

MOUNT ALBERT CITY COUNCIL

M A N A G E M E N T P L A N S

for

MT. ALBERT LIBRARY SITE, CORNWALLIS STREET

NIXON PARK, CENTRAL ROAD

OWAIRAKA PLUNKET ROOMS, 99 RICHARDSON ROAD)

SANDRINGHAM PLUNKET ROOMS, 427 SANDRINGHAM ROAD)

Approved by Council at its meeting held on Tuesday,
8 May 1984.

Nixon Park section amended by the Albert-Eden Local Board on 1 October 2014
- resolution AE/2014/55

MT. ALBERT LIBRARY SITE - MANAGEMENT PLAN

1.0 INTRODUCTION

- 1.1 The site comprises of freehold land acquired by the Mt. Albert Borough Council now the Mt. Albert City Council for the purposes of providing a location for a Public Library and a Municipal Office.

The responsibility for management and organisation of the site rests with the Council although the specific running of the Public Library is performed by the Auckland City Council on behalf of the Mt. Albert City Council.

Other organisations have some responsibility for managing the other parts of the reserve in accordance with lease or tenancy agreements.

1.2 Classification under the Reserves Act (1977)

This is a freehold site held by Council in fee simple. As such it is not subject to the controls set down in the Reserves Act (1977). This plan has been prepared at Council's instruction to provide information on Council's intentions in respect of present and future Management Planning.

1.3 Location (See Appendix I)

The site is at the north-east corner of St. Lukes Road and Cornwallis Streets.

1.4 Access

Vehicular access is available to the Library site from Cornwallis Street with parking provided on site. Likewise pedestrian access is also available from Cornwallis Street.

1.5 Zoning under Operative District Scheme

The site is designated for Civic Purposes with an underlying zoning of Commercial 4.

1.6 Area and Legal Description (See Appendix II)

Area 0.58 Hectares

Legal Description

Lots 23 & 24 D.P. 3338
Lots 20 & 21 D.P. 22047
Lots 1 & 2 D.P. 50408
Lot 22 D.P. 52885

All being Part Allotment 157 Section 10 Suburbs of Auckland.

1.7 Physical Description (See Appendix III)

This site is made up of a number of lots generally forming a rectangular shape. It is bounded on the south side by St. Lukes Road, on the west side by Cornwallis Street, and on the north and east sides by the adjoining Commercially 4 zoned carpark associated with the St. Lukes Shopping Centre. Part of the eastern side also abuts a residential site with a frontage to St. Lukes Road.

The Majority of the site is relatively level but rises sharply along the southern boundary to meet St. Lukes Road. There is a similar complementary rise along the south-east boundary.

The Library building is constructed in brick and timber and is the major construction in the centre of the western frontage.

To the south of the Library is a sealed and landscaped parking area. The bank leading up from the parking area to St. Lukes Road is also extensively landscaped.

To the immediate north of the Library is an open grassed area with a children's playground as the main theme. Equipment includes swings, a small round-about with access for the disabled and a climbing tower. Seats are provided for parents and those who wish to rest a while.

On the northern side of the site there is a wooden bungalow currently rented to the Auckland Hospital Board as a Community Health Centre.

This building has been extended to allow it to be shared with the Mount Albert City Council Citizens' Advice Bureau.

Brick residential buildings are located on the north-east and south-east of the site. These are rented to Council staff, one of whom acts as a

site caretaker.

1.8 History

The site was gradually obtained by a combination of negotiation and the use of compulsory acquisition powers contained in the Public Works Act (1928).

The initial decision to site a Library in this area was no doubt influenced by its proximity to the St. Lukes Shopping complex which opened in 1971.

The site consisted of six separate allotments all individually owned.

The negotiations for purchase were not finalised until 1973 and the contract for the Library building was also let in 1973 to a locally based Building Contractor firm of South Pacific Construction Ltd.

The building was to a design prepared by the firm of Gillespie Newman Pearce.

The Library was opened in 1975 by His Worship the Mayor Francis Ryan Esq. and was named the ClariceAnderson Library in honour of Mrs. C. Anderson the Mayoress during the period 1936 - 1959.

The Library building design was the recipient of a medal presented by the New Zealand Institute of Architects and a plaque commemorating this is displayed in the building.

The establishment of the Library itself is somewhat unique in that Council provides the building and meets the running costs and the Auckland City Council provides the staff and administration.

It had originally been intended that a Municipal Office and Council Chamber be established upon the site. The initial design was for a three storey building on the St. Lukes Road frontage. This proposal was abandoned and a fresh design was produced for the northern side of the site. Eventually this project was deferred and the Council opted to remain on the present New North Road site. The retention of the Library site still leaves the relocation of Municipal Offices as a viable option for the future.

In 1982 Council agreed to the relocation of the Citizens' Advice Bureau in the bungalow at 3 Cornwallis Street. This building had been used for several years by the Hospital Board and to facilitate this dual use the Hospital Board has expanded the present building.

1.9 Role

The principal role of the area is to provide a modern Library service for the enjoyment of the City residents. As a further role it provides a passive parklike area of visual relief from the surrounding commercial development.

1.10 Current Uses

1.10.1 Public Library

The Library is operated on behalf of the Mount Albert City Council by the Auckland City Council. As such the day-to-day running and general policy of the Library are controlled by the Auckland City Council Head Librarian. Hours of opening are -

Monday	10 a.m. - 6 p.m.
Tuesday	10 a.m. - 8 p.m.
Wednesday	10 a.m. - 6 p.m.
Thursday	10 a.m. - 9 p.m.
Friday	10 a.m. - 8 p.m.

Council exercises control over building maintenance, furnishing, and such matters as are of a nature not covered by the Auckland City Council Library by-laws.

The Library quite apart from the usual services associated with it also provides community services through the use of the meeting room and displays in the display area.

Holiday programmes and after-school activities are also catered for.

1.10.2 3 Cornwallis Street

This building is leased to the Auckland Hospital Board, on a short-term arrangement. It is used by the Board as a Community Health Centre.

Council has now re-sited the Citizens' Advice Bureau in the same building.

1.10.3 No. 86 St. Lukes Road

This is a small brick two-bedroom cottage erected close to the street in the south-east corner of the site. By its position and elevation it is somewhat remote. It is currently let on a monthly tenancy to a member of Council's staff.

1.10.4 No. 86B St. Lukes Road

This is a brick veneer and tile roof 3-bedroom dwelling approximately 25 years old. It is located in the north-east corner of the site and is shielded from view by the Library. It is let on a monthly tenancy to a member of the staff who also provides some security surveillance of the site.

1.10.5 Children's Playground

A small children's play area has been established between the Library and the building at 3 Cornwallis Street. The design of the playing area was accepted after discussion with the Crippled Children's Society in an endeavour to provide access for the disabled.

1.11 Adjoining Land Uses

Surrounding land has a Commercial 4 zoning and is utilised by the St. Lukes Shopping complex apart from a Residential 2 zoned block of resident owner units on the east side of the site.

2.0 OBJECTIVES & POLICIES STATEMENT

2.1 Objectives

- 2.1.1 To develop and maintain the Civic amenity of the Public Library and other public uses.
- 2.1.2 To maintain the children's playground area as an adjunct to the Library operation.
- 2.1.3 To preserve the high visual quality of the area.

2.2 Policies

- 2.2.1 To implement a beautification programme aimed at enhancing the present landscaping.
- 2.2.2 To continue to review the children's playground in the light of Council's Policy to develop this area in conjunction with the Library.
- 2.2.3 To regularly review existing tenancies of the residential properties in light of any specific changing circumstances or needs.
- 2.2.4 To provide accommodation for the Citizens' Advice Bureau and the Auckland Hospital Board's Community Health Centre so long as the provision of such accommodation is consistent with Council's needs for Civic activities in the area.
- 2.2.5 To provide for extensions to the Mt. Albert Library for the benefit of residents of the area.
- 2.2.6 To endeavour to obtain a public access between this land and Warren Freer Park.
- 2.2.7 To continue to maintain the land and buildings other than those needed for the Library as a potential site for an Administrative Centre for the City.

Not to scale

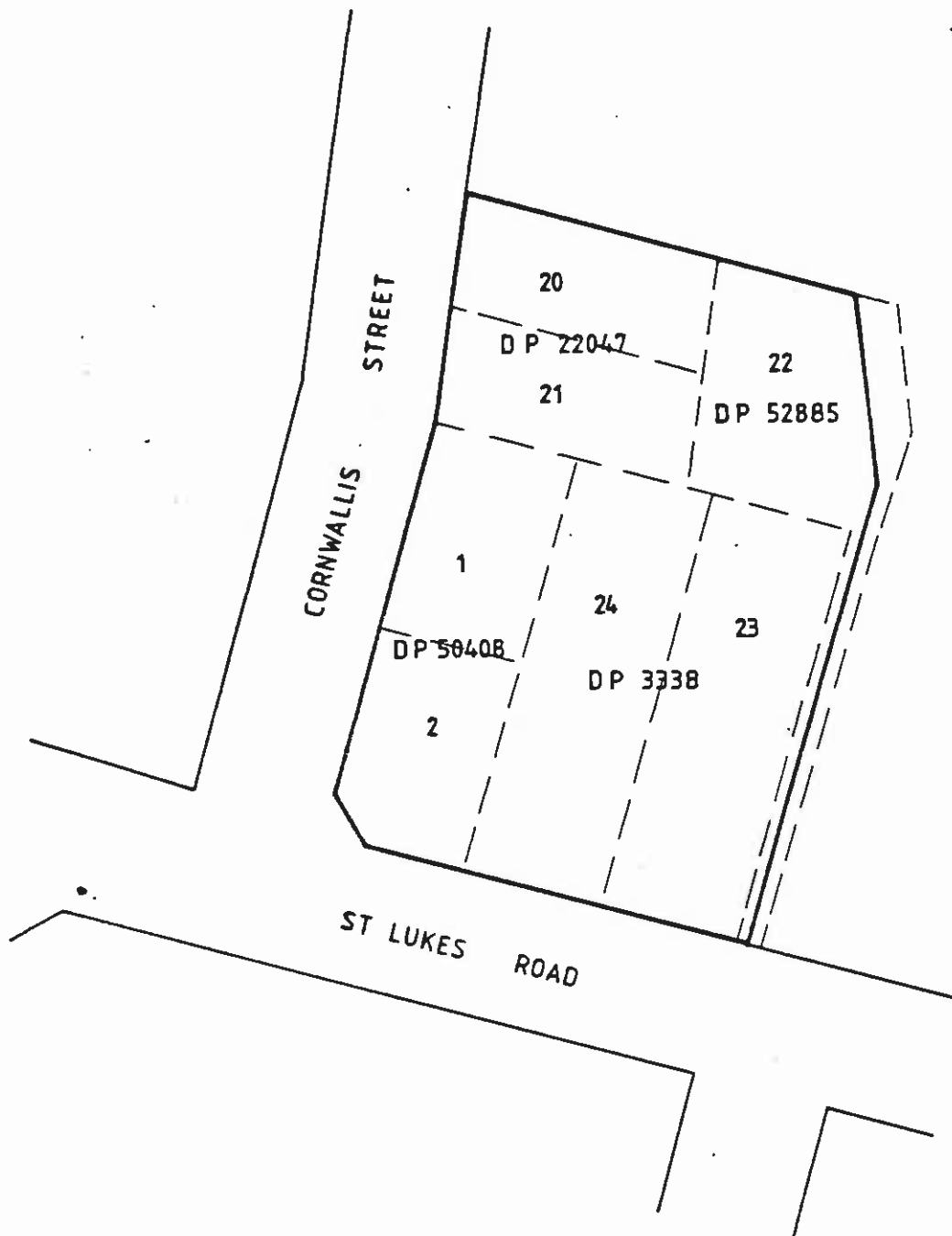
PETER'S PARK
MOUNT ALBERT
HARVEY ROAD
CITY OF AUCKLAND

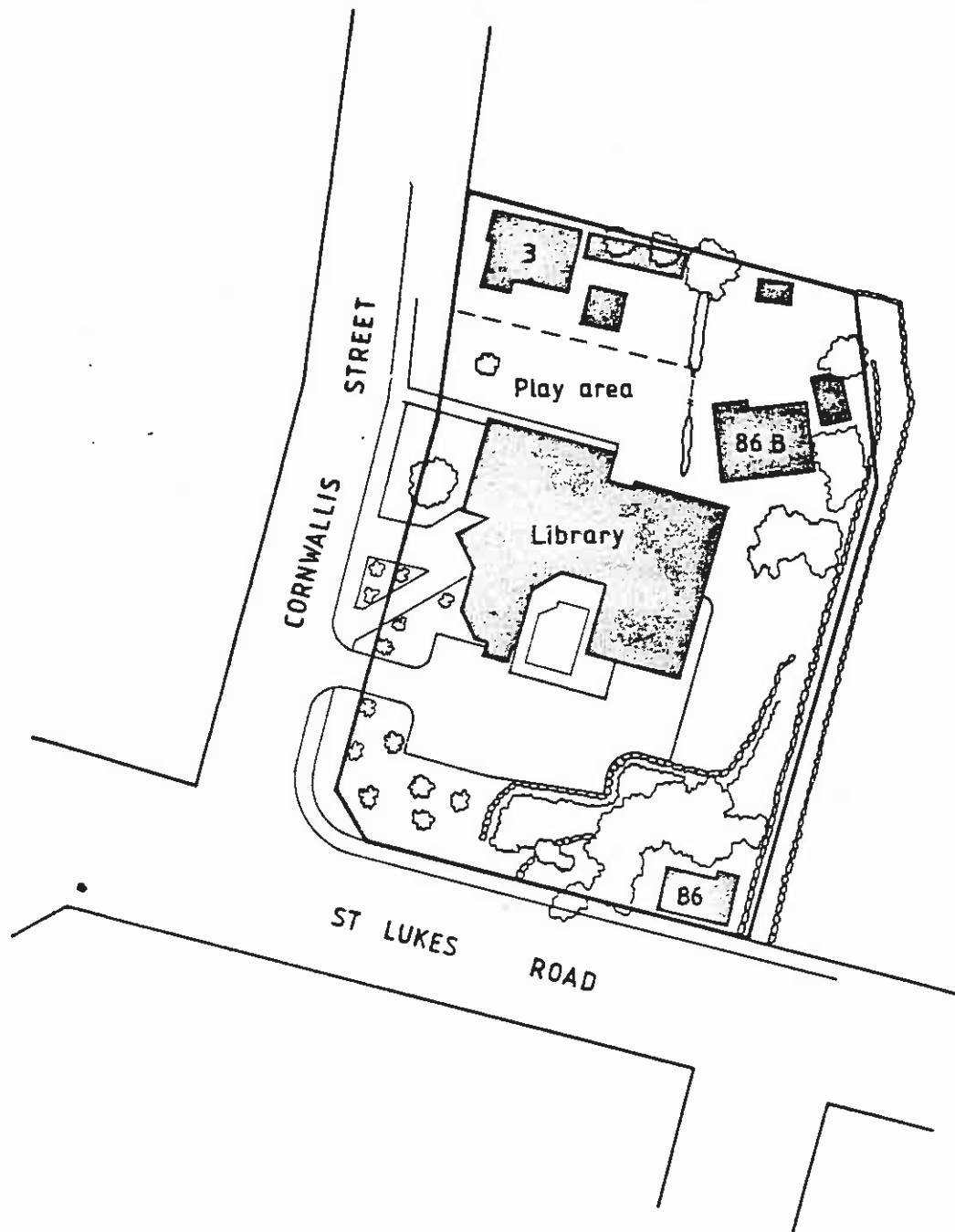
APPENDIX I

LIBRARY SITE LOCATION PLAN

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LIBRARY SITE LOCATION PLAN





NIXON PARK – MANAGEMENT PLAN

Updated 1 October 2014

1. 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 Nixon Park for recreational use. Only one small section of this park (Pt. Lot 42 D.P. 33 12) requires a management plan to be prepared. Because the remainder of the park 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 parks importance a management plan should nevertheless be prepared encompassing all of the area to enable interested bodies and residents to participate in the formulation of objectives and policies for the area.

1.2. Classification under the Reserves Act 1977

'Recreation Reserve', NZ Gazette 9 April 1981, No. 37, page 902 (Pt. Lot 42 only)

1.3. Management

Nixon Park is owned by Auckland Council and administered by the Albert-Eden Local Board. 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.

1.4. Location (see Appendix I)

The park is situated in the north-eastern part of the Albert-Eden Local Board area and is bounded by the Newton-Waterview motorway, Central Road, Bond Street, industrially zoned properties in Kingsland terrace and New North Road, and the rear of residential properties in New Bond Street.

1.5. Access

The park is accessible to pedestrians along its entire western, northern and eastern sides. There is no provision for vehicular access.

1.6. Zoning under the District Plan

The park is zoned Open Space 3 in the Auckland Council District Plan – Operative Auckland City – Isthmus Section 1999 a zone providing for organised recreation.

1.7. Area and Legal Description (See Appendix II)

Area: 2.533 hectares

Legal description:

Pt Allot. 18 Section 5 Suburbs of Auckland (2.2236 Ha)

Lot 42 D.P. 3312 (1322m²)

Lot 1 D.P. 96473 (1772m²)

1.8. Physical Description (see Appendix III)

The major part of the park is roughly square in shape, comprising a large grassed area bounded on three sides by banks which fall away from Central Road, Bond Street, and the southern boundary. At its northern end the level area drops away down towards the Newton-Waterview Motorway. The southern bank bordering on industrially zoned properties in Kingsland Terrace is dominated by a mature stand of oak trees. To the east of the oaks is a children's play area. The eastern bank falls away from Bond Street and is planted in some mature gum trees with an area of trees and shrubs.

The western bank adjacent to Central Road accommodates a club room building and a pavilion containing toilet and changing room facilities. At the bottom of the northern bank is a footpath which extends from Central Road eastwards and parallel to the motorway. There is a well graded concrete walking path leading from Central Road to Bond Street.

There is a triangular section of land also part of this reserve situated to the east of Bond Street which severs this section from the main bulk of the reserve. This area is elevated above Bond Street and is maintained as a mown grass surface.

1.9. History

The bulk of the land comprising Nixon Park was acquired by the former Mt Albert Borough Council in 1940, the original intention being to develop the area mainly as a recreation ground primarily for children. Previously called Central Park or Central Road Reserve the area was renamed in 1963 after Mr J. Nixon. Mr Nixon who resided in Central Road served as a Borough Councillor representing 'D' Ward between 1934 and 1941.

The land was originally in two levels, the lower level forming the northern part of the park adjoining the Newton Gully.

In 1973 during the construction of the nearby motorway, opportunity was taken to raise the lower field to provide the present one level playing surface.

Throughout its history as a Council owned recreation area the park has primarily been used for casual recreation with some renting to private sporting bodies on a short term basis. Early uses of the area included cricket, soccer, rugby league and softball.

In 1961 the Boy Scouts Association began leasing a small part of the reserve on behalf of the St. George Scout Troop and in the following years a scout den was constructed.

In 1980 adventure playground equipment was installed with the assistance of the Lions Club of Mt. Albert and in 1981 a new drainage system for the park was completed.

With the approval of a Neighbourhood Improvement Area based on the “Avenues” in 1982, further improvements to the park were carried out. These works which were subsidised by the Housing Corporation of New Zealand included a new children’s playground adjacent to the previously constructed adventure tower, repairs to the convenience and changing block and the provision of park seating.

As a further result of motorway development and the need to develop Bond Street as an overpass, an interchange of land became necessary. Council acquired the residue of this land generally to the north and east of the original reserve area.

1.10. Role

Nixon’s Park primary role is one of a neighbourhood reserve providing recreation opportunities for local residents with provision for organised activities.

1.11. Current uses and Facilities

- Northern Regional Lacrosse Association Incorporated (See Appendix IV)

This lease was granted for a period of five years commencing on 1 January 2013 with a right of renewal for a further five years. The leased area comprises 89 m² and under its terms the lessee is responsible for the land and the buildings. The building itself is a timber framed structure sheathed in fibrolite with a corrugated iron roof. It has a floor area of 89 m²

- Public Use

Apart from the small area leased to the Northern Regional Lacrosse Association all of Nixon Park is available for casual usage by the general public although some letting to private organisations for organised recreational uses occurs on a limited scale. Existing public facilities include the convenience and changing rooms, the children’s play equipment, skate park and park seating.

1.12. Adjoining Land Uses

The park adjoins the motorway in the north, residential areas in the west and east and industrial land in the south.

2. Objectives and Policies Statement

2.1. Objectives

- To maintain and develop the reserve in such a way as to preserve and encourage its recreational usage by the general public.
- To minimise any possible conflict between activities on the reserve and adjoining land uses.
- To prevent the loss of significant areas of open space by the encroachment of buildings on to the reserve.

2.2. Policies

- Uses by private organisations
 - a) To allow the existing use of part of the reserve by the Northern Regional Lacrosse Association Incorporated to continue at Council’s discretion and subject to regular

monitoring and reassessment to ensure the objectives contained in this management plan are fulfilled. In the event of the existing lessee wishing to terminate the current lease or forgo any renewal rights, the Council will consider new applications from organisations of the same or similar character.

- b) To permit no regular long term hireage or leasehold for uses of the reserve which would infringe on objectives contained in this management plan: a long term hireage or leasehold being interpreted as ground rental, hireage or leasehold of the park or any part of it to any organisation for group for any single hire period of longer than one week certain.
 - c) To consider and approve at the Local Board's discretion applications for limited hireage for the use of reserve in terms of the objectives and policies contained in this management plan.
 - d) 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 likely effect on the accessibility of the park to the public in general and to neighbouring residents in particular when considered on a broad term basis.
 - ii. The period of time the reserve or any part of it will be committed to organised use
 - iii. The possible generative effect of the proposed use, in particular those relating to noise transmission and traffic generation
 - iv. The conflict likely between the proposed use or activity and other activities on the reserve or adjoining land uses
 - v. Compliance of the proposal with the provisions of the Operative District Plan and the relevant Auckland Council by-laws
- Buildings
To permit only those new buildings or additions to existing buildings which are considered necessary for the proper enjoyment of the reserve for outdoor recreation
 - Children's play facilities
To complement the existing children's play equipment with additional facilities
 - Landscape and vegetation
To protect existing trees on the reserve and to continue the existing planting and landscaping programme with particular emphasis on the northern bank area.
 - Pedestrian access and walkways
To preserve the existing level of high pedestrian access to the reserve and to link the existing pedestrian network in the area to the reserve itself by the provision of new walkways.
 - Vehicular access and parking
To allow no vehicular access to the reserve but to provide off-street parking adjacent to the reserve at the northern end of Central Road when financial resources permit.

- **Amenities**
To maintain and enhance existing public amenities and to provide within current financial constraints additional amenities as the need arises.
- **Maintenance**
To provide regular maintenance of the public amenities, facilities and grounds situated within the reserve so as to maximise the enjoyment of these by the general public.
- **Bylaws**
Any use of the reserve shall comply with all relevant Auckland Council Bylaws currently operating.

3. Explanation

The Council's primary concern is to preserve Nixon Park as a neighbourhood reserve for recreation and to this end it is not prepared to commit the area or any significant part of it to the exclusive use of any one particular organisation or one particular activity for any but a limited term hireage and would therefore not be prepared to lease or hire the park in this way on a long term or full season basis.

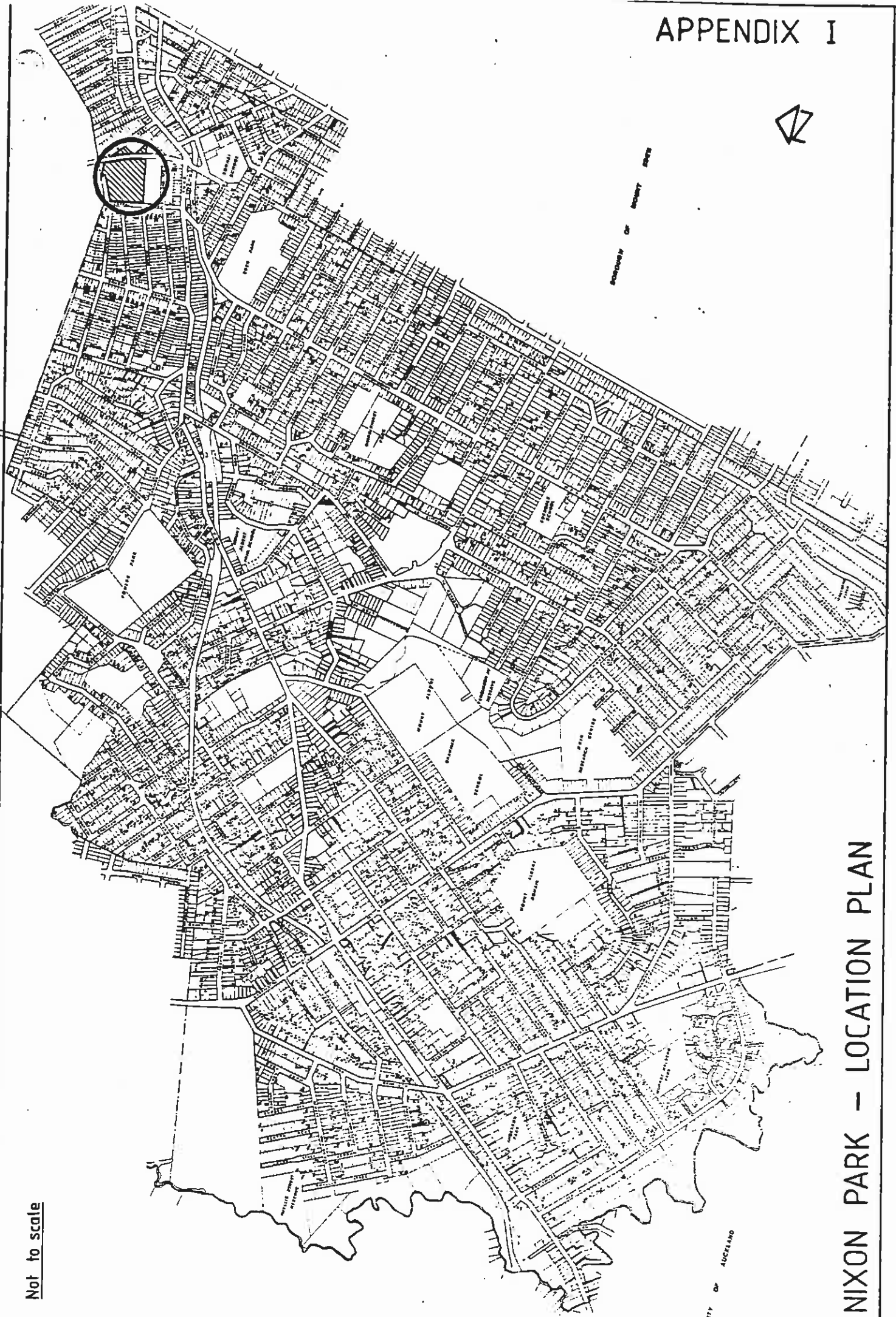
Nixon Park is the only significant public recreation ground in the Kingsland area. Management of this reserve must therefore aim at ensuring that the facilities are available for use by the widest range of individuals and groups possible. Other users of the reserve, particularly those committing larger areas to organised use must be more stringently controlled and to this end Council will continue its existing policy of letting the reserve to various sporting and community groups on a limited period basis only, and where several groups are desirous are using the reserve or part of it intermittently over a similar season or period, appropriate procedures will be employed to ensure that fair distribution of its use is attained as between the various groups to achieve a wide range of availability within the terms of the objectives and policies of this Management Plan.

Although the use of the reserve will be mainly for activities of a casual, low intensity nature, traffic generation by the more intensive uses of the park permitted may at times generate demand for off-street parking. There is no intention of committing any part of the park itself for parking.

APPENDIX I



BOUNDARY OF DISTRICT

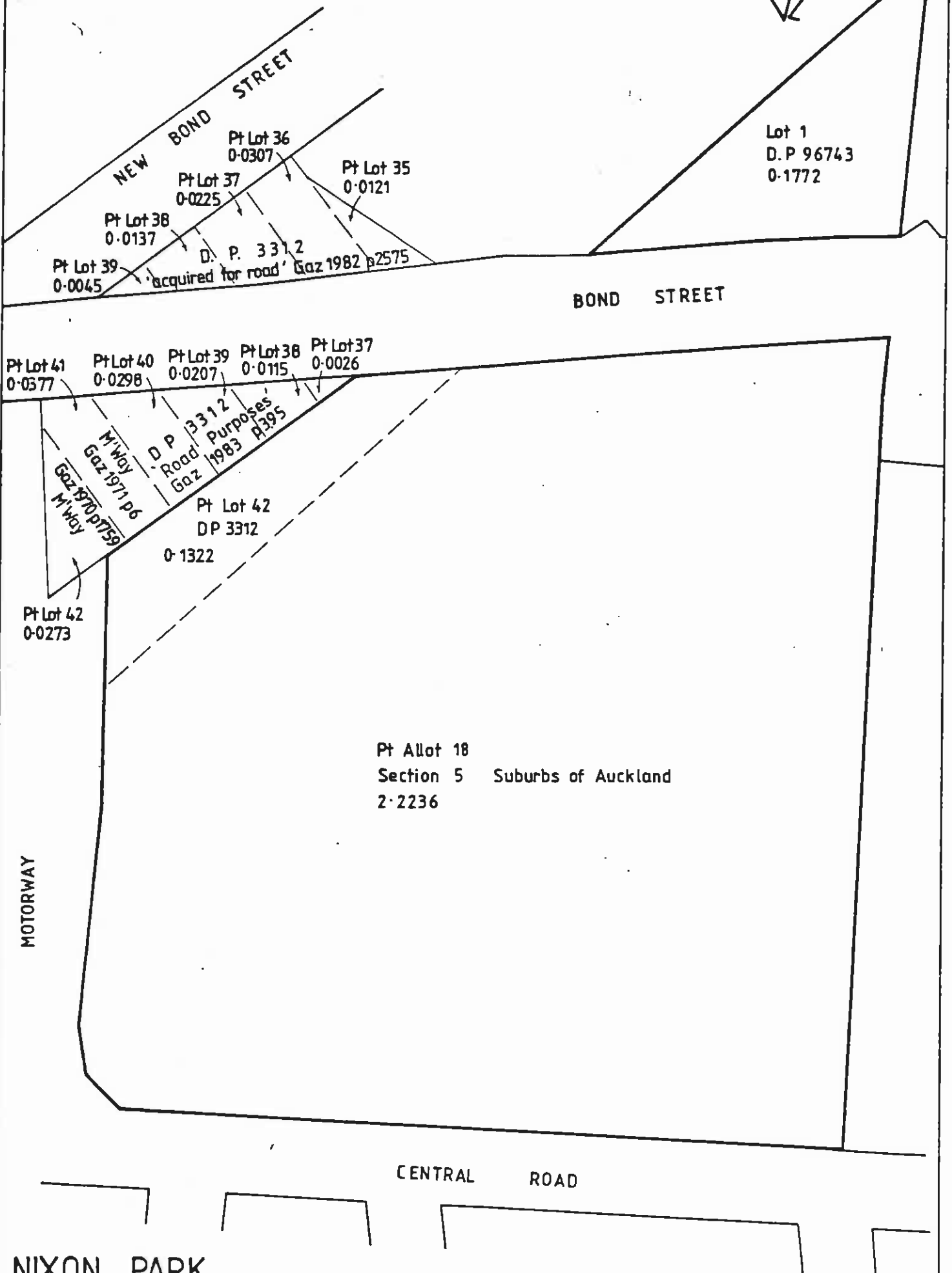


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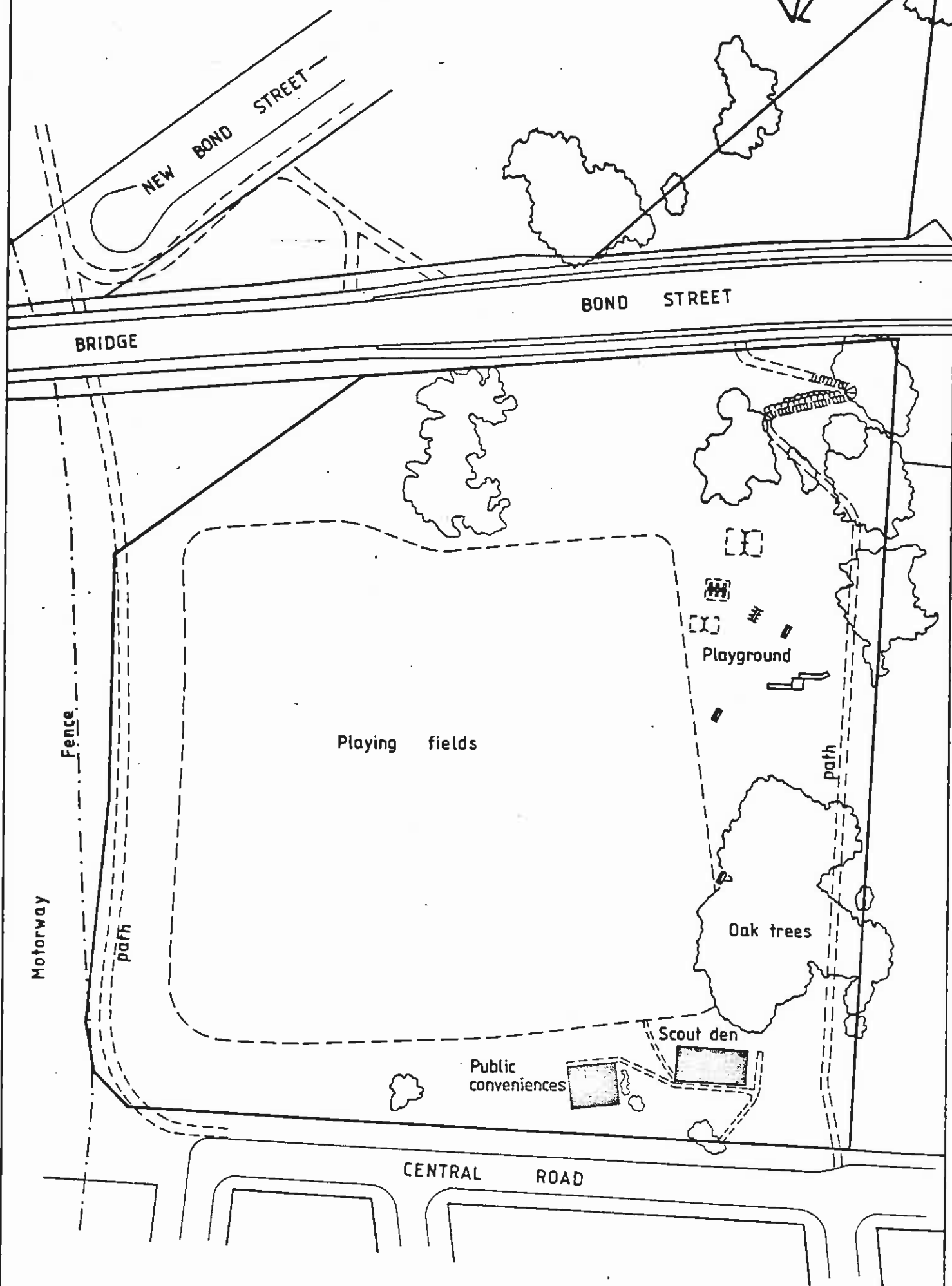
NIXON PARK - LOCATION PLAN

CITY OF AUCKLAND

APPENDIX II



NIXON PARK
LEGAL DESCRIPTIONS



NIXON PARK — PHYSICAL CHARACTERISTICS

APPENDIX IV



NEW BOND STREET

BOND STREET

Area
836 m²

CENTRAL ROAD

NIXON PARK

AREA LEASED BY N.Z. BOY SCOUTS ASSOCIATION

99 RICHARDSON ROAD

427 SANDRINGHAM ROAD - MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 Purpose of Plan

This management plan has been prepared to set out Council's policies with regard to these special purpose reserves. While defined as 'reserves' under the Reserves Act 1977 both have a classification as Local Purposes Reserves (site for Plunket Rooms). As such Council is not required 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.

2.0 MANAGEMENT & ZONING

The reserves are both owned and administered by the Mount Albert City Council and are designated as Reserves for National, Civic & Community Purposes under Council's Operative District Scheme.

3.0 SPECIFIC DETAILS AND CHARACTERISTICS

3.1 99 Richardson Road (Owairaka Sub-Branch Royal New Zealand Plunket Society)

3.1.1 Location (See Appendix I)

This reserve is situated at 99 Richardson Road. The reserve is on the southern side of Richardson Road four properties to the east of Rangeview Road. The reserve has residential properties to the north, west and east and a kindergarten to the south.

3.1.2 Classification

Local Purposes (site for Plunket Rooms), New Zealand Gazette, 14 August 1980, page 2410.

3.1.3 Access

Access is by way of an access strip which has a formed concrete vehicle drive.

3.1.4 Area and Legal Description

1146 m²

Lot 1, D.P. 44998, situated in Block IV Titirangi Survey District.

3.1.5 Physical Description & Facilities (See Appendix II)

This reserve has a gently sloping grassed area on which is located a "Roskill" stone sheathed and tile roofed building used exclusively as a Plunket Room. The area is fenced on all boundaries and has a small metalled parking area at the end of the concrete access strip.

3.2 427 Sandringham Road (Sandringham Sub-Branch Royal New Zealand Plunket Society)

3.2.1 Location (See Appendix III)

This reserve is situated at No. 427 Sandringham Road. It is on the western side of the road three properties to the north of Shorwell Street. The reserve has a residential property to the south and recreational land to the north and west.

3.2.2 Classification

Local Purposes (site for Plunket Rooms), N.Z. Gazette, 31 July 1980, page 2266.

3.2.3 Access

This reserve has a frontage to Sandringham Road with direct vehicle access to a concrete driveway.

3.2.4 Area and Legal Description

759 m²

Lot 30, D.P. 39743, situated in Block IV Titirangi Survey District.

3.2.5 Physical Description & Facilities (See Appendix IV)

This reserve is rectangular in shape and falls from the roadway to a level building platform. The main building is Fibrolite sheathed with an iron roof. There is a garage attached to the southern side of the building. The area is fenced and there are several large trees in the front yard.

4.0 GENERAL OBJECTIVES AND POLICIES STATEMENT

4.1 Objective

To maintain and develop the reserves in such a way as to ensure their continued functions as sites for Plunket Rooms and complementary uses.

4.2 Policies

4.2.1 To continue the present policy of Council support to the Plunket sub-groups using the rooms.

4.2.2 Landscape and Vegetation

To preserve those existing landforms and vegetation which enhance the character of the reserves.

4.2.3 Public Access

To ensure that a convenient level of public access to the reserves is maintained without detriment to their main functions for Plunket use.

4.2.4 Access to Private Properties

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

4.2.5 Cost Sharing of Fencing of Private Land adjoining Reserves

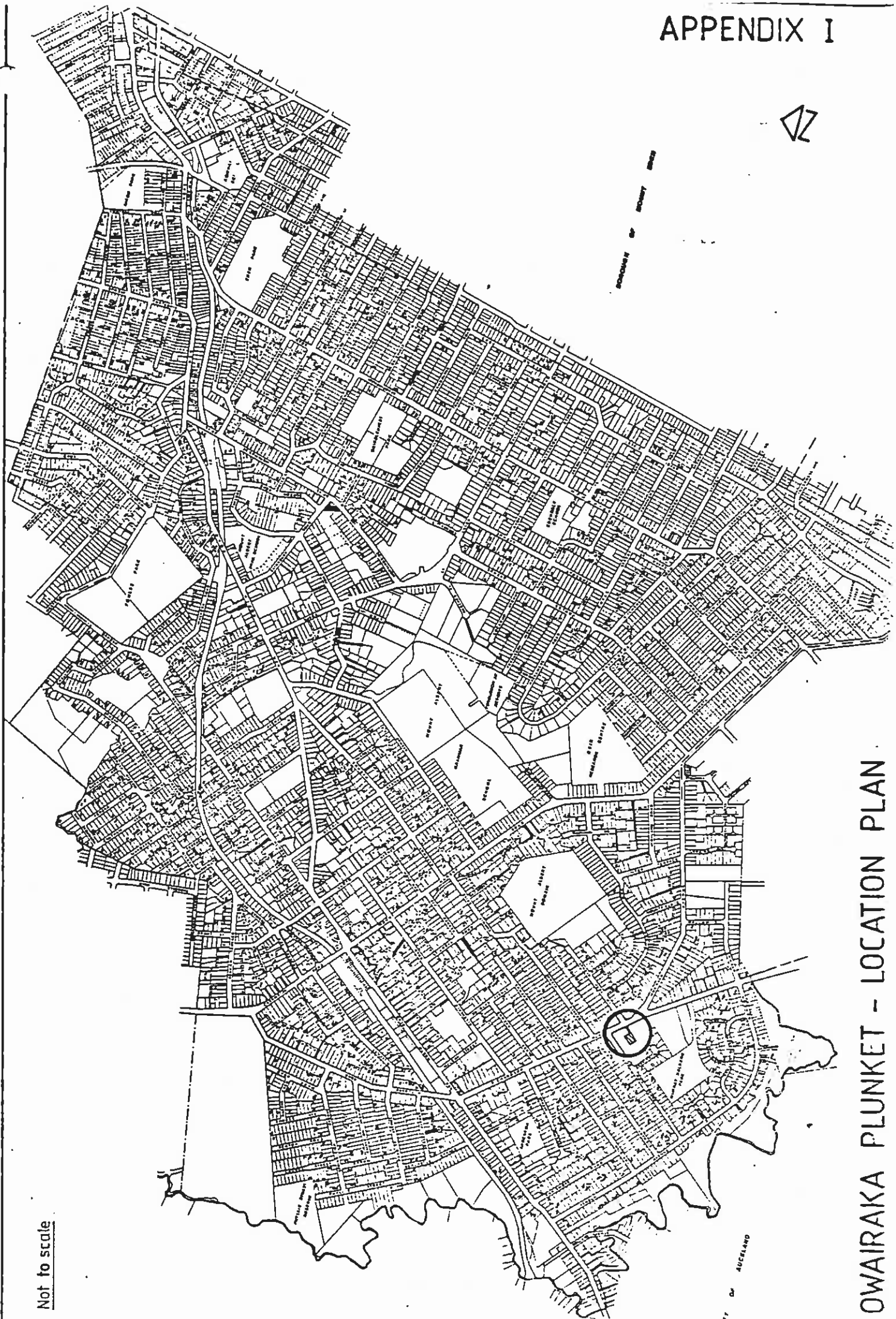
To consider applications from property owners for the sharing of boundary fencing between the reserves and private land. Council will require that such applications be submitted before erection or re-erection and no contribution shall be made where application is made after the fence has in fact been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

4.2.6 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.

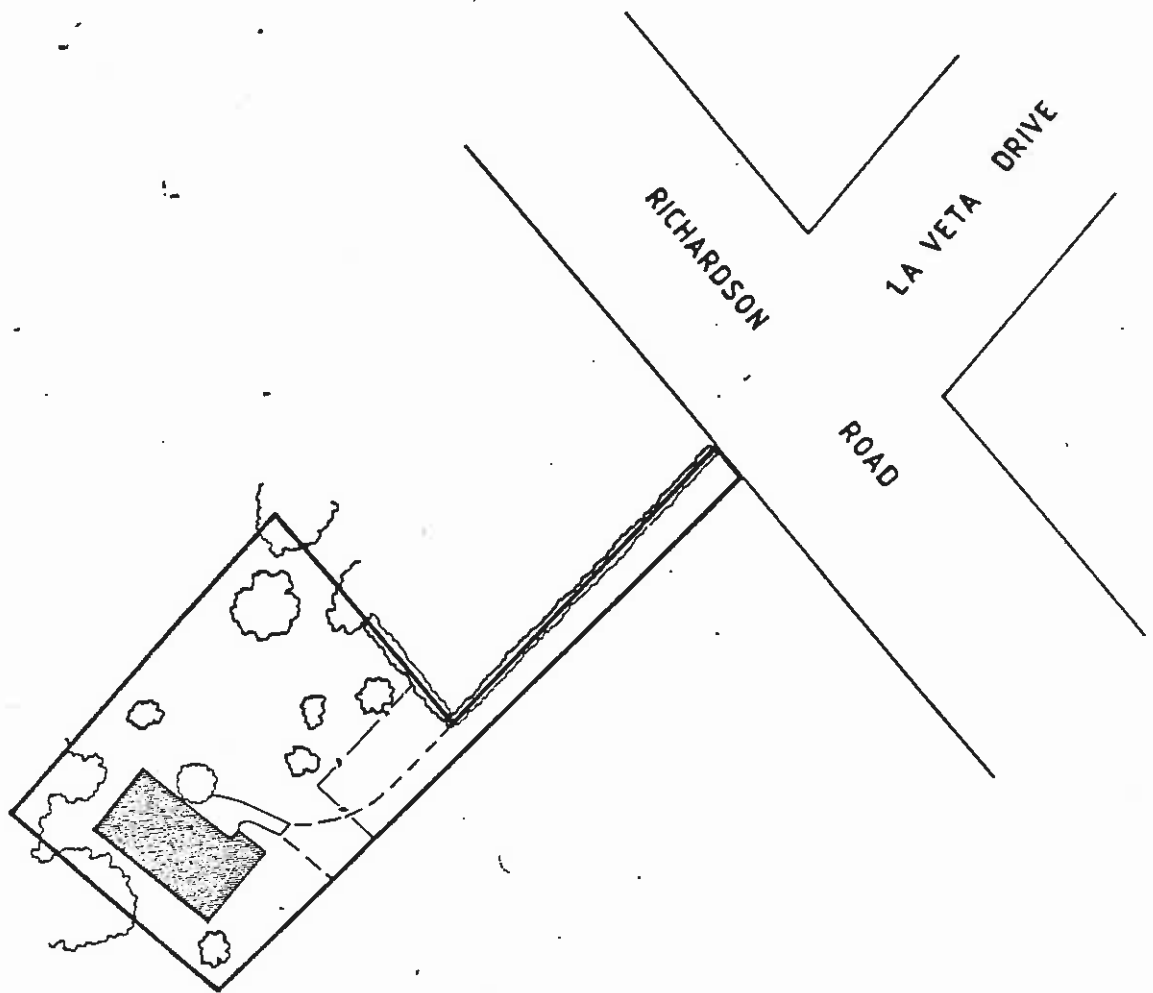
4.2.7 Bylaws

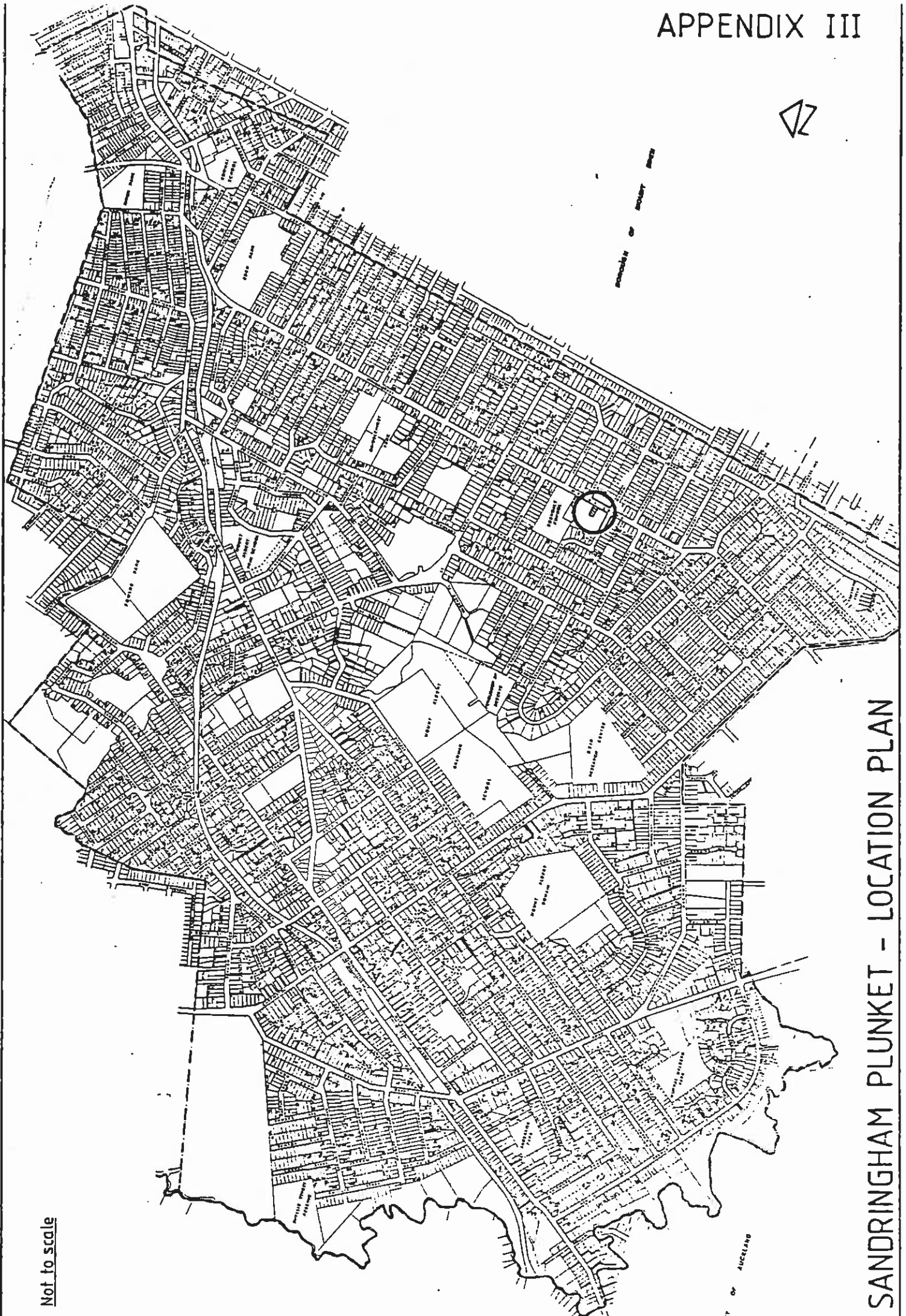
Any use of the reserves shall comply with all relevant Council Bylaws currently operative and in particular with Chapter 17 of New Zealand Standard 9201.



Not to scale

OWAIRAKA PLUNKET - LOCATION PLAN





Not to scale

SANDRINGHAM PLUNKET - LOCATION PLAN

