

Nicholson Park

Management Plan

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Management Plan Function

This management plan contains general objectives and policy statements for Nicholson Park.

Brief background notes, a locality plan and a map of the reserve can be found at the back of this management plan.

The Mount Eden District Plan spells out the policies relating to the overall provision of reserves, how these form a coherent reserve system and contribute to community development. It also sets down an overall pattern of the types of uses to which the parks and reserves can be put.

A reserves management plan is an extension of the District Plan. It is a less formal document establishing guide lines for the types of activities and leases (if any) on individual reserves, providing detail on specific items such as fencing, pathways, play equipment, maintenance etc.; and where possible, identifying problem areas or conflicts of use. In short it is a working document designed to assist Councillors, Community Board Members, and Council Staff in making decisions about a particular reserve.

Management Planning Procedure

The Reserves Act 1977 requires the Council to prepare management plans, outlining its general intentions for development, use and maintenance of nearly all parks and reserves under Council control. Public comments about the parks form an important contribution to the management plans. The Reserves Act sets out a formal procedure for the public involvement in this management planning process. It begins with public notification in the newspapers of the Councils intention to prepare a management plan for a particular reserve. Interested persons and organisations are invited to send in written suggestions.

A draft plan is then prepared, taking into consideration the current and potential use of the reserve, its classification, together with any suggestions which have been received from the public.

A second public notice will advise when and where the draft plan is available for public inspection. Individuals or an organisation can lodge written submissions or objections on this draft plan and at a later date be heard by the Local Community Board in support of their comments.

All the submission or objections will be carefully considered and where appropriate will be incorporated into the final draft of the management plan.

The final draft will then be adopted by the Community Board as the Operative Management Plan. As Nicholson Park is a recreation reserve, the Council is not required to submit the plan to the Minister of Conservation for his/her approval.

The plan will still be subject to review as and when circumstances relating to the reserve change. When a comprehensive review or any major amendment is to be undertaken, the procedure outlined above will again be followed. However minor changes would normally be made by Community Board resolution.

Although there is no right of appeal under the Reserves Act, a management plan is never "final" and submissions from the public can be received at any time.

The following management planning procedures for the Nicholson Park have been actioned:

Public notification of intention to prepare a	Auckland Star 14 th and 16 th June
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Management Plan.	NZ Herald 14 th & 17 th June Central Leader 13 th and 20 th June 1989
Final day for acceptance of written suggestions.	21 st July 1989
Draft Management Plan adopted by Council and published.	September 1989
Public notification advising availability of draft plan.	Wednesday 28 th March 1990 Wednesday 25 th April 1990
Final day for acceptance of submissions/objections	Friday 1 st June 1990
Adoption by the Mount Eden Community Board of the revised draft as the Operative Management Plan.	Wednesday 16 th December 1992
Operative Management Plan published.	February 1993

Introduction

The majority of Nicholson Park (3.1955 ha) was vested in the Council in 1922, this area previously being part Road Reserve, part Recreation Reserve. A second portion (0.2549 ha) was added in 1955, this was also previously Road Reserve. A final piece of stopped road (467m²) was added in 1989.

Development took place in a comparatively short space of time, the area was quarried in the early 20's, by the late 1920's the children's play area, tennis courts, bowling greens and croquet lawns had all been formed.

The development was funded to some extent by the estate of James Young, other benefactors including Oliver Nicholson also contributed towards the park.

Since these times the park has continued to cater for the sporting interests of Mount Eden's residents. The basic layout of the park is probably very close to what it was in the early 1930's, and the usage is also much the same.

Objectives

1. To provide area's of sufficient size and standard to allow organised sports to be accommodated.
2. To maintain and operate an attractive, safe amenity for the benefit and enjoyment of the community.
3. To allow the fullest public use of the reserve by minimising any possible conflict between the public and the various organised activities on the reserve.
4. To eliminate any possible conflict between the park users and the adjoining residents.
5. To develop and maintain quality playing surfaces.
6. To provide a pleasant environment where children may play in safety.

Policies

1. Leases and Tenancies

- 1.1 Existing leases are to be fulfilled properly by each lessee, where this is not possible, the lease may need to be rewritten or reviewed.
- 1.2 Any priority use of a defined sports area by a club or code shall not preclude the general public access to the remainder of the park, or general use outside of club hours, not withstanding that section 53 (1)(e) of the Reserves Act prescribes that a club may, for not more than 40 days per year, have exclusive possession of their leased area.
- 1.3 Any future lease entered into must be directly related to the use of Nicholson Park as a Recreation Reserve zoned Recreation 4 under the District Plan.

Notes

- a) It is recognised that Nicholson Park has been developed primarily for use by organised sporting groups. Present and future leases to those group are considered appropriate.
- b) Nicholson Park has been intensively developed as a recreation reserve catering for organised sports. It is therefore unlikely that any new developments will be possible, other than in the following circumstances:
 - i) where an extension of an existing lease area is granted to allow developments of a relatively minor nature by that lessee,
 - ii) where an area of the park becomes available as a result of being relinquished by an existing lessee or other occupier.

2. Buildings and structures

- 2.1 Any new building, extension to an existing building, or the erection of spectator seating will be subject to a discretionary resource consent to Council, with the exception of the following:
 - i) Changing rooms, first aid rooms, public toilets,
 - ii) Buildings required for the maintenance of the reserve.

Notes

- a) The following factors will be taken into account, in addition to statutory criteria, by Council when considering any discretionary resource consent:
 - The adequacy of existing recreational open space within the particular neighbourhood served by the site in question.
 - The bulk and location requirements for the zone.
 - The scale of the building(s) should be in proportion with the size and scale of the site.
 - Building design should be sympathetic to the site and adjacent development.

3. Access and Fencing

- 3.1 No additional vehicular access will be provided, although existing access's may be developed and/or rationalised.
- 3.2 Any new pathways will be constructed from all weather surfacing.

- 3.3 Gate access from neighbouring properties will be considered.
- 3.4 All boundaries with neighbouring properties will be fenced.
- 3.5 The location of the park will be clearly signposted from Mount Eden Road.

Notes

- a) Any neighbouring property owner may apply to the Council for gate access onto the reserve. Each application will be considered on its individual merits. Some properties already have such access.

4. Sports

- 4.1 Use of the park for both organised and casual sports activities will be encouraged.

Notes

- a) Nicholson Park is one of five public recreation reserves that cater for organised sports in Mount Eden and provides an important facility to the area. It is Council's intention that this be the predominant type of usage for the park, and that it continue.

5. Children's Play Equipment

- 5.1 Impact absorbing material shall be installed under all children's play equipment.
- 5.2 All items of children's play equipment will be inspected on a regular basis and will be repaired
- 5.3 The play area in Nicholson Park will be upgraded, from time to time, to make it more inviting to children.
- 5.4 Prior to upgrading the play area reference will be made to the guide-lines set out in NZS 5828 – New Zealand Standard Specification for Playgrounds and Playground equipment.

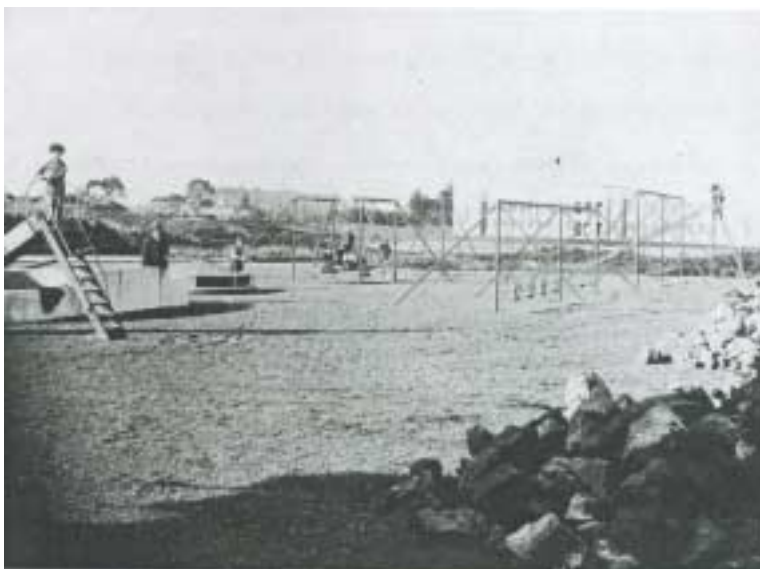


Figure 1 Children's play area taken shortly after the opening in 1926

Notes

- a) The Council is appreciative of those members of the public who assist by reporting any instances of vandalism.

6. Playing surface management and vegetation

- 6.1 All developed playing surface areas shall be maintained to acceptable management standards for the particular surface.
- 6.2 All plantings will be designed to compliment the amenity of the park. Any new planting will endeavour to enhance the habitat and food supply for bird life.

Notes

- a) The maintenance of playing surfaces is the responsibility of the lease holder. The surface shall be maintained to a standard acceptable to the Council.

7. Development Concept Plans

- 7.1 A development Concept Plan will be prepared for Nicholson Park.

Notes

- a) The plan will show a concept plan of the future development of the reserve, including areas of open space, planting, paving, seating, children's play equipment, etc.
- b) Every endeavour will be made to consult with residents in the immediate neighbourhood and park user's for their comments on the development proposals.



Figure 2 Bowling Greens being formed

8. Park Furniture

- 8.1 Picnic tables, seats and rubbish containers have been installed.
- 8.2 Rubbish containers have been provided and these will be services regularly.
- 8.3 All parks furniture shall be inspected on a regular basis and will be repaired, refurbished or replaced as necessary.

Notes

22183 Area 2.5683ha Part allotment 49 Section 6, Suburbs of Auckland SO 22183 Area: 0.6272 ha	bodies Empowering Act 1922. Sec. 119-Reserves and other Lands Disposal and Public Bodies Empowering Act.	ACC for Recreation Res. (Crown Land Res). 1922-Proc. K12038 Previously Rec. Res. Administered by Mt. Eden and Epsom Domain Board – Vested in trust in ACC for Recreation Reserve.
Both classified Recreation Reserve in terms of the Reserves Act 1977 Gaz. 1981 p. 2927		
Part allotment 180 Section 6, Suburbs of Auckland SO 35627 Area: 0.2549 ha	119A/1168 (part)	8 th June 1955 Proc. K54816 Stopped Road – Held in fee simple by ACC.
Classified Recreation Reserve in terms of the Reserves Act 1977, Gaz. 1982 p 850		
Section 2, SO 63307 Area: 467 m ²	1989 Previously Stopped Road-Vested in ACC as Recreation Reserve.	
Classified Recreation Reserve in terms of the Reserves Act 1977, Gaz. 1989 p 4144		

1.3 Area

3.4971 ha

1.4 Classification

Recreation Reserve – Gazette 1981, Page 2927

Gazette 1982, page 850.

1.5 Zoning

Recreation 4 Under the Mount Eden 1985 Operative District Plan. Plan Amendment No. 38
(Operative Date 1 May 1992) – Recreation 4.



Figure 4 Oliver Nicholson Esquire

2. Oliver Nicholson

The first Mayor of Mount Eden, Oliver Nicholson was a man greatly respected by the residents of Mount Eden. A man of vision, he was responsible for shaping Mount Eden from a largely rural area in to the suburban area it is today.

The respect of the public was so great that he was twice petitioned to stand for re-election, and by the time he retired in 1918 after 12 years in office he was known as the father of the Borough. On his retirement he was presented with a memento in the form of a piece of stone mounted inside a silver ring, a symbol recalling his turning of the “first sod” for the construction of the tramways.

A further tribute was paid in 1919 when the people presented him with the sum of 250 pounds. Mr Nicholson, however, declined the gift and decided that the money should instead be devoted to the assistance of needy scholars who were deserving of a secondary education.

Prior to the formation of the Borough in 1906 he had been chairman of the Mount Eden Highway District. He also served as Chairman of the Epsom and Mount Eden Domain Board, the body which administered the area that became Nicholson Park and the Auckland College of Education.

A keen racing man, he was for a period of 12 years President of the Auckland Racing Club, and with the Hon. Elliot Davis owned several horses, including Sleepy Fox, four times winner of the Auckland Racing Club’s Easter Handicap, and Mary May, Winner of the Great Northern Oaks.

During his distinguished career as a Lawyer he rose to prominence in the business world, and held positions such as Chairman of Directors of the Bank of New Zealand, Chairman of Directors of New Zealand Insurance Company, and President of the Auckland Savings Bank.

In the 1890's he had joined the Masonic Order and in 1916 was installed as Grand Master of New Zealand, an office which he held for two years.

Oliver Nicholson died on the 29th of July 1952 aged 88 after a short illness. He was still practising law, and up until a few days before his death was still spending full days at his office.

3. History of the Park

Prior to 1922 part of Nicholson Park was held in road reserve, while the remainder was classified as Recreation Reserve, both were administered as part of the Epsom and Mount Eden Domain. However approaches were made to the Government by the Domain Board to have the area constituted as a site for the "Auckland University College". Eventually this happened and control of the area passed to the Auckland City Council (Auckland College of Education) and Mount Eden Borough (Nicholson Park). The Boundary between Mount Eden and Auckland City was altered to its present location to effect these changes.

In 1924 a lease to quarry the reserve was granted, for a period of two years. It was during this time that the area which is presently a soccer training pitch was levelled.

The early development consisted of the formation of tennis courts, bowling greens and croquet lawns. Rockeries were formed at the same time, areas planted and paths formed. The children's play area was opened by the Mayor, Mr Potter on the 20th of February 1926 with a large crowd in attendance.

Early lease holders included the Mount Eden Bowling Club, the Mount Eden Croquet Club and the Seddionian Tennis Club (the old boys of the Seddon Technical Institute in Wellesley Street).

Funding for the initial development came to a certain extent from the estate of James Young, a Borough Benefactor. Oliver Nicholson also presented a sum of money to be used for the park.

During the Second World War both the Mount Eden Bowling and Croquet Clubs pavilions were used by the RNZAF for defence purposes. The buildings were returned to the clubs in 1945 when the war ended. Various clubrooms have been added over the years, including the Women's Bowling Club in 1955, the Scout Den in 1961 and the Soccer Clubrooms in 1969. The Play Centre took over the existing pavilion in 1957.

In 1988 the Eden Epsom Play Centre's area was reclassified as Local Purpose Reserve which is the appropriate classification for such a usage.

4. Existing Tenancy Agreements

Lessee	Term	Expiry Date
Mount Eden and Combined Services Bowling Club (4 Greens and Clubhouse)	33 years	31 August 1993
Nicholson Park Women's Bowling Club (2 greens and Clubhouse).	8 years and 6 months	31 August 1993
Eden Association Football Club Incorporated (1 training Pitch and Clubhouse).	33 years	31 March 2002

Auckland Lawn Tennis Association Incorporated – Junior Section. (4 Sealed, 2 synthetic grass courts and Clubhouse).	10 years	22 April 1995
Scout Association of New Zealand Incorporated (Kitchener Scout Den)	7 years	6 November 1998

5. Agreement with Auckland Education Board

On the 22nd of September 1930 an agreement between the Mount Eden Borough Council and the Auckland Education Board was signed, granting the Council the right to use a triangular piece of land (some 1262 m²) situated at the North East corner of Nicholson Park (see included plan). This agreement entitled the Council to lay out the land in paths and gardens.

Subsequently, the Council leased part of the land to the Mount Eden Tennis Club and the other part to the Mount Eden and Combined Bowling Club.

In return the Council granted the Education Board the right to use the steps and Path that run along the southern boundary of the Park. This provides pedestrian access to both the Training College and the Intermediate School.

Discussions will be held with the Ministry of Education (the land's current owners) with a view to acquiring the land as part of the park.

6. Acknowledgements

New Zealand Herald

Auckland Star

Mount Edens First Hundred Years – EC Franklin

John Hunter

Beverly Robinson

Appendices

Appendix 1. Reserve Plan

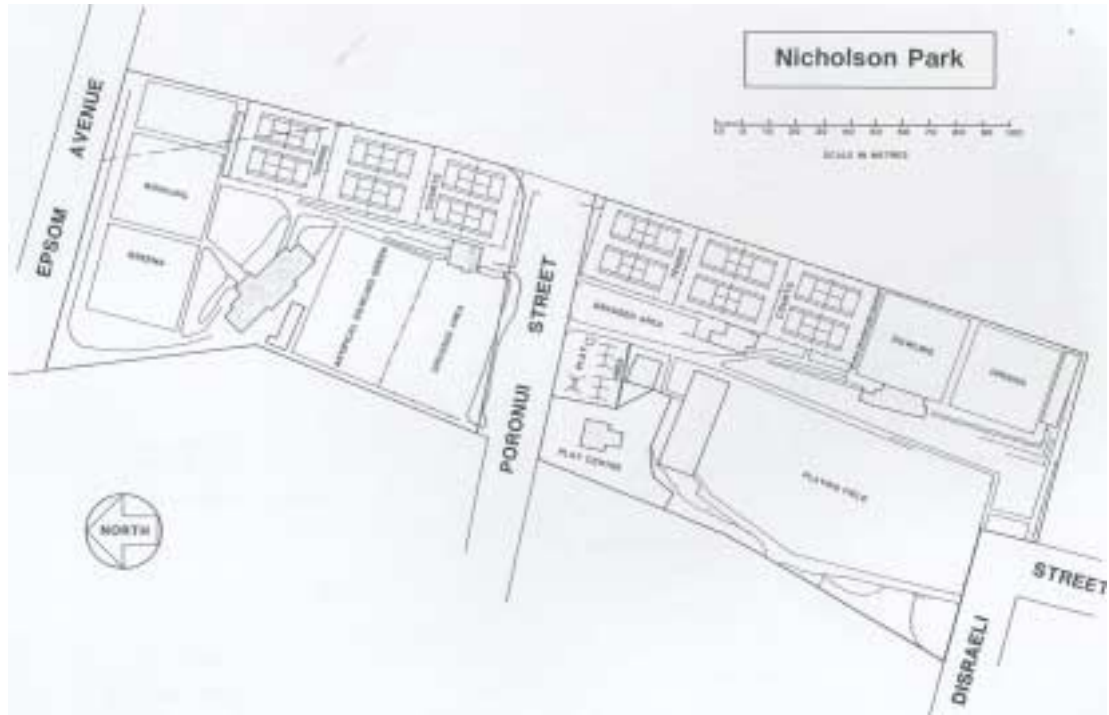


Figure 4 Nicholson Reserve Plan

Appendix 2. Nicholson Park Legal Description

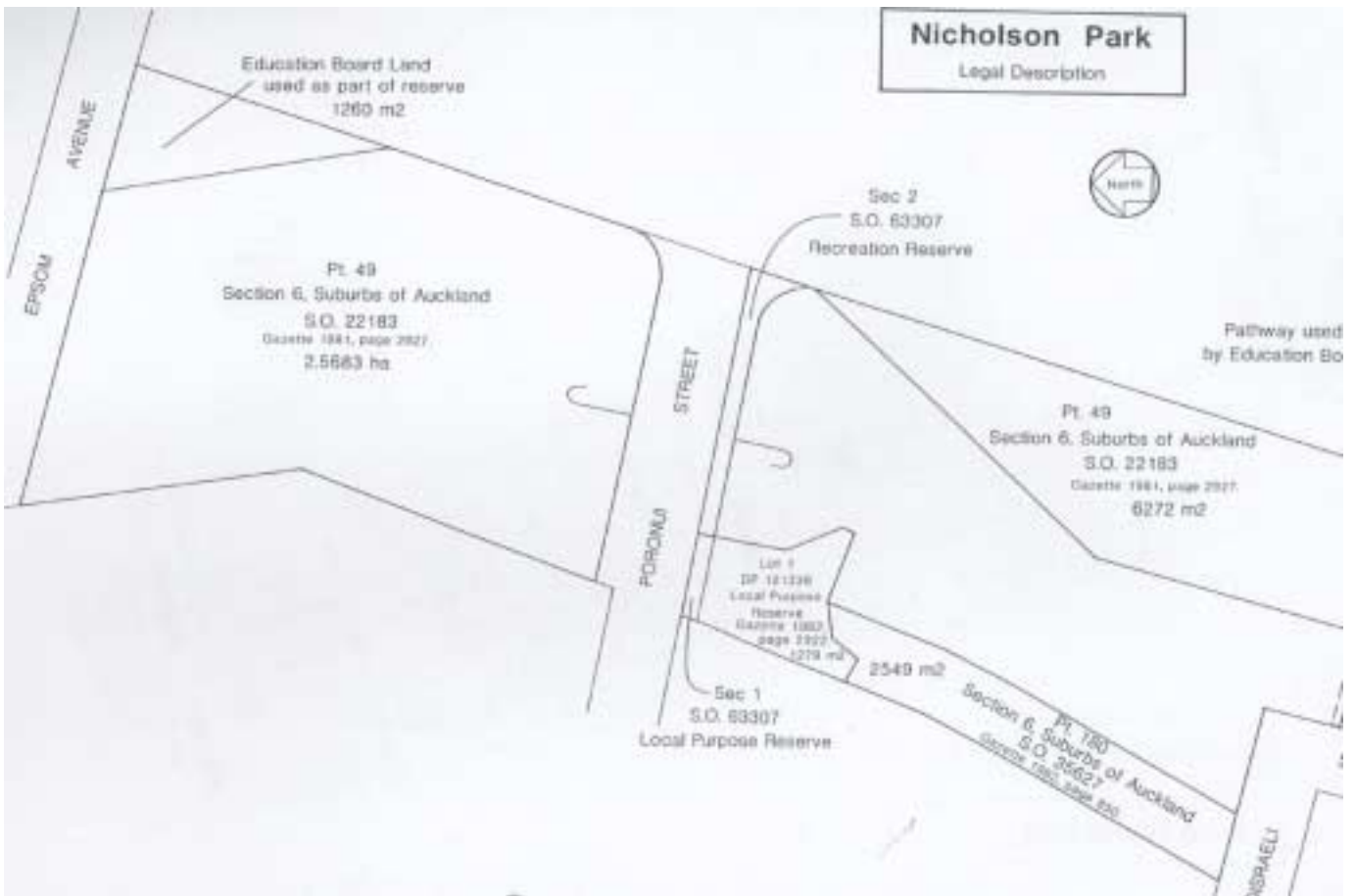


Figure 5 Nicholson Park Legal Description