

**Ellerslie Domain**  
Management Plan for Ellerslie  
Borough Council

Prepared for the Ellerslie Borough Council.

Please direct all enquiries to the Community Planning Group, Auckland City Council, Private Bag 92 516, Wellesley Street, Auckland 1.

An electronic version of this document is available from [www.akcity.govt.nz](http://www.akcity.govt.nz)

## Contents

---

<b>1.0</b>	<b>Statutory Framework</b>	<b>1</b>
<b>2.0</b>	<b>Location of Reserves</b>	<b>2</b>
<b>3.0</b>	<b>Pressures and Constraints on Reserves</b>	<b>3</b>
3.1	Use of Reserves by Private Recreation Clubs	3
3.2	Buildings on Reserve Land	3
3.3	Impact of Uses	3
3.4	Financial Constraints	3
3.5	Ancillary Liquor Licences	4
3.6	Charge Days	4

---

<b>4.0</b>	<b>Management Criteria</b>	<b>4</b>
<b>5.0</b>	<b>Ellerslie Domain</b>	<b>4</b>
5.1	Background Information	5
5.2	Location	5
5.3	Legal Status	5
5.4	History	5
5.5	Topography	5
5.6	Soils	5
5.7	Flora and Fauna	5

---

<b>Appendix Ellerslie Domain Plan 5</b>	<b>6</b>	
<b>6.0</b>	<b>Present Uses</b>	<b>6</b>
6.1	Role of the Reserve	7
6.2	Management Objectives and Policies	7
6.3	Objectives	7

---

<b>Appendix Plan 6</b>	<b>8</b>	
6.4	Policies	9



## **1.0 Statutory Framework**

These four reserves are subject to the provisions of the Reserves Act 1977, (with the exception of Michaels Avenue Reserve.)

They have all been classified as Recreation Reserves. The only area not so classified comprises four lots adjacent to Ellerslie Domain which the Council has recently purchased for recreation purposes. This land is zoned Recreation 1 under the Operative District Scheme, but has not yet been classified in accordance with the Reserves Act. However, the Council has voluntarily included this area in the Management Plans so that its present intentions for the use of the land can be made clear. (Should at any time in the future Council decide to make Michaels Avenue Reserve subject to the Reserves Act 1977, the opportunity for further comments will be provided.)

Section 17 of the Reserves Act states that recreation reserves shall have the general purpose of “providing areas for recreation and sporting activities and the physical welfare and enjoyment of the public and for protection of the natural environment and beauty of the countryside with emphasis on the retention of open spaces and outdoor recreational activities including recreational tracks in the countryside.”

These management plans are a guide to management and the interested public for the day-to-day use and maintenance and future development and use options of each reserve. Their contract is the result of public input and therefore expresses the needs and desires of the community. These plans will be reviewed every five years or may be amended from time to time as changing circumstances require.

## 2.0 Location of Reserves



Figure 1 Location of Reserves

### **3.0 Pressures and Constraints on Reserves**

#### **3.1 Use of Reserves by Private Recreation Clubs**

A major function of both Michaels Avenue Reserve and Ellerslie Domain has been the provision of facilities for organised sport. Private sports and recreation bodies have been granted lease or rent of parts of the reserves and have contributed to the funding for particular development or have built clubrooms and facilities at their own expense. The Council recognises the valid function performed by such private organisations, and given the historical background and current situation with regard to the use of these reserves, it is satisfied that some activities can best be promoted by private groups.

However there is an inherent contradiction in the use of reserves which have been created for the enjoyment of the general public by private groups with restricted membership. Although the Council, in issuing any leases to clubs will ensure that there is wide eligibility for membership, provision must nevertheless be made for those people with no interest in organised recreation or specific activities. Both in the matter of leases and in the granting of exclusive times of usage, proposals must be fully justified and, in the opinion of the Council, generally acceptable to the majority of reserve users.

#### **3.2 Buildings on Reserve Land**

This issue is related to the broader one of public and private recreation. In general the Council is concerned to retain existing open space areas where possible. The Council's policies on this matter, which are set out in the Operative District Scheme, are designed to limit buildings which can be constructed as of right and to give preference to multi-use recreational buildings. (Where a proposed building is not directly associated with outdoor recreation, or where a lease is involved the consent of the Minister of Lands is required under Section 53 (1) (g) or Section 54 (1) (b) of the Reserves Act, 1977.)

#### **3.3 Impact of Uses**

Any intensive use of a reserve can have a detrimental effect on the amenities of neighbouring properties, particularly in relation to traffic and noise generation. In some cases, neighbouring houses are situated in close proximity to parts of reserves, which have long been used for outdoor sports. In the matter of organised sports, the Council can only ensure that the hours of use for sports facilities are within acceptable limits. The use of amplified sound systems out-of-doors will not be permitted except for specific special occasions, on most reserves. In respect of vehicular access of parking, the Council will endeavour to minimise the impact of any new development by careful attention to siting, fencing and landscaping.

#### **3.4 Financial Constraints**

The Council provides regular maintenance of existing amenities and facilities located on reserves in the Borough. Subject to availability of finance, amenities are upgraded from time to time. The Council also endeavours to assess current demands and where there is a proven need for new facilities to endeavour to provide them or to encourage their provision by other organisations.

### **3.5 Ancillary Liquor Licences**

Some of the private clubs with clubrooms located on reserves have been granted ancillary liquor licences by the Licensing Commission. Although the Council considers that control over the consumption of liquor is in the main adequately covered by the provisions of the Sale of Liquor Act the ultimate decision as to whether the use is appropriate in any particular case rests with the Council as the controlling body of the reserve. The Council may therefore see fit to disallow such a use or to impose additional conditions on any lessee, where there are likely to be problems or where past performance has shown that the lessee has been negligent in respecting the rights of other reserve users and neighbouring residents.

### **3.6 Charge Days**

Under the Reserves Act 1977 and the Local Government Act 1974, the Council is empowered to grant approval to private organisations for the restriction of public entry to a reserve without payment of an admission charge. The main purpose of charge days is to enable private clubs to collect funds for the promotion of their activities. While occasional uses of this kind on a public reserve can be justified by their nature, they further restrict public usage and must be controlled accordingly.

## **4.0 Management Criteria**

Although the Council will generally continue existing management practices, from time to time new proposals for the use of reserve land will come forward. The following criteria will be used for the assessment of new proposals relating to either public or private use of reserves:

- The suitability of the proposed use in terms of the reserve's classification, and the objectives and policies of the management plan, and of the Reserves Act 1977.
- The anticipated demand for the proposed use and its accessibility to the general public.
- In cases of proposals for non-public use of public open space the effect, if any, on the interests of the public at large.
- The loss (if any) of land available to general public use.
- The encroachment (if Any) of buildings onto existing public open space.
- The design and appearance of any proposed new building work be in harmony with the surrounding environment.
- The possible generative effects of the proposed new use, in particular those relating to noise transmission and traffic generation, and any possible detrimental effects of lighting.
- Any possible conflict between the proposed new use or activity – and
  - Other activities on the reserve
  - Adjoining land uses
- Compliance of the proposal with the provisions of the operative District Scheme and relevant Council By-laws.

## **5.0 Ellerslie Domain**

### **5.1 Background Information**

### **5.2 Location**

Ellerslie Domain is centrally located in Ellerslie Borough, on Main Highway, within walking distance of the Ellerslie Shopping Centre. The only access to the Domain is from Main Highway, and on the other three sides, it is surrounded by established residential areas. The Council has recently purchased four lots on the corner of Amy Street, Main Highway, to add to the reserve area.

### **5.3 Legal Status**

The Domain proper comprises one certificate of title, being Lot 58 DP 228 Section 12 Suburbs of Auckland, being 2.225 hectares. This is Crown land vested in the Ellerslie Domain Board under the provisions of the Reserves and Domains Act 1953 for the purposes of a public domain. In accordance with the Act, the Mayor and Councillors of Ellerslie constitute the Domain Board.

The title is subject to a number of drainage easements, one for an Auckland Regional Authority sewer line, the others for Council lines.

The recently purchased allotments on the corner of Amy Street are owned by the Council and comprise four certificates of title:

Lot 1, DP 16591, CT 1056/276  
Lot 2, DP 16591, CT 401/88  
Lot 3, DP 16591, CT 401/99  
Part Lot 2, DP 10883, CT 252/213

These have a total area of 4,490 m<sup>2</sup>.

### **5.4 History**

The land comprising the present Domain was first gazetted as a Reserve for water supply purposes on 18 February, 1892.

It was further gazetted as the Ellerslie Domain Recreation Reserve in 1933.

### **5.5 Topography**

The majority of the Domain land is relatively flat in two levels with terracing between. However, the north eastern corner rises sharply in a steep bank. This has in the past caused problems of erosion and slip but drainage and retaining works have eliminated these problems in recent years.

The new lots are relatively flat although they rise gradually towards the north.

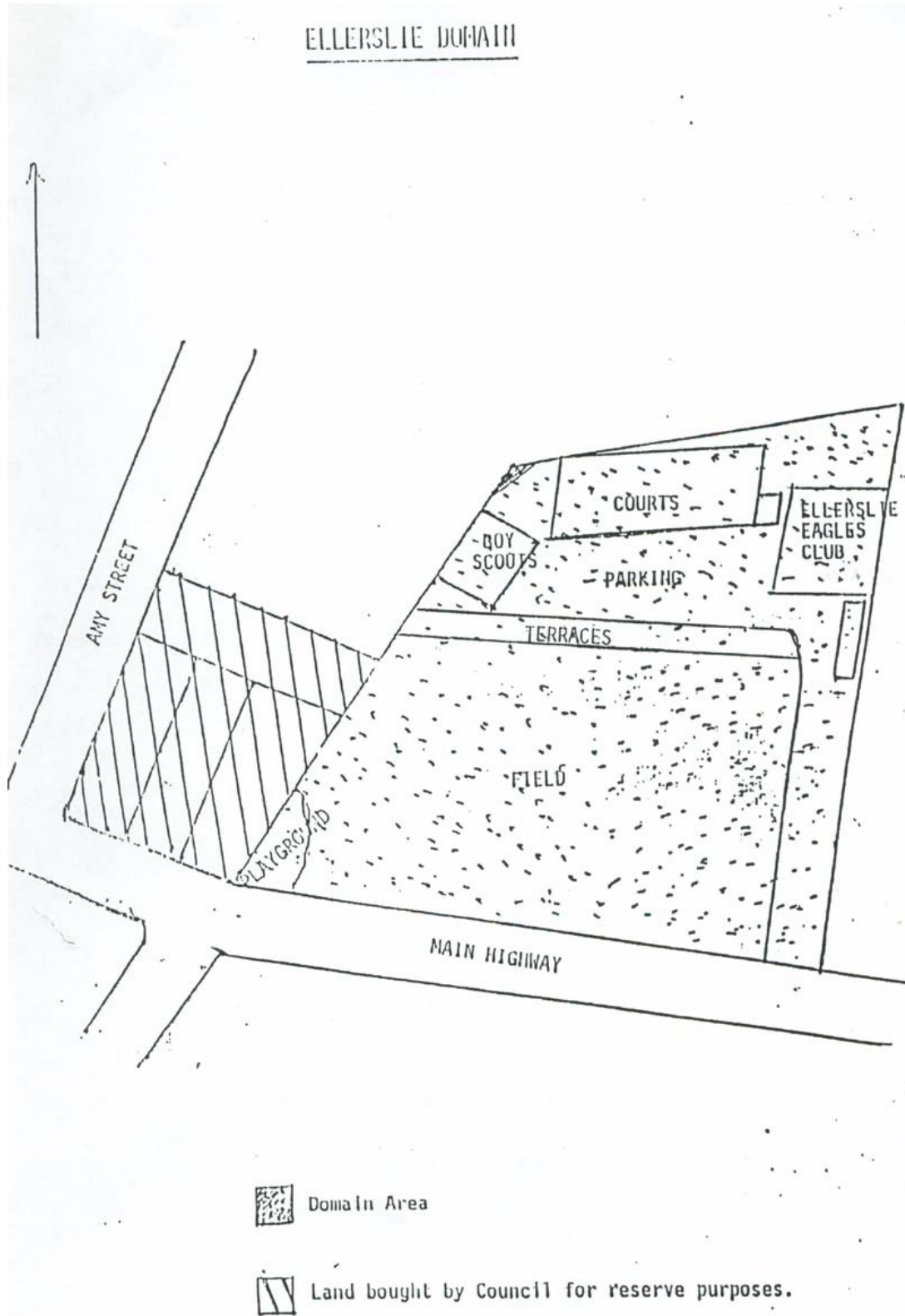
### **5.6 Soils**

The soils are mainly clayloam over a clay base.

### **5.7 Flora and Fauna**

Most of the Domain which has not been built over or sealed, is grassed and there is little flora of any significance. A scattering of trees along the western boundary contains three totara (*podocarpus totara*), and there is an oak (*quercus robur*) in the north eastern corner.

# Appendix 1 Ellerslie Domain Plan 5



## **6.0 Present Uses**

The Domain is now fairly intensively developed.

The Ellerslie United Rugby League Football Club obtained a lease in December 1967 for a term of 20 years (with an option for renewal for a further 13 years) to an area on the eastern boundary of the Domain, for the erection and use of their clubrooms. A condition of the granting of the lease was that the club make the building available for use by other sporting bodies in the district, when it was being used for club purposes, with charges subject to approval by the Council. The Club has recently, in affiliation with the Ellerslie Amateur Athletic and Harrier Club, the Ellerslie Tennis Club and the Ellerslie Eagles Netball Club, formed the Ellerslie Eagles Club.

On the western boundary of the Domain, the lease of a small area containing a building has been granted to the Scout Association of New Zealand for the exclusive use of the Ellerslie Boys Scout Group. This lease, granted in April 1970, was for a period of 21 years, with right of renewal provided that the land is not required for other purposes of public recreation.

Adjacent to the northern boundary of the Domain, an area has recently been surfaced and fenced by Council in conjunction with the Ellerslie Eagles Club. The courts have been floodlit. Ellerslie Tennis Club and the Netball Club have seasonal rights to these courts at certain times, but they are open for public use at other times.

The grassed area of the Domain is used for rugby league games in winter and softball in summer, while the field is also used for athletic track events. A very small area in south western corner of the Domain has been developed by the Domain Board as a children's play area.

In order to extend the facilities available at the Domain, the Council has recently purchased four lots on the corner of Amy Street and Main Highway. These lots are zoned Recreation 1 in the Operative District Scheme. They do not as yet have a reserve classification, but it is the Council's intention to initiate the procedure for doing so when decisions on the precise use of land have been taken.

The present intention of the Council is to use these additional lots for the following purposes:

- To extend the existing outdoor sports grounds
- To provide an adventure playground for children
- To provide a small landscaped area for passive recreation

See Plan No 6 for a general development concept of the area.

### **6.1 Role of the Reserve**

The Ellerslie Domain has a subregional significance in regard to its facilities and use for organised sport. In terms of passive recreation it performs a purely local function.

### **6.2 Management Objectives and Policies**

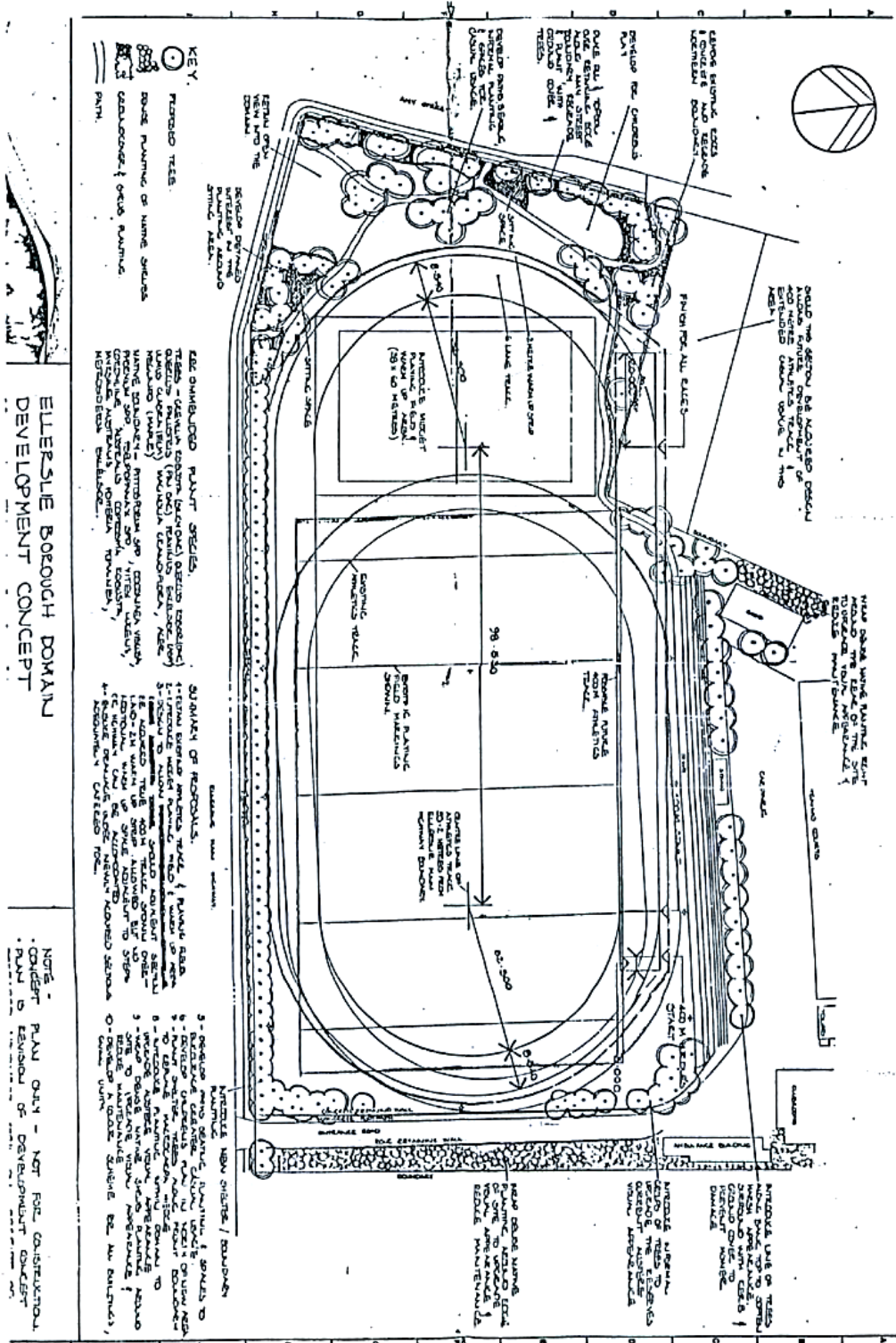
The following objectives and policies shall apply to Ellerslie Domain.

### **6.3 Objectives**

#### The Role of the Reserve

To provide for a variety of recreation needs with the emphasis primarily on active recreation, with a secondary role for passive recreation.

# Appendix 2 Plan 6



## Public and Private Usage

To maintain a balance between the use of the reserve for casual informal purposes by the general public and its use by recreational and cultural groups in maintaining and promoting their activities.

### Buildings

To limit the loss of significant areas of open space by the construction of further buildings.

### Land Use Impact

To manage the reserve in such a way as to limit any detrimental effects on neighbouring properties within the general aim of encouraging the use of the Domain.

## **6.4 Policies**

### General

To ensure that the reserve is maintained primarily for the benefit, enjoyment and recreation of the general public, but with the same level of private use as at present.

### Use of the Reserve by Private Recreation Groups

Within the constraints of the general policy above, the Council will recognise and assist private clubs and organisations which are providing specific activities for their members within the reserve.

To encourage private clubs and organisations with facilities on the reserve to make such facilities more available to the general public.

### 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 the Management Plan and the relevant provisions of the Council's Operative District Scheme.

### New Buildings and Structures

To ensure that any new buildings or structures, or additions to existing buildings on reserve land are in accordance with the relevant provisions of the Reserves Act 1977, the Management Plan and the Council's Operative District Scheme. In general the need for any new buildings or the extension of existing ones would have to be clearly demonstrated before any consideration was given to applications.

To consider applications for crowd-proof barriers, fences and lighting standards around sports fields on the basis of proven need and their impact on that part of the reserve and adjacent residential properties. However, in general proposals for permanently fixed barriers will not be favourably considered.

The external appearance and design of buildings and structures shall be to a standard which will enhance the overall development of the park and preserve the amenities of the surrounding neighbourhood

### Applications for New Uses and Buildings

To consider any application for private use or buildings on the reserve upon its merits with reference to the criteria set out in Section 3.0 and subject to the following procedure:

The applicant shall submit details of the proposal to the Council, at which stage the Council shall:

- Either Disallow the application
- Or Where no town planning or other legal procedures are required allow the application.
- Or Before considering the application, require the applicant first to comply with any town planning procedures and hearing as may be required and other legal requirements.

#### Leases

In the case of Council owned buildings, to limit the terms of any leases to a maximum of a five year period, so that the Council can better discharge its management responsibility and to apply conditions where necessary.

In the case of the leasing of any land where the lessee has established or intends to establish, buildings, to consider a lease period of seven years with two rights of renewal.

#### Access and Parking

To ensure that existing parking capacity is maintained.

To prevent any further loss of open space areas within the Domain for parking, because of the limitations of the reserve area.

To consider opportunities for additional pedestrian access to the reserve as they arise.

#### Noise Generation

To seek to limit any noise generated by activities on the reserve to acceptable levels and within satisfactorily defined time periods, consistent with the Council's aim of maximising the use of the park.

#### Charge Days

Where a recreation Club has the use of reserve land for sports, under current leasing and other arrangements, the Council will consider applications for a limited number of charge days.

#### Landscaping

To improve the general landscaping of the reserve.

To develop a small landscaped area for passive recreation.

#### Signs and Lighting

All signs and exterior lighting are to be controlled by the Council and will be assessed on the basis of the Operative District Scheme and relevant By-laws.

#### Maintenance

The overall maintenance of the reserve is accepted as the responsibility of the Council, but from time to time the Council will enter into specific arrangements with recreation clubs. In general clubs are expected to maintain their own facilities and equipment.