

Jellicoe Park Reserve, Onehunga
Management Plan, September 1988

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Contents

PART 1 Introduction and background information	1
1.1 Location	1
1.2 Access and identification of reserve	1
1.3 Legal description	1
1.4 Acquisition/History	1
1.5 Classification	1
1.6 Zoning	2
1.7 Physical characteristics	2
1.8 Present use	4
1.9 Existing licences to occupy	5
1.10 Adjoining land uses	5
1.11 Present management	5

PART 2 Management objectives	6
2.1 Functions	6
2.2 Use	6

PART 3 Management policies	6
3.1 Uses	6
3.2 Development	7
3.2.1 "Active" area:	7
3.2.3 "Historic" area:	7
3.4 Access and signs	8
3.5 Parking	8
3.6 Landscaping	8
3.7 Leases	8

PART 4 Administration	9
4.1 Administration	9
4.2 District scheme provisions	9
4.3 By-laws	9
4.4 Review of management plan	9

Appendices	10
Appendix 1 Proposed schedule of works – Jellicoe Park	10
Appendix 2 Jellicoe Park licence to occupy	11
Appendix 2 Jellicoe Park submissions	12

PART1 Introduction and background information

1.1 Location

Jellicoe Park is the best known and longest established park in Onehunga, having been in existence for more than a century. It is located on a prominent knoll on the corner of Quadrant Road and Grey Street. Together with the public swimming baths immediately north of the reserve, Jellicoe Park is a focal point for the Borough, providing both cultural and historical interest.

1.2 Access and identification of reserve

Vehicle access to Jellicoe Park is via Park Gardens Road, which forms the northern boundary of the reserve and as the park is on a corner site, there are a number of pedestrian access points available. A formal pedestrian entrance is located at the Park Garden/Quadrant Road corner, where one of the features of the park, the World War 1 Arch of Remembrance, is located. A feature garden situated on a grassy slope facing onto Quadrant Road is planted with annuals forming the words "Jellicoe Park". In addition to the signs which name the reserve and features within it, this garden creates an attractive and unusual identification feature.

1.3 Legal description

The reserve is divided into the following areas in accordance with the Parks Classifications under the Reserves Act:

2.0024 hectares, more or less, being Part Allotment 14, Section 36, Village of Onehunga, situated in Block 1 Otahuhu Survey District.

2820m², more or less, being Part Allotment 14, Section 36, Village of Onehunga, situated in Block 1 Otahuhu Survey District.

1.4 Acquisition/History

Jellicoe Park was vested in the Council by the Crown as a public domain (New Zealand Gazette 1882, page 1141).

1.5 Classification

Two classifications have been given to Jellicoe Park under the Reserves Acts 1977 (New Zealand Gazette 1981, page 1753). The south-western portion is classified as an historic reserve and incorporates the area of land occupied by the Blockhouse, Laishley House and Journey's End Fencible Cottage. The remainder is for recreation purposes and the definition of these areas is indicated on the attached plan.

In terms of Section 18(1) of the Act, historic reserves are to have the effect:

"... of protecting and preserving in perpetuity such places, objects, and natural features, and such things thereon or therein contained as are of historic, archaeological, cultural, educational and other specific interest".

Historic reserves are thus seen primarily as a cultural resource.

For recreation reserves, Section 17(1) states:

“Providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreation activities, including recreational tracks in the countryside.”

1.6 Zoning

The Council’s proposed district scheme review zones in the park Recreation B. This zone identifies those areas in the Borough to be used mainly for amenity purposes and which are orientated towards individual recreation rather than organised sporting and club activities.

Specific provision is made in the district scheme review for the use of the Blockhouse, Laishley House and Journey’s End Fencible Cottage for a variety of purposes, as a predominant use. The following are considered appropriate uses that will compliment the buildings primary role in illustrating periods of the Borough’s history and the buildings are of added value in providing accommodation for suitable organisations:

- Meeting rooms
- Club room (for clubs having a cultural or historical emphasis)
- Museums
- Libraries
- Exhibition
- Restaurants

The operative district scheme already lists both the Blockhouse and Fencible Cottage as buildings of historic interest to be preserved, and Laishley House is proposed to be added to the register under the provisions of the district scheme review.

1.7 Physical characteristics

Topography

The most dominant feature of Jellicoe Park’s topography is the grassy knoll in the south-western corner. The Blockhouse is located on this knoll and is a prominent landmark. From this elevated part of the site, the land falls away to the east and north. Both One tree Hill and the Manukau Harbour are clearly visible from Jellicoe Park.

Features of the park

Blockhouse

The Onehunga Blockhouse was designed by Col. R Mould, Royal Engineers, and completed in 1860. W J Redwood was contracted to build the Blockhouse, with the assistance of labour from the Fencibles.

In anticipation of the rise of the Maori King movement in the Waikato, Col Mould had devised a plan of strong outposts to defend Auckland. The plan included the Onehunga Blockhouse, situated on a lush green knoll known as “Green Hill” (formerly a Maori kumara plantation). “Green Hill” was strategically important because it commanded views of the harbour and surrounding areas.

The Onehunga Blockhouse was designed to be cruciform in shape, with sturdy brick walls 11 inches in thickness. The heavy panel doors were plated with heavy gauge sheet iron to ensure protection and sash windows provided ample light. The only weak point in the building’s defence

protection was the roof constructed with kauri shingles. However, sacks and barrels of water were held inside to be used in the case of fire. Originally, the Blockhouse had a wooden interior with lath and plaster internal linings, but the internal linings were later replaced with timber boarding.

From 1863 until 1865 the Blockhouse housed 12 militia. However, it was abandoned as an inadequate defence structure as the population of the area grew. From 1870 until 1873 it was rented to the Rev G Brown, a Presbyterian minister, who used the building for a private school. The Borough Council occupied the building from 1889 until 1892, adding extra accommodation in 1889. In 1921 the reserve was renamed Jellicoe Park. The building was restored from 1962 until 1964 and the extension removed. These restorations were carried out with the involvement of a number of organisations including the NZ Historic Places Trust, the Council, the Ministry of Works and Development and private benefactors.

The Blockhouse is historically significant because it is the only survivor from the series of defence posts constructed around Auckland at that time.

This building is currently being used by the Lions Club as its headquarters.

“Journey’s End” Fencilbe Cottage

Moved on-site in July 1969 and now used as a museum by the Onehunga Fencilbe and Historic Society, opening between 1.30pm and 4pm Saturdays and Sundays.

Laishley house

Moved on-site in February 1985 from its original sit on the corner of Princes and Selwyn Streets. The building, named after the first Congregational Church minister to occupy it, was purchased by Mr Amos Benn and then donated to the people of Onehunga. It has both historical and architectural significance and complements the Blockhouse and Journey’s End in its representation of the architectural style of the era, and in its historic associations.

The house is soundly constructed of heart kauri and comprises a total floor area of 136m² (1464 sq. ft.). The building has four rooms of generous size on the ground floor and two rooms on the first floor. Since re-siting the building on the park, the Council has undertaken essential maintenance on the building, a stone basement constructed, a front porch and steps constructed in turn with the original and the rear wall of the house reinstated consequential to the removal of a lean-to addition at the time of shifting the house.

- John Park Memorial Fountain.
- World War 1 Arch of Remembrance: Triune Arch constructed with red scoria rock facing.
- Norman Kirk Memorial Tree.
- Floral Clock.
- Uncle Daniel Nielson Memorial Drinking Fountain.
- Miscellaneous:
 - Children’s swings, slides and other play equipment, park benches along the pathway leading through the park and picnic table on the grass with adjacent rubbish baskets.
- Toilet facilities.

Vegetation

Jellicoe Park is noted for its many fine trees which include both native and exotic species. These contribute to the park's serene and mature character and the norfolk pines in particular are visible from some distance away. Jellicoe Park also has expansive areas of grass and a number of flower beds which are much admired by the people of the Borough. A significant finding of the recreation survey carried out in September 1987 was that the large numbers of elderly people in the Borough gain much pleasure from flowers in parks, particularly those in Jellicoe Park.

1.8 Present use

General

Jellicoe Park is extensively used for informal recreation by all age groups and household types. Together with the public swimming baths adjacent to the park proper, the reserve offer a variety of recreational opportunities including children's play areas, grassed open spaces suitable for picnics, ball games and general relaxation as well as the flower gardens and historic buildings. The Council's September 1987 recreation survey of reserves and facilities used by people of the Borough confirmed the importance of Jellicoe Park as a principle recreational resource and focal point within Onehunga. Of the 646 households which responded to the survey, 155 or 24% of the total, used Jellicoe Park. The park also attracts users from neighbouring boroughs and other parts of Auckland.

Summary of recreational survey results

Frequency of use:

Daily/frequently	16.6%
Regularly	34.1%
Occasionally	49.3%

Household type:

Young adults (no children)	13.5%
Family groups	46.4%
Adult households	10.3%
People over 40	30.3%

Types of activities:

Walking or dog walking	46.0%
Swimming (Jellicoe Park Pool)	31.0%
Playground	28.0%
Sitting/enjoying gardens	7.0%
Picnics	6.0%
Running/jogging	4.0%

Ball games 2.0%

Visit Fencible Cottage 2.0%

Submissions relating to the future use and development of Jellicoe Park have been summarised and appended to this management plan.

1.9 Existing licences to occupy

The Lions Club and Onehunga Fencible and Historical Society have a joint agreement with Council to use the Blockhouse for a term of 5 years (expiry date: July 1986).

[Council has confirmed its intention to renew the agreement for a further 5 year period. Has this been formalised?]

The Lions Club uses the Blockhouse as a meeting room for its members, whereas the Society has exclusive use of a room within the Blockhouse for the storage and use of display cabinets, holds its meetings in the building and is responsible for guiding and escorting members of the public who wish to inspect and view the building.

The Society also has a licence to occupy of the Fencible Cottage to enable the building to be operated as a museum on Saturdays and Sundays between 1.30pm and 4pm.

[Details of licence to occupy to be provided.]

1.10 Adjoining land uses

Jellicoe Park is in the midst of a residential housing area containing a variety of housing types on large sections. A long established industrial site to the north of the swimming pool on Trafalgar Street and the UEB carton making factory on Selwyn Street are two principle exceptions to the residential character of the neighbourhood.

1.11 Present management

Management of Jellicoe Park is vested in the Onehunga Borough Council, which has been responsible for developing and maintaining the existing facilities on the reserve – in some cases with the assistance of government and community organisations. It is not envisaged management of the park will at any future time be delegated to any individual organisation, although it is considered appropriate for the historic buildings to be leased or licenced to facilitate their availability to the public.

PART 2 Management objectives

2.1 Functions

- To develop and maintain Jellicoe Park serving the recreational needs of the local community.
- To preserve and enhance the quality and character of the open space and vegetation.
- To promote community awareness of the historic significance of the park and its historic buildings.

2.2 Use

- To continue the development and maintenance of Jellicoe Park as a place of character and beauty and to encourage its informal use by the general public.
- To provide opportunities for a range of outdoor recreational activities by people of all ages.
- To encourage and facilitate use of the historic buildings on Jellicoe Park by suitable organisations.

PART 3 Management policies

3.1 Uses

Jellicoe Park will be developed and maintained in accordance with the concept of three principle activity areas:

- an “active” recreation area, ie: for informal ball games, children’s play, etc., but not for organised sport. This is an area on the north-east side of the pathway which cuts diagonally across the park and encompasses the existing children’s playground, the picnic table and largest grassed open space.
- A “passive” recreation area, ie: for sitting and relaxation. This is generally the middle portion of the reserve on the southern side of the pathway and incorporates the Memorial Fountain, floral clock, feature gardens and seats bordering the path.
- An historical area, which takes in the Blockhouse, Fencible Cottage and Laishley House.

For the purpose of defining broad categories of use, these are loosely defined boundaries which serve a different purpose from formal separation of historic and recreation classifications under the Reserves Act.

To permit the use of the Blockhouse as meeting rooms, to allow use of the Blockhouse for the storage of display cabinets housing items of historical significance, and to encourage public awareness and enjoyment of the buildings historical significance.

To provide for and encourage the use of Journey’s End as a historical museum.

To permit Laishley House to be used for any of the following purposes:

- Meeting rooms
- Club rooms

- Tea rooms
- Exhibitions
- Museum
- Library
- Restaurant

3.2 Development

3.2.1 “Active” area:

- Upgrade children’s playground surfaces to comply with the NZ Safety Standard.
- Removal of high climbing bars and replacement with a more imaginative and functional playground structure.
- Removal of flower garden on north side of pathway.
- Provision of additional seats close to playground.
- Provision of shelter and screening around seats.
- Provision of additional rubbish bins.
- Upgrade toilets.

3.2.2 “Passive Area:

- Relocation of flower beds within the passive recreation area, as necessary to control oxalis infestation in the beds.
- Maintenance of floral clock.
- Planting of new trees as indicated on landscape plan.
- Provision of additional rubbish bins.

3.2.3 “Historic” area:

- Alterations to Laishley House, to facilitate its use for the purposes permitted by this management plan.
- Provision of footpaths linking the three historic buildings.
- The development of flower and herb gardens using plants appropriate to the period.
- The provision of seats of a design appropriate to the period.

3.3 Buildings

- No additional buildings will be permitted on Jellicoe Park, other than play structures.
- Upgrading or replacement of toilet block will be permitted.
- Upgrading and maintenance of historic buildings, including minor external additions will be permitted, provided that such alterations are necessary to facilitate the use of the buildings for purposes permitted by the management plan subject to all such alterations being of a design appropriate to the period and being harmonious in design, scale and appearance.

3.4 Access and signs

To maintain existing vehicle access to the parking area off Park Gardens Road.

This existing footpath network through the park will be maintained and extended where necessary to provide all weather pedestrian access to the historic buildings.

Existing signs identifying the park and specific features within the reserve will be maintained to a high standard.

Signs may, from time to time, be replaced, removed or supplemented with a hierarchy of signs of a co-ordinated style and colour.

The number of signs will be kept to a minimum necessary to provide information about facilities and by-laws within the park.

3.5 Parking

No additional carparking will be provided within Jellicoe Park. The existing sealed carpark area on Park Gardens Road will be maintained to a high standard.

3.6 Landscaping

Additional tree planting and landscaping will be carried out in accordance with the landscape plan prepared by Boffa Miskell Partners and which forms part of this management plan.

From time to time, trees may be planted within the park as memorials to notable persons or events. These circumstances should reflect an association with the Borough, a deed by a person or group of people for the benefit of the local people, or an event having historical significance for Onehunga.

Flower gardens within the park will continue to be an important feature and will be maintained to a high standard.

3.7 Leases

The Council will continue to make available under the leasing provisions of the Reserves Act 1977, the Blockhouse and Journey's End Fencible Cottage for purposes permitted by this management plan.

Before granting a new lease or licence for the use of these buildings, the Council must in accordance with Section 58A of the Reserves Act 1977:

- gain consent of the Minister, and
- publicly notify this proposal, calling for submissions or objections.

The Council proposes to grant a lease of Laishley House for the purpose of establishing an appropriate commercial or semi-commercial use of the building, such as tea-rooms, restaurant, craft shop or museum. Conditions of the lease will include a requirement that all internal and external alterations to the building be designed to retain the authentic architecture of the period and be subject to Council approval as land owner. Town planning consent by way of a notified application will also be required. The Council has sought the consent of the Minister as required under Section 58A of the Reserves Act to this proposal and is currently awaiting a reply.

PART 4 Administration

4.1 Administration

Jellicoe Park will be administered by the Borough Engineer.

[Formation of “park watch” as a means of controlling inappropriate behaviour and activities?]

4.2 District scheme provisions

The proposed third review of the district scheme provides the broad framework, through the recreation B zoning and the types odd uses permitted in the zone, for the future use and enjoyment of a variety of passive recreation facilities in the Borough. The three categories of permitted uses – predominant, controlled and conditional – are designed to allow varying degrees of control over those uses according to their characteristics. Accordingly, some activities and uses permitted in the management plan may require notified planning consent and the appropriate procedures under the Town and Country Planning Act 1977 must be followed.

In framing management policies for Jellicoe Park, consideration has been given to the diversity of recreational, community and historical opportunities provided. The reserve zoning reflects passive and informal use of the reserve for these purposes, but recognises also that the objectives relating to preservation, protection and public enjoyment of the historic buildings can best be achieved by permitting their use for appropriate purposes. For this reason, specific provision is made within the Recreation B zoning for the use of the Blockhouse, Fencible Cottage and Laisley House.

4.3 By-laws

All uses and development on the park shall comply with the relevant Council by-laws.

4.4 Review of management plan

The management plan will be reviewed at the time of the district scheme review, to take account of changing community needs or increased knowledge.

Appendices

Appendix 1 Proposed schedule of works – Jellicoe Park

(Not in priority order)

Appendix 2 Jellicoe Park licence to occupy

BLOCKHOUSE

ORGANISATION	TERM OF LICENCE TO OCCUPY	EXPIRY DATE	COMMENTS
Lions Club of Onehunga Inc	5 yrs from 1.8.81 (joint agreement with Fencible Society)	31.7.86	Further 5 yr agreement to 1991?
Onehunga Fencible and Historical Society Inc	5 yrs from 1.8.81 (joint agreement with Lions Club)	31.7.86	Further 5 yr agreement to 1991?

FENCIBLE COTTAGE

ORGANISATION	TERM OF LICENCE TO OCCUPY	EXPIRY DATE	COMMENTS
Onehunga Fencible and Historical Society Inc	<i>Details to be provided</i>		

Appendix 2 Jellicoe Park submissions

Suggestions for improvements:

General:

1. Sheltered seating, eg: clear plastic canopies and windbreaks around seats.
2. Picnic tables.
3. Drinking fountain.
4. Rubbish bins.
5. Undergrounding of power and telephone lines.
6. No improvements necessary – leave park as is.
7. Park watch neighbourhood group.
8. Mini golf.
9. Allow markets/fairs.

Children's playground:

1. Re-siting of some equipment.
2. Upgrading equipment – some is dangerous.
3. Replace the lullaby that used to be a feature of the playground some years ago.
4. Provide more imaginative equipment (cf: playground in One Tree Hill Domain and Potters Park).
5. Keep maypole working.
6. Provide small slide.

Vegetation:

1. Remove tecoma hedge on boundary, replace with low scoria wall and cinder path.
2. Guards around the new kauri trees.
3. Reinstate first flowerbed on left hand side of archway in grass – its location conflicts with use of area for spontaneous ball games, to detriment of flowerbed.
4. Concern at loss of flower gardens.

Historical:

1. Plants or gardens chosen for landscaping around Laishley House and the Fencible Cottage should reflect the period when the buildings were constructed, with reference to the style, design and species chosen.

2. Record and preserve archaeological record of the park. Future archaeological excavation may help to indicate previous uses of park. Maori history deserves greater study.
3. Acknowledge old title of park – Green Hill reserve.
4. Upgrade Laishley House, use as tea-rooms.

Problem areas or unsuitable development/Activities:

1. Lack of supervision of park activities, eg: improper use of play equipment.
2. Uncontrolled dogs.