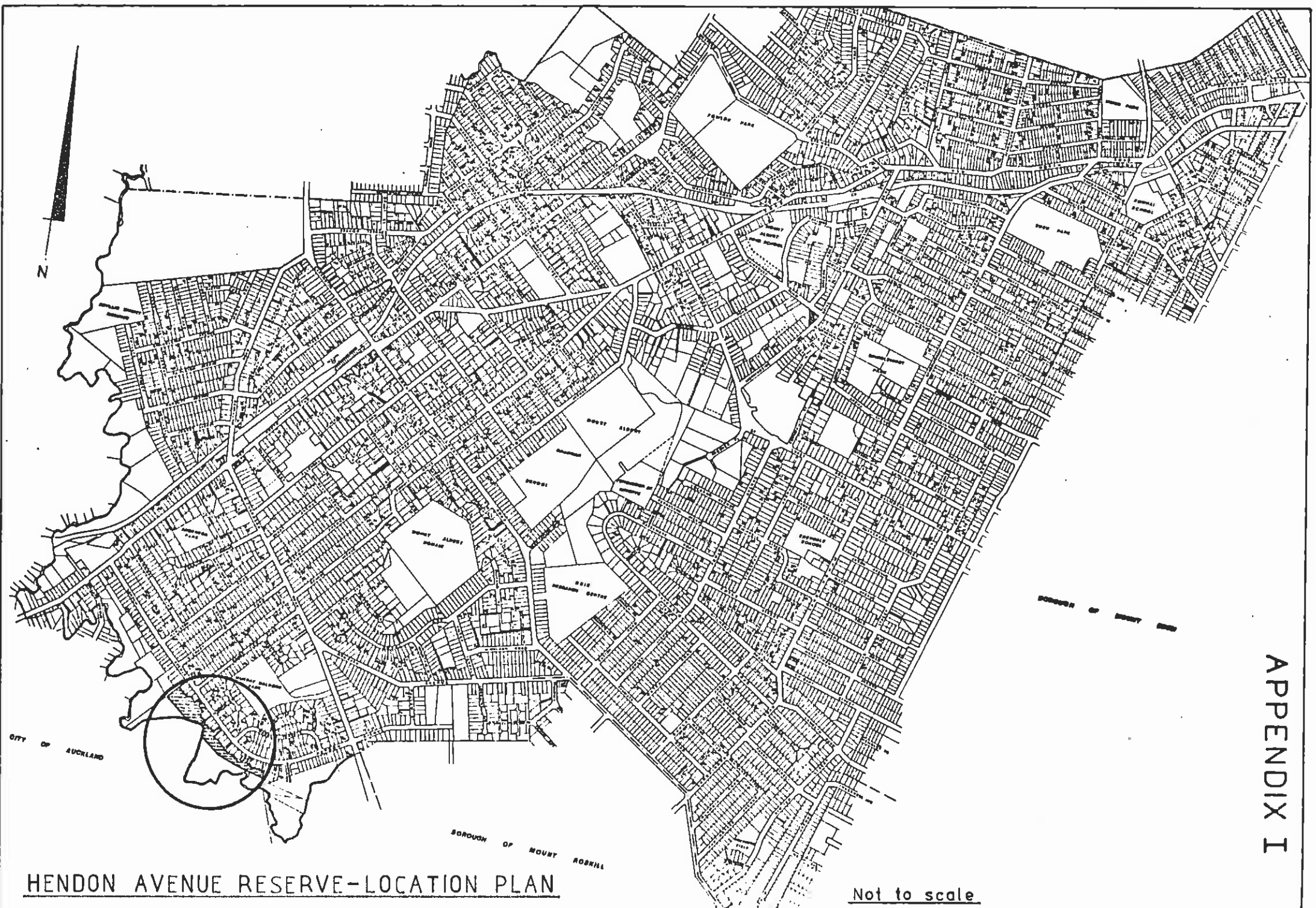
The most suitable uses of this reserve are at least in the medium term subject to current physical constraints. The most important of these is the need to retain an adequate area for ponding to accommodate overflow from Oakley Creek during periods of heavy rainfall. The actual area required for ponding needs to be defined and

preserved in order to minimise potential flooding problems in the neighbourhood.

Much work is required to be done on clearing and beautifying the area and this together with the constraints imposed on development by flooding problems indicates that at least in the medium term the most suitable use for much of the land will be casual unstructured recreation. There is no such area formally set aside for this purpose in Mount Albert and the adoption of such a strategy will preserve land for the accommodation of future recreation needs in the City.

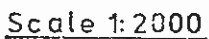
The leasing by Council of adjoining land owned by New Zealand Railways will greatly increase the potential use of the area for various recreation needs, and facilitate the eventual linking of other open space areas in the vicinity that are not under the control of Council.

APPENDIX I



HENDON AVENUE RESERVE-LOCATION PLAN

Not to scale



HENDON AVENUE RESERVE—PHYSICAL CHARACTERISTICS

PHYLLIS STREET RESERVE - MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 Purpose of Plan

The purpose of this management plan is to set out Council's policies regarding the maintenance and development of Phyllis Street Reserve for recreational use. Because the area is not defined as a "reserve" under the Reserves Act, 1977, the provisions of that Act do not apply and there is therefore no statutory obligation on Council's part to prepare a management plan. However, Council considers that because of the reserve's importance a management plan should nevertheless be prepared to enable interested bodies and residents to participate in the formulation of objectives and policies for the area.

1.2 Management

Phyllis Street Reserve is owned and administered by the Mount Albert City Council. Organisations having use of parts of the reserve by lease or other tenancy agreements may be responsible for some management and control functions in accordance with their respective tenure documents.

1.3 Location (see Appendix I)

The reserve is situated in the south-western part of Mount Albert and is bounded by Oakley Creek in the west, Oakley Hospital grounds in the north, by residential properties in Laurel Street and Phyllis Street in the east, and by undeveloped land designated for railway purposes in the south.

1.4 Access (see Appendix II)

Vehicular and pedestrian access to the southern part of the reserve is provided off Phyllis Street opposite the western end of Springleigh Avenue.

1.5 Zoning Under Operative District Scheme

The reserve is zoned "Recreation 2", a zone providing for

the development of open space in public ownership catering primarily for informal recreation and organised sport.

1.6 Area and Legal Description

4.9493 hectares

Pt. Lot 1, D.P. 16277 and Pt. Lot 150, D.P. 17631 of Allotment 60, Titirangi Parish.

1.7 Physical Description

The reserve is of an irregular shape but falls into four distinct areas. A large area in the north of the reserve adjoining the Oakley Hospital grounds is not available for public recreation being used as a landfill area and for the dumping of inorganic refuse. Adjoining this area to the south on either side of the northern end of Phyllis Street are two smaller areas. One, on the western side is developed as a neighbourhood reserve for passive recreation. The other area on the eastern side is occupied by the Mount Albert Play Centre Association and accommodates two associated buildings.

The remaining southern part of the reserve comprises the fourth distinct area adjoining rear western boundaries of residential properties in Phyllis Street. This area is the only part of the reserve used for active recreation and is dominated by a full-sized playing field to the north of which is a further area accommodating an all-weather softball diamond. An unsealed driveway gives access to the reserve at the southern end of the sports field, continuing around to the western side of the field where a sports pavilion accommodating clubroom, changing room and toilet facilities is situated. An extensive stand of gum trees is established to the west of the sports field.

To the south outside of the actual reserve itself is a building occupied by the Akarana Dog Obedience Club access to which is provided from the driveway within the reserve.

1.8 History

Originally known as Oakley Park the area was renamed Phyllis Street Reserve in 1972.

In 1924 3.4 hectares now comprising the northern part of the

reserve were acquired by Council for General Borough Purposes, primarily quarrying and refuse tipping. The quarrying operations ceased in 1945 but the tipping use continues to this day albeit of inorganic refuse only.

Additional land opposite the western side of Springleigh Avenue was acquired by Council in 1939 from Messrs. Beazley and Punch as part of a major subdivision of the area. This land, also purchased for General Borough Purposes was initially used for the paddocking and stabling of Council horses while being prepared as a recreation ground. The recreation field was ready for use in the Summer of 1940-41 and a pavilion comprising toilet and changing room facilities was built by Council soon after.

Early uses of the field were for hockey and soccer in the Winter and softball and cricket in the Summer.

The Metro College Sports Club entered into their first 3-year tenancy of the reserve in 1956. In 1963 the Metro Club moved a house on to the reserve for clubroom use. The building was subsequently upgraded and extended to accommodate changing rooms. The sportsfield was extended in the north in 1969 after Council gave permission to Metro to develop a softball diamond. The clubrooms were extended in 1973 and again in 1978 after the Club gained permission to operate an ancillary liquor licence from the premises. A new lease for the Metro College Sports Club is currently being negotiated.

The Akarana Dog Obedience Society became established when Council gave its permission to use an area in the southern part of the reserve in conjunction with the Society's use of adjoining railway land. This use continues today.

In 1974 Council leased a small area of the reserve at the north-eastern end of Phyllis Street to the Auckland Play Centres Association for a term of 10 years.

1.9 Role

The main role of that part of the reserve developed for recreation purposes is the provision of facilities for organised sport on a local and sub-regional basis. Outside of the hours devoted to organised sport the reserve

fulfils the role of a neighbourhood reserve providing casual recreation opportunities for local residents.

1.10 Current Uses & Facilities

1.10.1 Mount Albert City Council

Council uses the bulk of the area north of the end of Phyllis Street for land-filling operations.

1.10.2 Metro College Sports Club

This Club's lease of part of the reserve has expired and negotiations are currently underway for a new 10 year lease of 1.7718 hectares which includes the area accommodating the sports field, softball diamond and clubrooms. Under the terms of the lease the Club is responsible for the maintenance of both ground and buildings. The clubrooms cover a total area of 376m² accommodating a lounge, kitchen, committee rooms and toilet and changing facilities.

1.10.3 Akarana Dog Obedience Society

This organisation rents on an annual basis a small area in the southern part of the reserve providing access to the existing premises situated on adjoining land owned by the New Zealand Railways Department.

1.10.4 Auckland Play Centre Association

Leases on behalf of the Mount Albert Play Centre Association 2000m of land at the north-eastern end of Phyllis Street. The term of the lease is for 10 years expiring on 31st March 1984. The Association is responsible for the maintenance of both land and buildings.

1.11 Adjoining Land Uses

The Reserve adjoins Oakley Hospital grounds in the north, Oakley Creek in the west, undeveloped land designated for railway purposes in the west and south and residential development predominantly in the form of single family dwellings in the east.

3.0 SPECIFIC POLICY & WORKS PROPOSALS

3.1 Land-fill Area

- (a) To work towards a long-term goal of developing the area comprising the northern part of the reserve for public recreation purposes on completion of the land-filling operations.
- (b) To continue to use that part of the reserve as a land-fill area for the life of this management plan.

Explanation

This part of the reserve has been used as a tipping area since its purchase in 1924. Current usage of the area is essentially as a land-fill area rather than as a refuse tip with only non-noxious fill being deposited. The availability of this area for land-fill operations and for the dumping of material from the City's annual inorganic refuse collection eases a financial burden on ratepayers which would otherwise occur if such material had to be disposed of outside the City. The filling operations also provide an opportunity to establish an extensive area that will eventually be suitable for a variety of recreation activities. It is Council's ultimate aim to develop the area for public recreation in such a manner as to achieve some balance against the current predominantly private use of the remainder of the reserve.

3.2 Driveway

To reform and seal the driveway from the main reserve entrance opposite Springleigh Avenue up to the boundary of Railways Department land and to share the cost of this work with the Metro College Sports Club and the Akarana Dog Obedience Society.

Explanation

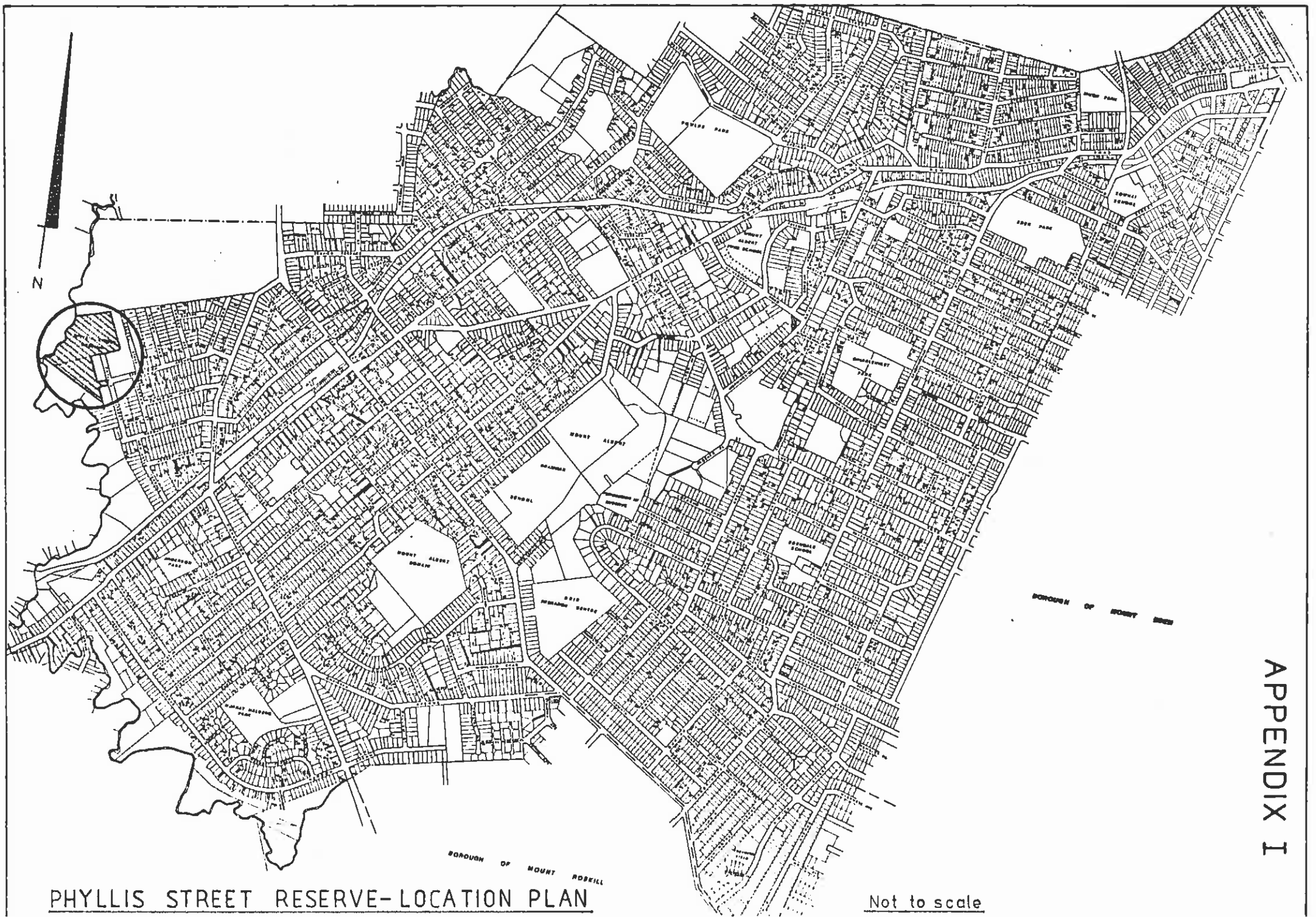
The driveway giving vehicular access to the Dog Obedience Society and the Metro clubrooms is in a poor condition. Council is currently negotiating with the two lessees for the necessary work to be carried out on a cost-sharing basis.

3.3 Link with Adjoining Open Space Areas

To co-operate and liase with the controlling bodies of adjoining land to achieve an uninterrupted linkage with other open space areas adjacent to and near the Oakley Creek watercourse.

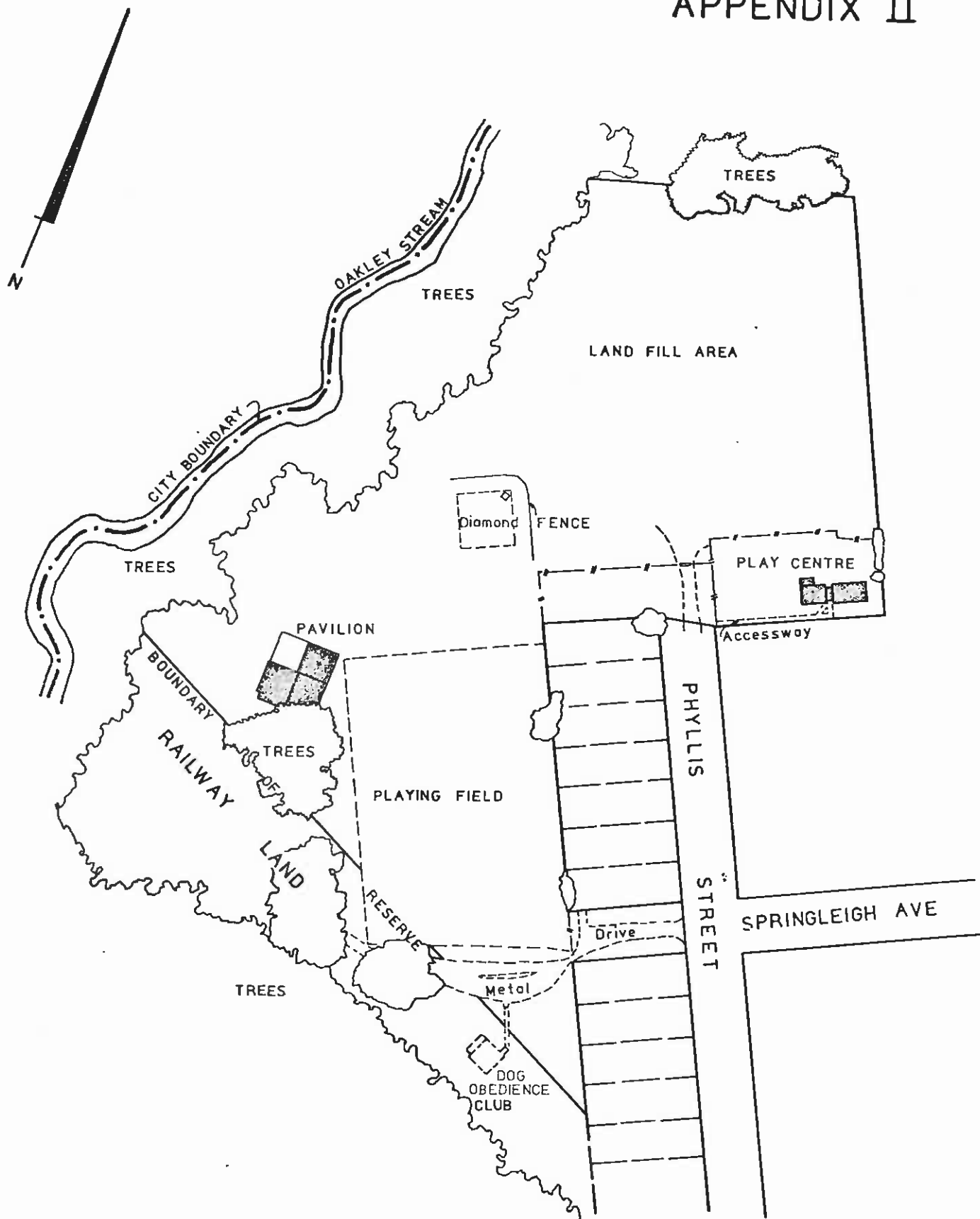
Explanation

The projected walkway along Oakley Creek may possibly be on the Mount Albert City side of the watercourse where it passes the reserve.



APPENDIX I

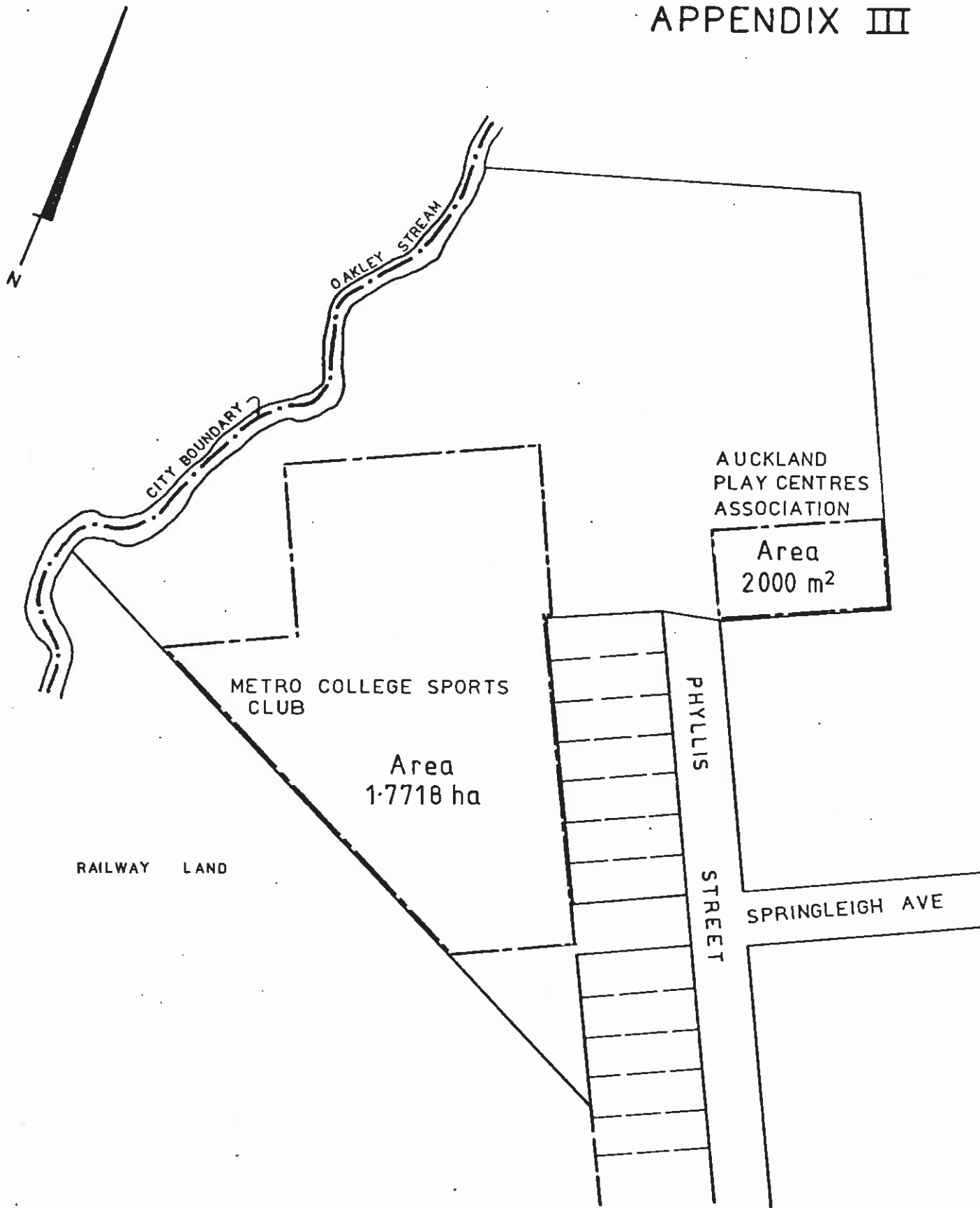
APPENDIX II



Scale 1:2000

PHYLLIS STREET RESERVE — PHYSICAL CHARACTERISTICS

APPENDIX III



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PHYLLIS STREET RESERVE—AREAS LEASED BY METRO COLLEGE SPORTS CLUB AND AUCKLAND PLAY CENTRES ASSOCIATION

WARREN FREER PARK - MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 Purpose of Plan

The purpose of this management plan is to set out Council's policies regarding the maintenance and development of Warren Freer Park for recreational use. Because the land is not defined as a "reserve" under the Reserves Act, 1977, the provisions of that Act do not apply and there is no statutory obligation on Council's part to prepare a management plan. However, Council considers that because of the reserve's importance a management plan should nevertheless be prepared to enable interested bodies and residents to participate in the formulation of objectives and policies for the area.

Council does not intend this plan to be a rigid design document for the reserve but rather a flexible policy statement providing guidelines against which any development proposals will be assessed. Cognisance must always be made, however, of the overall objectives defined for the land.

1.2 Management

Warren Freer Park is owned and administered by the Mount Albert City Council.

1.3 Location (see Appendix I)

The reserve is situated east of the St. Lukes Square Shopping Centre at the western end of Watson Avenue and is enclosed by the Shopping Centre overflow car-park in Cornwallis Street and residential properties in Aroha Avenue, Watson Avenue and St. Lukes Road.

1.4 Access (see Appendix II)

Currently the only legal access to the reserve for pedestrians is from the end of Watson Avenue.

1.5 Zoning Under Operative District Scheme

The land has an underlying zoning of Residential 3 but is designated for "Public Recreation".

1.6 Area and Legal Description

1.8595 hectares

Pt. Lot 1, D.P. 31914 and,

Pt. Lot 6, D.P. 46669,

Pt. Allotment 157

Section 10, Suburbs of Auckland.

1.7 Physical Description

The land is a filled volcanic depression almost square in shape, its main feature being a tree covered rock outcrop extending about 80m south-eastwards into the middle of the reserve from the western boundary. The remainder of the area is predominantly level and grassed with the land rising up a steep bank on the southern boundary and up a more gentle slope to the eastern boundary.

1.8 History

The volcanic depression comprising most of the site was formed by lava flow from the Maungawhau (Mount Eden) eruptions and for many years a scoria quarry operated from the site resulting in the original ground contours being significantly lowered.

From the early 1940's until mid-1974 the site was used as an inorganic tip for waste materials originating from the manufacture of wallboard after which it was graded, filled and grassed.

After designating the site under the Operative District Scheme for public recreation purposes Council in 1980 completed negotiations for the purchase of the property from the owners, Winstone Limited. Since purchasing the property Council has carried out levelling, topsoiling and grassing of the site.

1.9 Role

The reserves current role is one of an open space area of local significance providing opportunities for casual, informal recreation.

1.10 Adjoining Land Uses

Apart from the St. Lukes Shopping Centre overflow carpark which adjoins the site on its western side, all neighbouring land uses are residential with several sites accommodating multi-unit development.

2.0 OBJECTIVES & POLICIES STATEMENT

2.1 Objectives

- 2.1.1 To develop the reserve as a multi-purpose, predominantly casual outdoor recreation area for general public usage with some provision for limited structured recreation.
- 2.1.2 To maintain and strengthen the reserve's physical link with the St. Lukes Shopping Centre and public library.
- 2.1.3 To maintain the reserve's existing open character by preventing the loss of significant areas of open space through the erection of buildings.
- 2.1.4 To minimise any possible conflict between activities on the reserve and adjoining land uses.

2.2 Policies

2.2.1 Sports Field

To develop and maintain a level grassed area suitable for use as a small sports field.

2.2.2 Hard Court Area

To develop a sealed area suitable for court games.

2.2.3 Allocation of Sports Facilities

- (a) To allocate use of the facilities for organised recreation on the basis of the current greatest perceived need but to ensure that no one group or activity unduly predominates at the expense of other potential reserve users.
- (b) To permit no regular long-term organised uses of the reserve which would significantly infringe upon the public's right to use the reserve on a casual basis.
- (c) To assess any proposed organised recreational use of the reserve in terms of the following criteria:
 - (i) The anticipated demand for the proposed use and its accessibility to the public in general and to neighbouring residents in particular.
 - (ii) The effect, if any, on the right of members of the public to use the reserve on a casual basis as individuals and the loss of land available for such use.

- (iii) The period of time the reserve or any part of it will be committed to organised usage.
- (iv) The possible generative effects of the proposed new use, in particular those relating to noise transmission and traffic generation.
- (v) Any possible conflict between the proposed use or activity and -
 - 1) other activities on the reserve
 - 2) adjoining land uses.
- (vi) Compliance of the proposal with the provisions of the Operative District Scheme and relevant Council Bylaws.

2.2.4 Buildings

To permit only those buildings to be erected which are considered necessary for the proper enjoyment of the reserve for outdoor recreation.

2.2.5 Children's Play Facilities

To set aside an area for the establishment of a children's playground.

2.2.6 Landscape & Vegetation

- (a) To develop the remainder of the reserve as a passive recreation area by the implementation of a landscaping and planting programme.
- (b) To investigate the feasibility of retaining and developing the existing volcanic rock outcrop as a prominent natural feature.

2.2.7 Pedestrian Access & Walkways

To provide and maintain a high level of pedestrian access to the reserve. In particular to construct a walkway across the reserve between Watson Avenue and the St. Lukes Shopping Centre. Council will investigate the possibility of access to the reserve from Aroha Street.

2.2.8 Vehicular Access & Parking

- (a) To allow no vehicular access on to the reserve.
- (b) To negotiate with the owners of the St. Lukes Shopping Centre for the use of the overflow car-park in Cornwallis Street for reserve users.

2.2.9 Link With Library & Shopping Centre

- (a) To negotiate with the owners of the St. Lukes Shopping Centre for the purchase of a small area of land in the south-east corner of the overflow car-park in order to

provide a direct physical link with the public library and St. Lukes Shopping Centre.

- (b) To preserve the residential amenity of properties in Watson Avenue by developing the St. Lukes end of the reserve as its main entrance point.

Explanation

Council's Operative District Scheme envisages Warren Freer Park as being developed as a multi-purpose recreation area and available data on recreation needs reinforces this objective.

Demand from sports clubs for playing facilities is ever present but given the limited resources available for recreation generally provision must also be made for casual reserve users. Recreation surveys in general have shown a large unsatisfied demand for casual socially-motivated recreation opportunities and Council is mindful of the need to ensure that available reserve land is not irretrievably committed to organised sport through the construction of single-purpose facilities or the establishment of long-term leases.

Provided adequate control is retained by Council there is, however, no reason why both organised and casual recreation uses of the reserve cannot co-exist with little conflict thereby satisfying the widest possible range of recreation needs.

Mount Albert is lacking in facilities for the playing of hockey, netball, and to a lesser extent, tennis. Provision has therefore been made in the management plan for the eventual accommodation of these activities.

It is intended to develop the remainder of the reserve as a passive "park-like" recreation area enhancing the reserves green, open-space character which provides relief from the otherwise intensively developed urban land-use pattern. Because of the reserves close proximity to the public library and the St. Lukes Shopping Centre, it is reasonable to assume that there is an unsatisfied demand for playground facilities and it is Council's intention to provide for these accordingly.

It is also important that permanent and convenient access from the library and shopping centre be provided and maintained. Council hopes to achieve this end by appropriate land purchase. This will enable the St. Lukes end of the reserve to be developed as its main entrance point, thereby preserving the existing residential character of Watson Avenue.

Ample car-parking is available adjoining the reserve and it is Council's intention to come to a formal arrangement with the car-park owners for the use of the area by reserve users.

The reserve is used regularly for pedestrian access between the St. Lukes area and Watson Avenue. In its development of the reserve Council will provide for this use to continue.

APPENDIX I



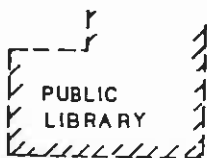
WARREN FREER RESERVE-LOCATION PLAN

Not to scale

APPENDIX II



ST. LUKES SHOPPING CENTRE
OVERFLOW CAR PARK



PUBLIC
LIBRARY

TREES

WATTLE TREES
AND ROCKY
OUTCROP

WATSON AVENUE

Scale 1:1000

WARREN FREER RESERVE—PHYSICAL CHARACTERISTICS

MANAGEMENT PLAN FOR:

BRAEMAR TERRACE RESERVE

MORNINGSIDE DRIVE RESERVE

BANNERMAN & MOUNTAIN VIEW ROAD RESERVE

RESERVE AT CORNER OF NEW BOND STREET &

NEW NORTH ROAD

RESERVE IN NEW NORTH ROAD NEAR DOMINION

ROAD OVERPASS

1.0 INTRODUCTION

The purpose of this management plan is to set out Council's policies regarding the maintenance and development of the above small reserves. Because the properties are not defined as "reserve" under the Reserves Act, 1977, the provisions of that Act do not apply and there is no statutory obligation on Council's part to prepare a management plan. However, Council has nevertheless decided to prepare a management plan thereby demonstrating its commitment to retaining the areas as reserves and enabling interested bodies and residents to participate in the formulation of objectives and policies for their management.

Because of the small size of these reserves and their unsuitability for other than their existing uses it is Council's intention to generally continue existing management practices. For these reasons the reserves are grouped together under one common management plan.

Through its Parks & Reserves Department Council provides regular maintenance of existing amenities and facilities located on reserves within the City. The provision and development of additional amenities to satisfy new needs is of course constrained by the availability of funds. By continual monitoring and assessment of current demands Council will endeavour to accommodate any new facilities for which a proven need has been identified.

2.0 MANAGEMENT & ZONING

The reserves are all owned and administered by the Mount Albert City Council and are either zoned or designated for public recreation purposes under Council's Operative District Scheme.

3.0 SPECIFIC DETAILS & CHARACTERISTICS

3.1 Braemar Terrace Reserve

3.1.1 Location (see Appendix)

The reserve is situated in the western part of the City at the end of Braemar Terrace and is enclosed by residential properties.

3.1.2 Access

Pedestrian access is provided from Braemar Terrace and via a walkway from Carrington Road.

3.1.3 Area & Legal Description

1912 m²

Lot 1, D.P. 29195

Block IV, Titirangi Parish

3.1.4 Physical Description & Facilities

The reserve comprises a level predominantly grassed area with a small asphalted portion on its western side accommodating children's play equipment. Several mature trees are growing around the perimeter of the reserve.

3.2 Morningside Drive Reserve

3.2.1 Location (see Appendix)

The reserve is situated on the southern corner of Morningside Drive and Sainsbury Avenue.

3.2.2 Access

Pedestrian access to the reserve is available from a footpath near the western boundary linking Morningside Drive and Sainsbury Road.

3.2.3 Area & Legal Description

1353 m²

Allots 282 and 283

Lots 5 & 12, D.P. 70678

Section 10

Suburbs of Auckland

3.2.4 Physical Description

The reserve forms a flat grassed triangular shaped area accommodating several relatively young trees. Its primary function is that of a passive area, there being no facilities provided for active recreation.

3.3 Bannerman Road & Mountain View Road Reserve

3.3.1 Location (see Appendix)

Northern corner of Bannerman and Mountain View Roads.

3.3.2 Access

Pedestrian access to the reserve is available from both road frontages.

3.3.3 Area & Legal Description

635 m²

Pt. Lot 55, D.P. 4817

Pt. Allot 36

Section 5

Suburbs of Auckland

3.3.4 Physical Description & Facilities

The reserve forms a predominantly level grassed area accommodating traditional children's play equipment. The land falls down a steep grassed bank to the adjoining residential property on its northern side.

3.4 Reserve at Corner of New Bond Street and New North Road

3.4.1 Location (see Appendix)

North-eastern corner of New Bond Street and New North Road.

3.4.2 Access

Pedestrian access is available from both road frontages.

3.4.3 Area & Legal Description

60 m²

Pt. Lot 17, D.P. 2916

3.4.4 Physical Description

The reserve comprises a small grassed plot accommodating a mature pohutukawa tree.

3.5 Reserve at Corner of New North Road & Akepiro Street

3.5.1 Location

Eastern corner of New North Road and Akepiro Street adjacent to Dominion Road overpass.

3.5.2 Access

Pedestrian access is available from Akepiro Street.

3.5.3 Area & Legal Description

1670 m²

Lots 2-4, D.R.O. 47 Blue

Pt. Lot 20

Section 10

Suburbs of Auckland

3.5.4 Physical Description

The reserve forms a gently sloping grassed and planted passive recreation area, its main function being one of providing visual relief in an intensively developed urban environment.

4.0 GENERAL OBJECTIVES & POLICY STATEMENT

4.1 Objective

To maintain and develop the reserves in such a way as to enhance their appearance and where appropriate encourage their casual and informal usage by the general public.

4.2 Policies

4.2.1 Amenities

To maintain and enhance existing public amenities and to provide, within current financial constraints, additional amenities as the need arises.

4.2.2 Landscape & Vegetation

To preserve those existing natural landforms and vegetation which enhance the character of the reserves and where desirable plant new vegetation.

4.2.3 Public Access

To ensure that a convenient and high level of public access to the reserves is provided and maintained without detriment to neighbouring properties.

4.2.4 Access to Private Properties

To generally prohibit vehicular access from the reserves to neighbouring private properties.

4.2.5 Children's Play Facilities

To maintain existing and where appropriate develop new play facilities on the reserves.

4.2.6 Cost Sharing of Fencing of Private Land Adjoining Reserve

To consider applications from property owners for the cost-sharing of boundary fencing between the reserves and private land. Council will require that such applications be submitted before erection or re-erection and no contribution shall be made where application is made after the fence has in fact been erected.

4.2.7 Maintenance

To provide regular maintenance of public amenities, facilities and grounds situated within the reserves so as to maximise the enjoyment of these by the general public.

4.2.8 Bylaws

Any use of the reserves shall comply with all relevant Council bylaws currently operative and in particular with Chapter 17 of N.Z.S. 9201.

