

Harold Long Reserve
Management Plan for Mt Roskill
Borough Council

Prepared by the Mount Roskill Borough Council in November 1984.

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An electronic version of this document is available from www.akcity.govt.nz

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Appendix 1 Outline Development Plan Error! Bookmark not defined.

1.0 Background Information

1.1 Legal Description

Harold Long Reserve is vested in Council as a recreation reserve, with the exception of the southern portion which had its reserve status altered to a reserve for a Kindergarten site in 1951.

Pt Lot 113 DP 16446 being Part of Allotments 120 & 121 of section 10 Suburbs of Auckland.

Lot 3 DP 60022

CT 273/278

CT 313/128

CT 14D/790

Areas:

Kindergarten Site	2726.5m ²
Bowling Club Leased Site	.88272 ha
Remainder	.73299 ha
<u>Total</u>	1.8883 ha

1.2 Classification

Proposed Classification for this reserve is

Part Recreation

Part Local Purpose (Kindergarten)

1.3 Zoning & Designations

The land is zoned "Recreation Rec.2" under the operative second reviewed district scheme. The purpose of this zone is "to provide areas for both passive and active forms of recreation".

The Kindergarten site is designated "Kindergarten".

1.4 Location & Access

Harold Long Reserve is a rectangular shaped piece of land lying between Parau Street, Mt Albert Road and Akarana Avenue in the northern part of the Borough.

Vehicle and pedestrian access into the Reserve is available via a 72m right-of-way from Akarana Avenue.

Additional pedestrian access is provided by means of a 72m sealed walkway from Parau Street. This provides a convenient link with the Dominion Road primary school and the Mt Roskill commercial area on Dominion Road.

A driveway, for Kindergarten staff and service vehicles only, links the Kindergarten with the parking area in the centre of the reserve.

The Bowling Club in the lower part of the reserve is served by a driveway and parking area. Access to the parking area is via the driveway from Akarana Avenue.

1.5 Description

Harold Long Reserve is approximately 1.88 hectares, including the Kindergarten site, in area. It is rectangular in shape with half the land falling in a northerly direction with a view towards Mt Eden. The remaining land is flat.

The reserve has three different functions – at the southern end is a Kindergarten, while the central portion is a small area of open space used for passive recreation purposes, and the northern, flat area is occupied by a bowling club.

A driveway bisects the Park separating the Kindergarten and the open space area from the bowling club.

The north-western corner of the reserve adjoins Fearon Park, a 2.6 hectare park containing playing fields used for rugby union and softball. A staircase provides access from the bowling greens into Fearon Park. The Mt Roskill Rugby Football Club clubrooms back onto two of the bowling greens.

Angle parking is available for approximately 25 cars below the open space area while a further area accommodating 40 cars is located on the lower level adjacent to the bowling clubrooms.

Land in the vicinity of the Park (with the exception of Fearon Park which is zoned Recreation Rec.2) is zoned Residential R.1 and contains a mixture of single – family homes and multi-unit developments. The Mt Roskill commercial area on Dominion Road is within 500m of the reserve.

1.6 History

On 17 March 1923 all lands shown on DP 16446 as reserves were vested in the Crown to be held as reserves subject to the Public Reserves & Domains Act 1908.

In 1930 (NZ Gazette 1930 p2840), Lot 113 16446 was incorporated into the Mt Roskill Domain.

In 1950 (NZ Gazette 1950 p2012) a notice of intention was given to issue an Order in Council changing the reservation over portion of the Mt Roskill Domain not required for domain purposes to a reserve for a kindergarten site. In 1951 (NZ Gazette 1951 p175) an Order in Council declared the 2726m² area of land to be a reserve for a kindergarten site.

The Mt Roskill Kindergarten was opened on 22 May 1953 – the culmination of seven years planning.

On 1 April 1952 a 21 year lease was signed between the Mt Roskill Domain Board and the Roskill Bowling Club Inc. on part of Lot 113 DP 16446 comprising 1.61874 hectares.

In September 1952 a building permit application to build a bowling club pavilion was lodged.

In a document dated 28 May 1958, the Roskill Bowling Club Inc surrendered to the Mt Roskill Domain Board as from 29 August 1957, an area of 7360m². This consisted of the central part of the reserve below the kindergarten site, and included the two accessways.

On 3 November 1958 the Roskill Women's Bowling Club Inc entered into a 20 year sub-lease with the Roskill Bowling Club Inc. to sub-lease a green and the access to it.

From 1952 onwards the two bowling clubs applied for a number of building permits for various buildings and additions including a ladies pavilion in 1960, and a new men's pavilion in 1966 to replace the previous pavilion lost in a fire the year before.

At the May 1959 meeting of Council it was resolved to change the name of various reserves in the Borough. Included was the change in name of the "Domain Estate Reserve" to "Harold Long Reserve" – named after a sitting Councillor.

In 1962 (NZ Gazette 1962 p261) areas of land were amalgamated into the Mt Roskill Domain. Included was the balance of Lot 113 (ie excluding the Kindergarten site) containing 1.6187 hectares.

1.7 Existing Uses

The Mt Roskill Kindergarten occupies the northern portion of the reserve. Hours of operation are approximately 8:15am to 4pm with both morning and afternoon sessions.

Below the Kindergarten is an area of open space containing a number of trees and shrubs, and several bench seats. Visually, the Kindergarten site appears as an extension of the open space reserve, as it is unfenced from it.

Kindergarten activities extend into the lower area at times while neighbourhood children are known to make use of kindergarten outdoor equipment out of hours.

A bowling club occupies the lowest portion of the Reserve. Facilities include four bowling greens, a men's pavilion, a smaller ladies pavilion (both of single-storey fibrolite construction), a shelter adjacent to the lower greens, and soil storage sheds.

The area involved (Pt Lot 113 DP 16446 comprising .88272 hectares) is leased to the Mt Roskill Bowling Club on a 21 year lease. This is due to expire on 01/06/93 but has a right of renewal clause for a further 21 years. Under the terms of the lease the Club is responsible for the maintenance of all bowling greens and links, fences, gates and buildings. The lease provides for non-members to use the greens for a fee of 60 cents for each game of 21 ends played, except on the 20 days a year during which the Club has exclusive use for tournaments or competitions. The Club sub-leases one green (and access to it) to the Roskill Women's Bowling Club. The sub-lease is due to expire on 31.5.93

Note:

While the kindergarten site is no longer legally part of the Harold Long Reserve, reference to it has been included in the Management Plan because of its historical, physical, and visual links, and the fact that its only access is via the Reserve and it shares some of the Reserve's facilities. eg. Parking.



Figure 1 Location Plan

2.0 Objectives

- To encourage and facilitate the use of part of the reserve for an organised sporting activity (ie bowls) part for informal use by the general public, and part for pre-school educational purposes.
- To allow the fullest public use of the reserve while minimising any possible conflict between various activities on the reserve and between the reserve uses and adjoining residential properties.
- To recognise the needs and contribution of the Bowling Clubs while protecting the rights of the public to use the reserve on a casual basis.
- To recognise the needs and contribution of the Kindergarten within the reserve.
- To maintain the reserve as attractive open space in a built-up area.
- To encourage the use of the central portion of the Reserve as a means of pedestrian access.

3.0 Policies

3.1 Existing Uses

The reserve is to retain generally its existing multi-use functions, providing concurrently for an organised sporting activity (ie bowls), passive recreation, and pre-school education.

Council will not discourage Kindergarten use of the open space area site, as an extension of informal outdoor play activities provided there remains no conflict with other users of the reserve.

3.2 Future Development

Because of the relatively intensive use of land by the Bowling Club, only minor alterations or additions to the existing buildings not exceeding 50m² in total area shall be permitted by Council in terms of this Management Plan.

Any extension or redevelopment of the existing bowling club shall be confined to that area currently leased to the Club.

Minor alterations or additions to the existing Kindergarten buildings shall be permitted by Council. Outline Plans for any such works will be required to be submitted to Council for its consideration prior to construction under section 125 of the Town & Country Planning Act 1977.

No use likely to generate traffic and/or parking needs in conflict with existing uses shall be permitted.

3.3 Parking & Access

Council will ensure that adequate parking exists for the needs of reserve users while minimising intrusion of such parking into recreation space.

Council will provide clear marking of parking spaces to ensure satisfactory traffic circulation and adequate parking for reserve users.

Council will ensure six parking spaces adjacent to the Kindergarten drive are retained and marked exclusively for use by those visiting Kindergarten.

Council will ensure the use of the central portion of the Reserve for pedestrian access by the provision of appropriate signs and seating including adjacent to the footpath crossing the Reserve.

3.4 Signs

Council will ensure adequate signposting at each of the entrances to the reserve.

Council will provide a sign adjacent to the open space area explaining its function as a reserve for public use, to avoid it being confused as constituting part of the Kindergarten or part of the Bowling Club.

3.5 Landscaping

Council will ensure existing trees on the open-space reserve area are retained to provide shade and shelter to reserve users.

Council supports the planting and maintenance, by the Mt Roskill Bowling Club, of trees and shrubs on the slope below the roadway, and sees it as a means of softening the impact of the bowling club buildings and parking area.

3.6 Leases

Council will require the Mt Roskill Bowling Club to hold a lease within the terms of the Reserves Act 1977 (the present lease which is due to expire in 1993 has a right of renewal clause for a further 21 years).

Leases will normally be for 21 years. The known performance of the lessee will be assessed before a renewal for a similar term is allowed.

Any lease will allow the Club twenty (20) days per year exclusive use of the leased area and will specify a reasonable charge per game for non-members for playing on all other days.

Any lease other than that currently held or able to be automatically renewed by the Mt Roskill Bowling Club will prohibit the Lessee from applying for an ancillary liquor licence.

A condition prohibiting sub-letting for private social functions will be included in all leases.

3.7 Maintenance

Maintenance of the Bowling Club greens, links, fences, gates, buildings and associated grounds will be the responsibility of the Mt Roskill Bowling Club.

Maintenance of outdoor areas other than those leased to the Mt Roskill Bowling Club, or forming part of the Mt Roskill Kindergarten will be the responsibility of Council.

Council will maintain and improve that part of the reserve under its control to a high standard.

3.8 Administration

The operative district scheme provides that “any use shown in the operative Reserves Management Plan is a predominant use”.

Alterations and additions not exceeding 50m² in area to existing buildings included in the area leased to the Mt Roskill Bowling Club will be dealt with as predominant uses. Control of design and appearance of buildings will be exercised by Council as lessor.

Buildings and alterations in the area designated ‘Kindergarten’ will be subject to the provisions of Section 125 of the Town & Country Planning Act 1977.

Any proposal for future development not included in the Management Plan will be dealt with as a notified planning application, and assessed against the policies in this Management Plan. Any such application will be considered by a combined Parks and Hearings Committee. This will enable administrative procedures to be streamlined while retaining public rights of objection and appeal.

Any use of the reserve shall comply with all relevant Council by-laws.

This Management Plan will be reviewed at five yearly intervals.

Appendix 1 Outline Development Plan

"THE MANAGEMENT PLAN SHALL PROVIDE FOR AND ENSURE THE USE, ENJOYMENT, MAINTENANCE, PROTECTION, AND PRESERVATION AS THE CASE MAY REQUIRE, AND, TO THE EXTENT THAT THE ADMINISTERING BODY'S RESOURCES PERMIT, THE DEVELOPMENT, AS APPROPRIATE OF THE RESERVE FOR THE PURPOSES FOR WHICH IT IS CLASSIFIED ..."

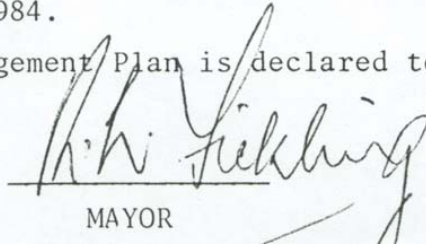
Section 41 Reserves Act 1977

Reserves Act 1977

OPERATIVE MANAGEMENT PLAN

The Reserves Management Plan for Harold Long Reserve was declared operative by resolution of the Mt Roskill Borough Council in terms of Section 41(13) and 41(16) of the Reserves Act 1977 on the 30 October 1984.

This Management Plan is declared to be operative as of 5 November 1984.


MAYOR


TOWN CLERK

