

Jolson Reserve
Management Plan 1989

This document was created by the Mount Wellington Borough Council, August 1982 and amended August 1989 to include Kohanga Reo.

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Part 1 Background Information

1.1 Introduction

The Reserves Act 1977 now requires local authorities to prepare management plans for all reserves under its control. According to the Act, such a plan should provide for and ensure the use, enjoyment, maintenance and development where appropriate of the reserve.

The plan is designed to be effective over a long term with five yearly reviews or less if circumstances change which warrant a review to ensure the plans continuing relevance.

This plan, for the Jolson Reserve, is set out in three parts. The first is background information to aid in a full appreciation of the reserve. The next page is objectives, being broad statements that clarify the intentions of the Borough Council as to how the reserve should be managed and the third part lists the policies that provide the basis for both long term and day to day management.

1.2 Legal Description

All the area for Jolson Reserve is contained in one Certificate of Title, described as:-

4178 m² , more or less, being Lot 274, Deposited Plan 45220 and being part Hamlin's Grant and being all land in Certificate of Title 2 B/612.

1.3 Classification and zoning:

By Gazette Notice 1981, Page 902, Jolson Reserve is classified "Local Purpose" (site for community activities) under the Reserves Act 1977. As the title suggests, it opens the way for use of the reserve by community oriented groups.

Under the Operative District Scheme the land is designated as "Reserve" and has an underlying zoning along with the adjacent Panama Road School of Residential A.

1.4 Location

The reserve is sited in the Jolson Block subdivision with access to it by rights-of-way from the cul-de-sac at the end of Peace Avenue or between 147 Panama Road and 1 Jolson Road. Access is also available through Panama Road School grounds.

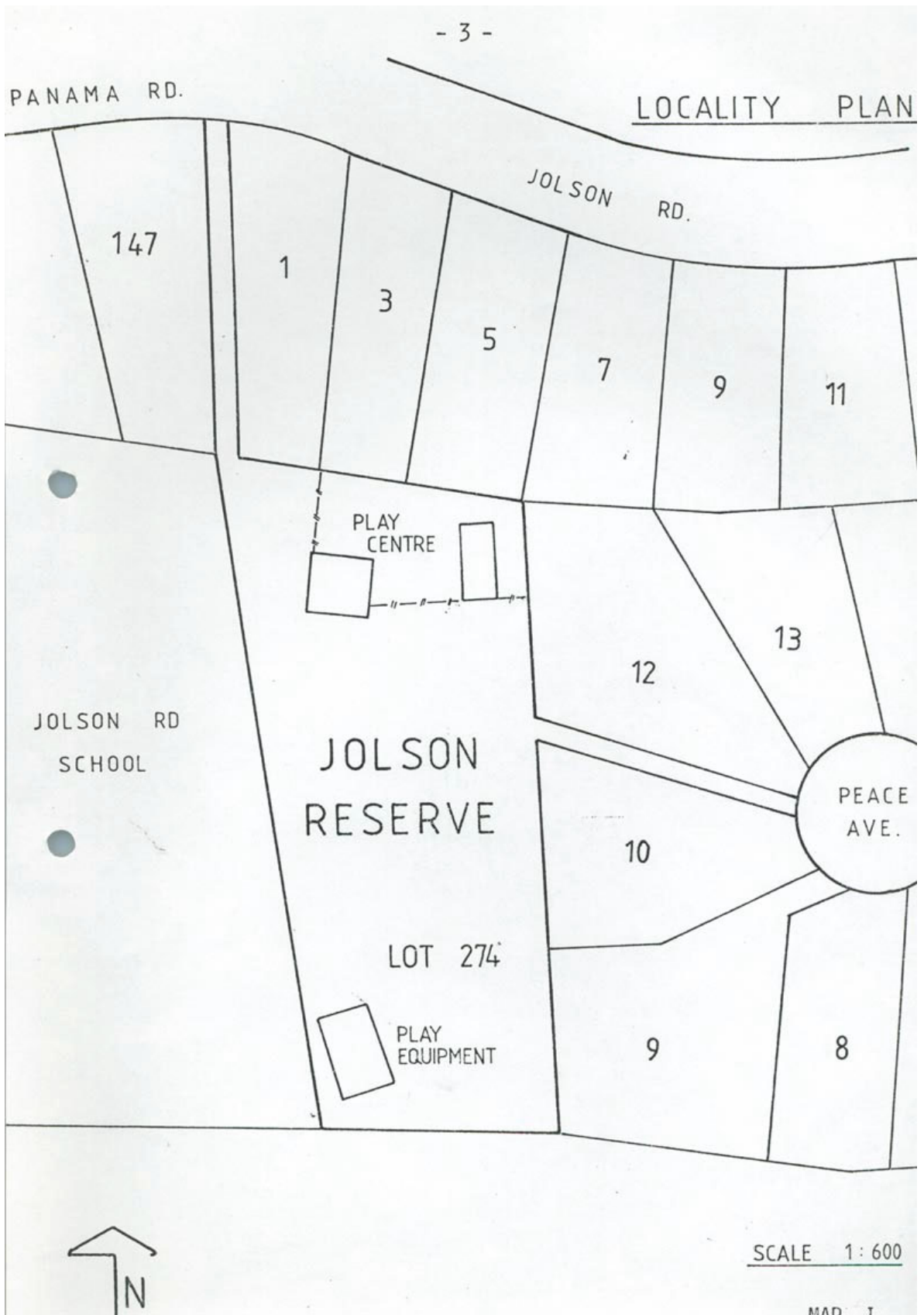


Figure 1 Locality Plan

1.5 Description and use

The Jolson Reserve was created by subdivision of the Jolson Block in 1957. The subdivision created nearly 400 residential sections in close proximity to the reserve. About the same time the Panama Road Primary School was built adjacent to the reserve to provide schooling for the children within the new area.

In 1962 a small pavilion containing a toilet, changing facilities and recreation room was built on the reserve to fulfil a demand created when the public formed themselves into organised sporting groups using the school's fields outside its hours.

Until 1970 there had been no provision made for pre-school facilities in the area so a group of mothers realising the need, approached the Borough Council for a suitable site. The group obtained the backing of the Auckland Playcentres Association and a site was agreed to on Jolson Reserve with a 21 year lease being drawn up between the Playcentre Association and the Borough Council. A classroom was erected and a portion of the reserve fenced off which includes the small pavilion no longer used by the sporting groups. In 1979 there was an addition to the classroom giving it a total area of than 90 m². The play centre is open two mornings a week with a third morning class for the children on the waiting list. The roll has a maximum of twenty five families.

The reserve has no physical boundaries with the school and so is used as a playground extension. The Borough Council constructed a playground on the reserve for the use by the school and also contributed to the cost of similar play equipment on the school grounds.

Part 2 Objectives

2.1 Objectives

- i To develop and ,manage the Jolson Reserve in perpetuity as a community activity reserve for the welfare and the enjoyment of the public.
- ii To encourage maximum utilization of the existing facilities and add others where a need has been proven to exist.

Part 3 Policies

3.1 Vehicles

Policy

One right of way will be upgraded to provide for limited vehicular access.

Explanation

Vehicles have in the past used one of the right-of-ways which are designed for pedestrian access only. This caused a mud nuisance in wet weather and also is a potential pedestrian hazard.

As some residents have used the reserve to gain vehicular access to their vehicular access to their properties, the Council sees that fencing is desirable and will ultimately be carried out to prevent this happening in the future.

The Peace Avenue right-of-way will be upgraded to carry vehicles to a small parking area to be formed on the reserve (shown on Development Plan). This will provide parking for approximately 10 cars for the Kohanga Reo and play centre. A low timber fence will be constructed around the perimeter of the carpark to contain the vehicles.

3.2 Kohanga Reo Group

Policy

To provide a site on Jolson Reserve for a Kohanga Reo Group.

Explanation

Council was requested by a Kohanga Reo Group to provide for their use. As the riverside Scout Group no longer required this area on the reserve it was decided to allocate the area to the Kohanga Reo. The Council supports this developments and any future improvements to facilities on this reserve. However any such proposals would be subject to Town Planning considerations and specific Council approval.

3.3 Use of Reserve by Panama Road School

Policy

The use of the Jolson Reserve by the Panama Road School will continue.

Explanation

Since the Panama Road School was built the children have been using the reserve as additional playground space. As there are no fences between the two properties the children are easily supervised by teachers while playing. A playground was constructed at the southern end of the reserve by the Borough Council some years ago for use by the school children.

3.4 Playcentre

Policy

Council will continue to encourage the operation of the playcentre on the reserve.

Explanation

The playcentre provides pre-school activities for many young children in the Jolson Block. Council realises the benefit of this to the community and will continue its policy of assisting as far as possible to enable the playcentre to run at maximum efficiency.

The playcentre also occupies the majority of the building that was constructed as a changing pavilion and this will continue as long as there is no real need for the building to be used for the original intended purposes.

3.5 Changing pavilion

Policy

The changing pavilion will continue to be used by the Riverside Playcentre.

Explanation

The small concrete pavilion built in 1962 for use by small sporting groups is now incorporated into the playcentre. They utilise the toilets as well as using it for storage, carpentry and family rooms.

Should a sporting group re-establish itself to use the reserve area, the use of the building may be studied to see if both groups can be facilitated.

3.6 Play equipment

Policy

Council will extend the existing play equipment on the reserve by way of erection of adventure type equipment aimed primarily at the younger age group.

Explanation

This amenity will be provided after consultation with the other users of the reserve to ensure that it will form an integral part of the reserve and its use will be in keeping with the other activities and uses on the reserve.

DEVELOPMENT PLAN

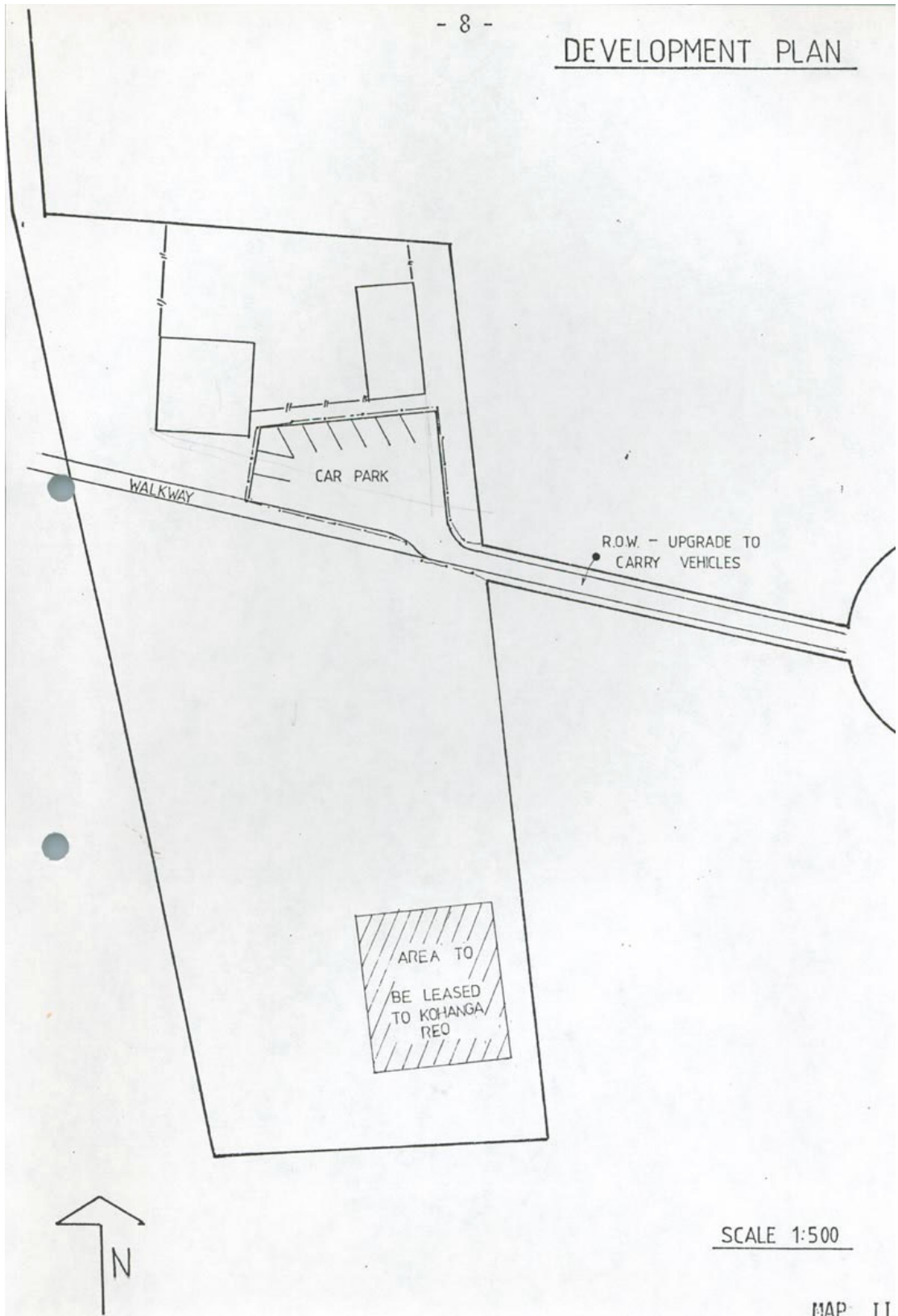


Figure 2 Development Plan