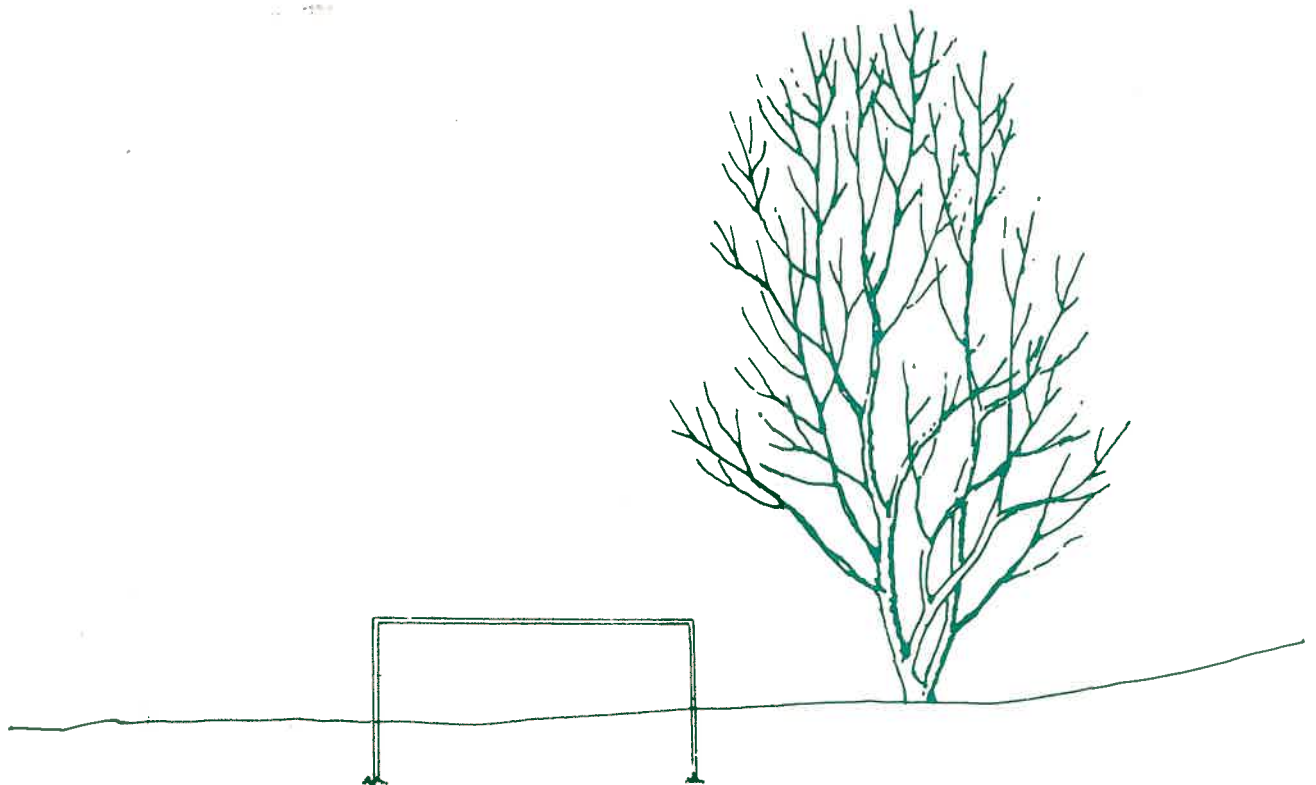


7.70.1

Draft Management Plan For Pollard Park, Mount Eden.



September 1989.

DRAFT MANAGEMENT PLAN

for

**POLLARD PARK
MOUNT EDEN**

Prepared by :

Michael Blanch

ENGINEERING DEPARTMENT

MOUNT EDEN BOROUGH COUNCIL

SEPTEMBER 1989.

This draft management plan has been prepared in terms of Section 41 of the Reserves Act 1977. Objections and suggestions to the draft will be received until 4:00pm on Friday 1st June 1990, after which they will be considered by the Council and, where appropriate, incorporated into the plan.

Objections and suggestions should be addressed to the Area Manager, and may be posted to :

Auckland City
Mount Eden - Mount Roskill Area Office
Private Bag
Symonds Street
AUCKLAND 1

or delivered to the Council office at :

Corner Mt. Eden and Mt. Albert Roads
Three Kings

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A. MANAGEMENT PLAN FUNCTION

This draft management plan contains general objectives and policy statements for Pollard Park.

Brief background notes, a locality plan and a map of the reserve can be found at the back of this management plan.

The Mount Eden District Planning Scheme spells out the policies relating to the overall provision of reserves, how these form a coherent reserve system and contribute to community development. It also sets down an overall pattern of the types of uses to which the parks and reserves can be put.

A reserves management plan is an extension of the District Scheme. It is a less formal document establishing guide lines for the types of activities and leases (if any) on individual reserves; providing detail on specific items such as fencing, pathways, play equipment, maintenance etc.; and, where possible, identifying problem areas or conflicts of use. In short it is a working document designed to assist the Councillors and Council staff in making decisions about a particular reserve.

B. MANAGEMENT PLANNING PROCEDURE

The Reserves Act 1977 requires the Council to prepare management plans, outlining its general intentions for development, use and maintenance of nearly all parks and reserves under Council control.

Public comments about the parks form an important contribution to the management plans. The Reserves Act sets out a formal procedure for the public involvement in this management planning process. It begins with public notification in the newspapers of the of the Council's intention to prepare a management plan for a particular reserve. Interested persons and organizations are invited to send in written suggestions.

A draft plan is then prepared, taking into consideration the current and potential use of the reserve, its classification, together with any suggestions which have been received from the public.

A second public notice will advise when and where the draft plan is available for public inspection. Individuals or organization can lodge written submissions or objections on this draft plan and at a later date be heard by the Council in support of there comments.

All the submissions or objections will be carefully considered and where appropriate will be incorporated into the final draft of the management plan.

The final draft will then be adopted by the Council as the Operative Management Plan. As Pollard Park is a recreation reserve, the Council is not required to submit the plan to the Minister of Conservation for his/her approval.

The plan will still be subject to review as and when circumstances relating to the reserve change. When a comprehensive review or any major amendment is to be undertaken, the procedure outlined above will again be followed. However minor changes would normally be made by Council resolution.

Although there is no right of appeal under the Reserves Act, a management plan is never "final" and submissions from the public can be received at any time.

The following management planning procedures for the Pollard Park have been actioned :

Public Notification of	Auckland Star	14th & 16th June
intention to prepare a	N.Z. Herald	14th & 17th June
management plan	Central Leader	13th & 20th June
		1989

Final day for	21st July 1989
acceptance of written	
suggestions	

Draft management plan	September 1989
adopted by Council and	
published	

Public notification	Wednesday 28th March 1990
advising availability	Wednesday 25th June 1990
of draft plan	

Final day for	Friday 1st June 1990
acceptance of	
submissions/objections	

Hearings to consider
submissions/objections

Adoption by the Council
of the revised draft as
the Operative Management
Plan

Operative Management Plan
Published

C. INTRODUCTION

Pollard Park was gifted to the Council in 1950 by Herbert Henry Pollard for use as a children's playground. The Council recognizes the significance of the gift and promotes the use of the park by children.

Little was done to develop the park before 1960, when it was transferred under the control of the Mount Eden Domain Board so that funds held by the Department of Lands and Survey could be used for its development.

The park provides facilities for both organized sports and community activities, as well as children's play equipment and open space for more casual users.

D. OBJECTIVES

1. To provide an area of sufficient size and standard to allow organized sports to be accommodated.
2. To maintain and operate an attractive, safe amenity for the benefit and enjoyment of the community.
3. To allow the fullest public use of the reserve by minimizing any possible conflict between them and the various organized activities on the reserve.
4. To eliminate any possible conflict between the park users and the adjoining residents.
5. To abide by the intent of the original gift.
6. To develop and maintain quality turf (playing) surfaces.
7. To provide a pleasant environment where children may play in safety.

E. POLICES

1. Leases and Tenancies

- 1.1 Existing leases are to be fulfilled properly by each lessee; where this is not possible, the lease may need to be rewritten or reviewed.
- 1.2 Any priority use of a defined sports area by a club or code shall not preclude the general public access to the remainder of the park, or general use outside the time of matches or practices, not withstanding that section 53(1)(e) of the Reserves Act prescribes that a club may, for not more than 40 days per year, have exclusive possession of their leased area.
- 1.3 No lease to a club or code shall grant use of the playing surface during the month of May in each year, this time being reserved for seasonal renovation.
- 1.4 Any future lease entered into must be directly related to the use of Pollard Park as a Recreation Reserve zoned Recreation 4 under the District Scheme, and be in accordance with the gift of the reserve as a children's playground.

Notes

- a) It is recognized that Pollard Park is suited for use by organized sporting groups, present and future leases to those group are considered appropriate.

2. Buildings and Structures

- 2.1 Any new building, extension to an existing building, or the erection of spectator seating will be subject to a conditional use application to Council.

Notes

- a) The following factors will be taken into account, in addition to statutory criteria, by Council when considering any conditional use application :
- * The adequacy of existing recreational open space within the particular neighbourhood served by the site in question.
 - * The bulk and location requirements for the zone.
 - * The scale of the building(s) should be in proportion with the size and scale of the site.
 - * Building design should be sympathetic to the site and adjacent development.

3. Access and Fencing

- 3.1 No additional parking shall be provided in the reserve.
- 3.2 No additional vehicular access will be provided.
- 3.3 Any new pathways will be constructed from all weather surfacing.
- 3.4 Gate access from neighbouring properties will be considered.
- 3.5 All boundaries with neighbouring properties will be fenced.

3. Access and Fencing (cont)

- 3.6 Further pedestrian access may be provided.
- 3.7 The location of the reserve will be clearly signposted from Dominion Road.
- 3.8 The pedestrian access strip to Dominion Road that is part of the reserve will not be formed.

Notes

- a) Any neighbouring property owner may apply to the Council for gate access onto the reserve. Each application will be considered on its individual merits. Some properties already have such access. Any such gate must be constructed of the same size pipe and mesh as the existing fence.
- b) Plans to develop the access way to Dominion Road were dropped after they were objected to by surrounding residents. On 14th April 1982 Council resolved "That no further action be taken on the making of an accessway between Dominion Road and Pollard Park". (Minute folio 3316)
- c) The Council will look at the feasibility of purchasing a strip of land from a neighbouring Shackleton Road property on which to construct a pedestrian walkway. This in time could act as part of a link through to Centennial Park.

4. Sports

- 4.1 Use of the playing field for both organized and casual sports activities will be encouraged.
- 4.2 Adult competition team sports will be limited to 25% of the maximum permissible weekly usage of the park under any lease.

Notes

- a) Pollard Park is one of only two public recreation reserves that cater for organized sports in Mount Eden and therefore provides an important facility to the area. It is Council intention to see this type of usage continue, with special emphasis placed on its use by the young people of the Mount Eden.

5. Children's Play Equipment

- 5.1 Impact absorbing material shall be installed under all children's play equipment.
- 5.2 All items of children's play equipment will be inspected on a regular basis and will be repaired, refurbished, or replaced as necessary.
- 5.3 The play area in Pollard Park will be upgraded to make it more inviting to children.
- 5.4 Prior to upgrading the play area reference will be made to the guidelines set out in NZS 5828 - New Zealand Standard Specification for Playgrounds and Playground Equipment.

Notes

- a) The Council has established a Parks Development and Promotion Sub-Committee which has among its functions the responsibility to look after children's playgrounds, new equipment in parks, and other recreation needs. Any suggestions for the play area in Pollard Park would be welcome.
- c) Unfortunately, vandalism of children's play equipment is a common occurrence. Every effort is made to repair damage as soon as possible in order to prevent what, in some cases, could be unpleasant accidents.

The Council is appreciative of those members of the public who assist by reporting any instances of vandalism.

6. Vegetation and Turf Management

- 6.2 All developed turf areas shall be maintained to acceptable turf management standards.
- 6.2 Limited planting will be carried out around the perimeter of the reserve to add to the amenity of the park. Some shade trees may be appropriate.

6. Vegetation and Turf Management (cont)

Notes

- a) Any such planting shall be done so as not to infringe on the usage of the playing field area.
- b) The maintenance of the playing surface is the responsibility of the Council.

7. Development Concept Plans

- 7.1 A development Concept Plan will be prepared for Pollard Park.

Notes

- a) The plan will show a concept plan of the future development of the reserve, including areas of open space, planting, paving, seating, children's play equipment, etc.
- b) Every endeavour will be made to consult with residents in the immediate neighbourhood and park user's for their comments on the development proposals.

8. Park Furniture

- 8.1 Picnic tables have been installed, a family barbecue facility and further tables may be added at a later date.
- 8.2 Rubbish containers will be provided and these will be serviced regularly.
- 8.3 All parks furniture shall be inspected on a regular basis and will be repaired, refurbished or replaced as necessary.

Notes

- a) It is not intended to "clutter" the park with furniture. The location of any new furniture, and the family barbecue facility will be shown on the development concept plan.

9. Floodlighting

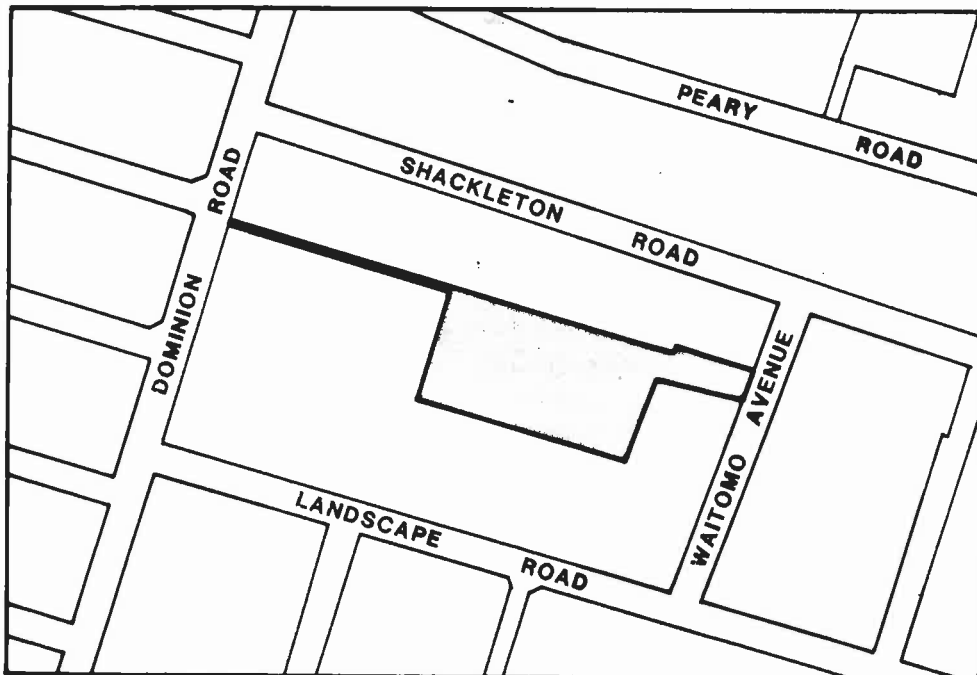
9.1 No floodlighting will be permitted on Pollard Park

Notes

- a) Because of the close proximity of neighbouring properties floodlighting is not considered appropriate.

RESOURCE INFORMATION

1. Location, Legal Description, etc



Pollard Park

1.1 Location Plan

1.2 Legal Description

Lot 2 DP 37585 and Lot 9 DP 39166
Crown Reserve Land Administered by the Mount Eden
Borough Council (as part of the Mount Eden Domain)

1.3 Area

1.3038 ha.

1.4 Classification

Recreation Reserve - Gazette 1983, page 272.

1.5 Zoning

Recreation 4 Under the Mount Eden Borough Council
1985 Operative District Scheme.

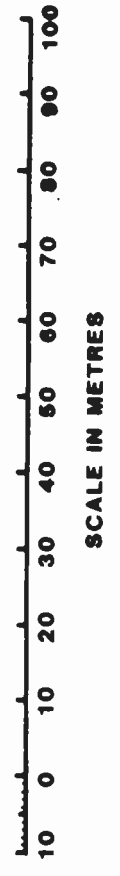
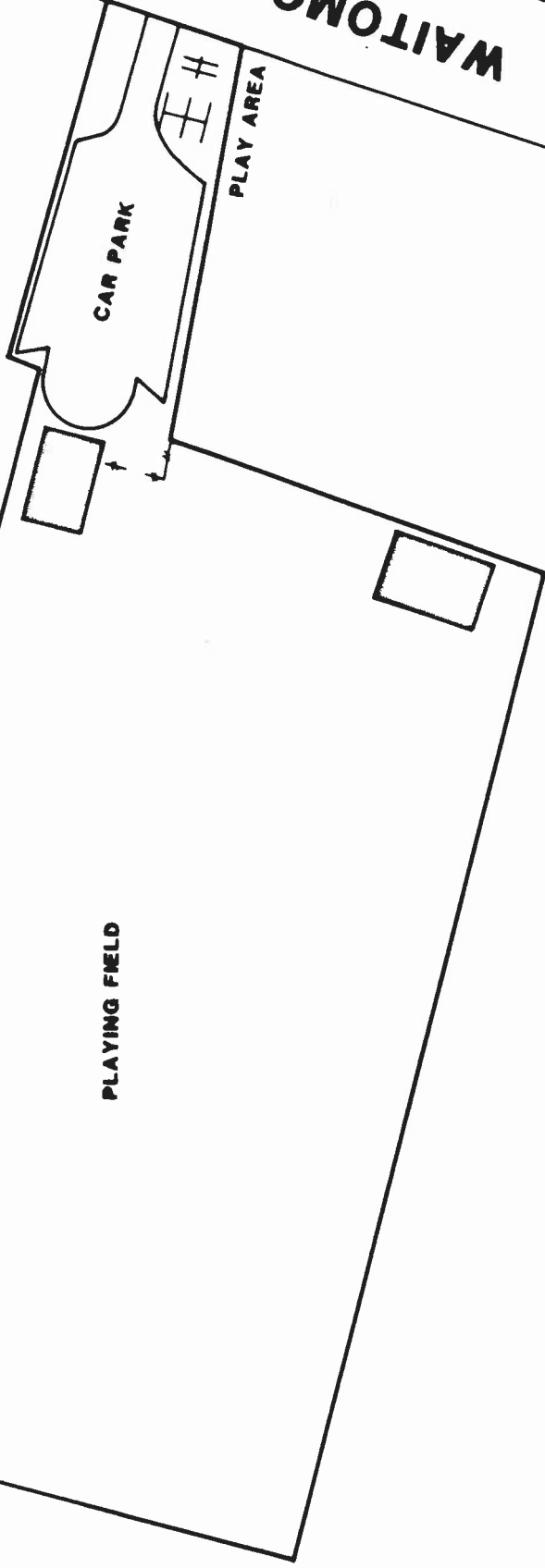
Proposed scheme change no. 38 (Publicly notified
21 April 1989) - Recreation 4.

ACCESS STRIP
TO DOMINION ROAD
(NOT FORMED)

Pollard Park



WAITOMO AVENUE



5. Existing Tenancy Agreements

Lessee	Term	Expiry date
Scout Association of New Zealand Incorporated.	7 yrs	Under Negotiation
Tenant		
Eden Association Football Club Incorporated.	10 yrs	31 Jan 1996

6. Acknowledgements

Mount Eden's First Hundred Years
Beverly Robinson

