

Arthur Faulkner Reserve

Management Plan

Prepared for the Community Planning Group of Auckland City Council by Approved by the ...
Committee of Auckland City Council on

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ISBN ...

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1.0 Background Information

1.1 Legal description

Lot 254	DP 15470	Pt CT 353/39	6475 sq. metres
Lot 75DP 18018		CT 405/278	2332 sq. metres

1.2 Location and access

The reserve adjoins the Borough Boundary with Mt Albert City. It has street frontage and access to Hazel Avenue and Foch Avenue. It is surrounded by residential properties.

1.3 Classification and zoning

The reserve is zoned Recreation 1 under the operative District Scheme.

In terms of the Reserves Act 1977 it is classified as Recreation.

1.4 Description

The southern portion of the reserve is occupied by three sealed tennis courts surrounded by high mesh fencing and a volley board.

A driveway running from Foch Avenue to the wooden clubhouse separates these three courts from two courts with high fencing and a central floodlight.

The grassed area alongside the driveway provides parking for approximately 15 cars.

There is a small children's playground between the two central courts and the eastern residential boundary.

To the north of the tennis courts on the western side of the reserve is the building used by the VHF Club and the Scout Den. The two buildings are separated by an unsealed parking area, providing space for approximately 16 cars with an unsealed driveway from Hazel Avenue. The remainder of the reserve is open grassed area with some seating and shrubs. A large stand of macrocarpa trees runs along the western boundary of the reserve.

1.5 Uses

The Mt Roskill Tennis Club has a lease over the tennis courts and playground area. Under the terms of this lease, the Club is responsible for maintenance of courts, buildings, grounds and fences.

The lease provides for the public to use the tennis courts for a fee of 10 cents per set except on five days per year during which the Club has exclusive use for competition.

The VHF Group Inc. holds monthly meetings in its Clubrooms. On renewal of the lease, Council allowed the use of the building by other groups subject to Council approval.

The Scout Den is used by Scouts and Guides and various other groups.

1.6 History

The two lots were vested in the Crown in 1922 under the provisions of the Public Reserves and Domains Act 1908. In 1930 they were bought under Part II of the Public Reserves and Domains Act as part of the Mt Roskill Domain. (NZ Gazette 1930 pg 2840)

In 1931 a lease was granted to the Mt Roskill Tennis Club, an incorporated body of local residents for a term of 21 years. The area leased covered the majority of Lot 254 excluding the area now used as playground, and half of Lot 75. The five tennis courts and clubhouse were developed by the Club on Lot 254.

In 1956 the Club relinquished its lease over Lot 75 in exchange for the residue of Lot 54. The boundary of the new leased area was established 1.8 metres north of the southern boundary of Lot 75. The lease was signed in July 1958 for a term of 10 years and was renewed in 1968 and in 1971 for a term of three years. It was renewed in 1974 for a term of 10 years. Council made a grant towards re-sealing the tennis courts in 1971 and a grant towards fencing in 1974.

In 1957 the Scout Den was moved onto its present site. No lease is held for the site.

In 1972 the building used by the Very High Frequency Club was moved onto Lot 254 and a lease covering the site of the building was granted for 10 years, with right of renewal for an additional 10 years. Council has resolved to renew this lease.

2.0 Objectives

- To encourage and facilitate the use of the reserve for a variety of recreational and community activities.
- To recognise the needs and contribution of the Tennis Club while protecting the rights of the public to use the reserve on a casual basis.
- To maintain the reserve as an attractive open space in a built up environment.

3.0 Policies

3.1 Future development

No additional buildings will be permitted on the remainder of the reserve.

Additions to existing buildings are not considered appropriate given the size of the reserve.

Council will however consider proposals for additions to, or redevelopment of, the existing tennis pavilion subject to the following criteria:

- i that any proposed building or addition is necessary for the proper operation of the Tennis Club
- ii that the scale, design, appearance and construction of any proposed building or addition is of a high standard
- iii the extent of accessibility of facilities to the general public
- iv Council may require the existing building to be upgraded before additions are permitted.

3.2 Leases

- Council will grant new leases within the provisions of the Reserves Act 1977 to the Mt Roskill tennis Club Inc and the Auckland VHF Club Inc on expiry of present leases. The land to be included in the relevant leases is shown on the plan (Appendix I).

- Council will require the Scout Association to hold a lease within the terms of the Reserves Act 1977 for the use of the Scout Den.
- Leases will normally be for 21 years with one right of renewal for a further 10 years.
- Any new lease will allow the Tennis Club 30 days per year exclusive use of the leased area, and will specify a reasonable charge per set for non-members for play on all other days.
- Any new lease will prohibit the use of floodlighting of the tennis courts after 10:00pm.
- Any new lease will prohibit the lessee from applying for an ancillary liquor licence.
- Any new lease will include provision for control of the hours of use of buildings.

3.3 Maintenance

- Council will maintain and improve that part of the reserve under its control to a high standard.
- Council will require all buildings used by private organisations to be maintained to a high standard.
- All buildings to be painted will require the approval of Council so that a co-ordinated style can be achieved.

3.4 Signs

- Both entrances to the reserve will be signposted with the Council's standard reserve sign.
- Council has resolved that the reserve is to be named 'Arthur Faulkner Reserve'.

3.5 Parking

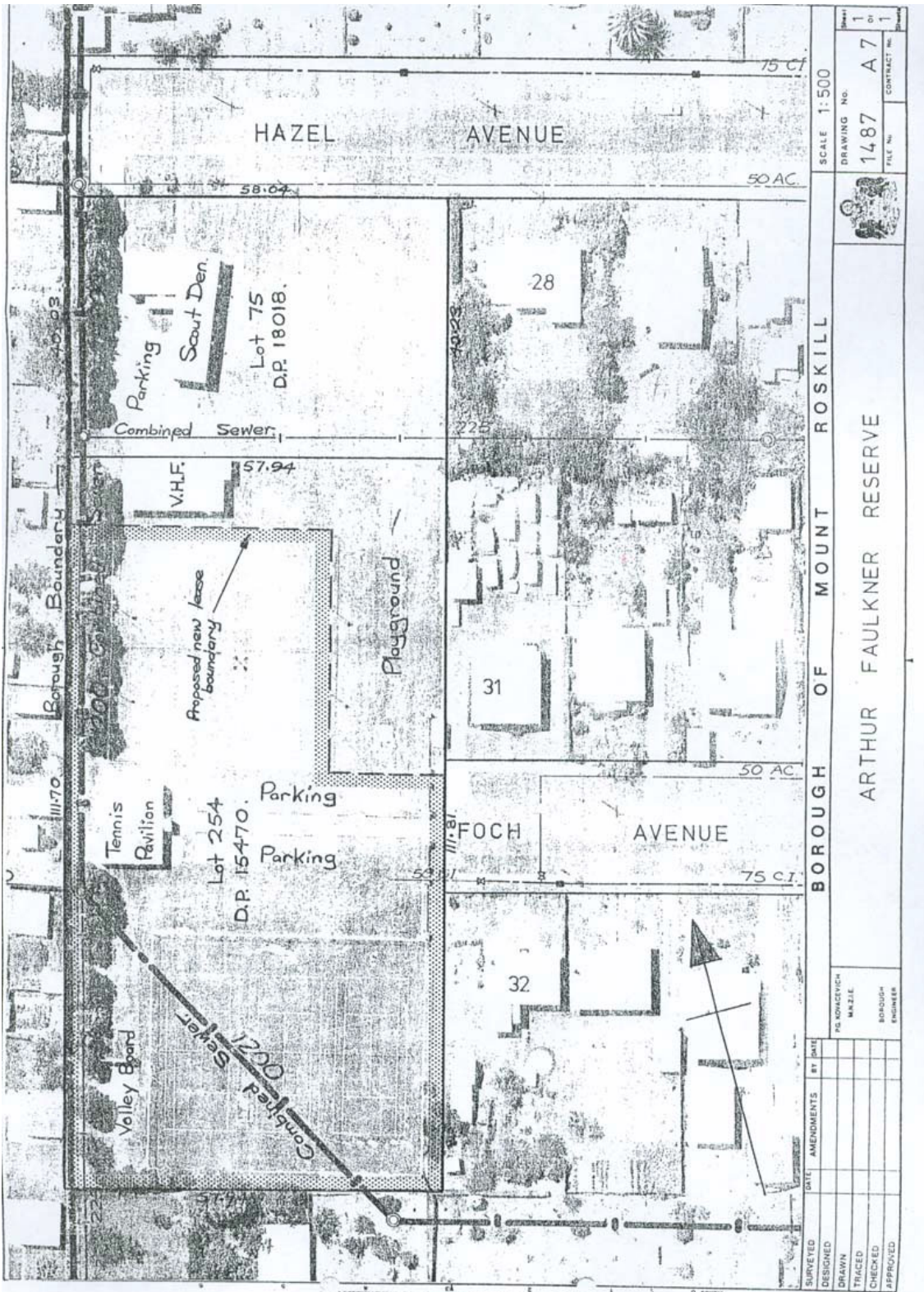
- The parking area between the VHF Clubrooms and the Scout Den will be sealed.
- The grassed area adjoining the driveway from Foch Avenue will be sealed with grass pavers.

3.6 Administration

The operative District Scheme provides that any use shown in an operative Management Plan is a predominant use. Any proposal for further development will be dealt with as a conditional use as indicated in Policy 1. Any such application will be dealt with by a combined Parks Committee and Town Planning Hearings Committee in order to streamline administrative procedures while retaining public rights of objection and appeal.

This Management Plan will be reviewed at five yearly intervals.

Appendix One: Arthur Faulkner Reserve



SCALE 1:500		DRAWING NO.	1487	A7
BOROUGH OF MOUNT ROSKILL		FILE NO.	1	1
ARTHUR FAULKNER RESERVE		CONTRACT NO.	1	1
DESIGNED	BY DATE	PS. KOWALCZYK		
DRAWN		MAZIE		
TRACED		BOROUGH ENGINEER		
CHECKED				
APPROVED				

Appendix Two: Arthur Faulkner Reserve Locality Plan

