

**PHYLLIS STREET RESERVE
MANAGEMENT PLAN**

Prepared for the Community Planning Group of Auckland City Council by Approved by the ...
Committee of Auckland City Council on

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

ISBN ...

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

Printed ...

Contents

1.0 INTRODUCTION	1
1.1 Purpose of Plan	1
1.2 Management	1
1.3 Location	1
1.4 Access	1
1.5 Zoning Under Operative District Scheme	1
1.6 Area and Legal Description	1
1.7 Physical Description	1
1.8 History	2
1.9 Role	2
1.10 Current Uses & Facilities	2
1.10.1 Mount Albert City Council	2
1.10.2 Metro College Sports Club	3
1.10.3 Akarana Dog Obedience Society	3
1.10.4 Auckland Play Centre Association	3
1.11 Adjoining Land Uses	3

2.0 SPECIFIC POLICY & WORKS PROPOSALS	4
2.1 Land-fill Area	4
2.2 Driveway	4
2.3 Link with Adjoining Open Space Area	4

Sample highlight boxes and tables for cut and pasteError! Bookmark not defined.

1.0 INTRODUCTION

1.1 Purpose of Plan

The purpose of this management plan is to set out Council's policies regarding the maintenance and development of Phyllis Street Reserve for recreational use. Because the area is not defined as a "reserve" under the Reserves Act, 1977, the provisions of that Act do not apply and there is therefore no statutory obligation on Council's part to prepare a management plan. However, Council considers that because of the reserve's importance a management plan should nevertheless be prepared to enable interested bodies and residents to participate in the formulation of objectives and policies for the area.

1.2 Management

Phyllis Street Reserve is owned and administered by the Mount Albert City council. Organisations having use of parts of the reserve by lease or other tenancy agreements may be responsible for some management and control functions in accordance with their respective tenure documents.

1.3 Location

The reserve is situated in the south-western part of Mount Albert and is bounded by Oakley Creek in the west, Oakley Hospital grounds in the north, by residential properties in Laurel Street and Phyllis Street in the east, and by undeveloped land designated for railway purposes in the south. (see Appendix I)

1.4 Access

Vehicular and pedestrian access to the southern part of the reserve is provided off Phyllis Street opposite the western end of Springleigh Avenue. (see Appendix II)

1.5 Zoning Under Operative District Scheme

The reserve is zoned "Recreation 2", a zone providing for the development of open space in public ownership catering primarily for informal recreation and organised sport.

1.6 Area and Legal Description

4.9493 hectares

Pt. Lot 1, D.P. 16277 and Pt. Lot 150, 17631 of Allotment 60, Titirangi Parish.

1.7 Physical Description

The reserve is of an irregular shape but falls into four distinct areas. A large area in the north of the reserve adjoining the Oakley Hospital grounds is not available for public recreation being used as a landfill area and for the dumping of inorganic refuse. Adjoining this area to the south on either side of the northern end of Phyllis Street are two smaller areas. One, on the western side is developed as a neighbourhood reserve for passive recreation. The other area on the eastern side is occupied by the Mount Albert Play Centre Association and accommodates two associated buildings.

The remaining southern part of the reserve comprises the fourth distinct area adjoining rear western boundaries of residential properties in Phyllis Street. This area is the only part of the reserve used for active recreation and is dominated by a full-sized playing field to the north of which is a further area accommodating an all-weather softball diamond. An unsealed driveway gives access to the

reserve at the southern end of the sports field, continuing around to the western side of the field where a sports pavilion accommodating clubroom, changing room and toilet facilities is situated. An extensive stand of gum trees is established to the west of the sports field.

To the south outside of the actual reserve itself is a building occupied by the Akarana Dog Obedience Club access to which is provided from the driveway within the reserve.

1.8 History

Originally known as Oakley Park the area was renamed Phyllis Street Reserve 1972.

In 1924 3.4 hectares now comprising the northern part of the reserve were acquired by Council for General Borough Purposes, primarily quarrying and refuse tipping. The quarrying operations ceased in 1945 but the tipping use continues to this day albeit of inorganic refuse only.

Additional land opposite the western side of Springleigh Avenue was acquired by Council in 1939 from Messrs. Beazley and Punch as part of a major subdivision of the area. This land, also purchased for General Borough Purposes was initially used for the paddocking and stabling of Council horses while being prepared as recreation ground. The recreation field was ready for use in the Summer of 1940-41 and a pavilion comprising toilet and changing room facilities was built by Council soon after.

Early uses of the field were for hockey and soccer in the Winter and softball and cricket in the Summer.

The Metro College Sports Club entered into their first 3-year tenancy of the reserve in 1956. In 1963 the Metro Club moved a house on to the reserve for clubroom use. The building was subsequently upgraded and extended to accommodate changing rooms. The sportsfield was extended in the north in 1969 after Council gave permission to Metro to develop a softball diamond. The clubrooms were extended in 1973 and again in 1978 after the Club gained permission to operate an ancillary liquor licence from the premises. A new lease for the Metro College Sports Club is currently being negotiated.

The Akarana Dog Obedience Society became established when Council gave its permission to use an area in the southern part of the reserve in conjunction with the Society's use of adjoining railway land. This use continues today.

In 1974 Council leased a small area of the reserve at the north-eastern end of Phyllis Street to the Auckland Play Centres Association for a term of 10 years.

1.9 Role

The main role of that part of the reserve developed for recreation purposes is the provision of facilities for organised sport on a local and sub-regional basis. Outside of the hours devoted to organised sport the reserve fulfils the role of a neighbourhood reserve providing casual recreation opportunities for local residents.

1.10 Current Uses & Facilities

1.10.1 Mount Albert City Council

Council uses the bulk of the area north of the end of Phyllis Street for land-filling operations.

1.10.2 Metro College Sports Club

This Club's lease of part of the reserve has expired and negotiations are currently underway for a new 10 year lease of 1.7718 hectares which includes the area accommodating the sports field, softball diamond and clubrooms. Under the terms of the lease the Club is responsible for the maintenance of both ground and buildings. The clubrooms cover a total area of 376m² accommodating a lounge, kitchen, committee rooms and toilet and changing facilities.

1.10.3 Akarana Dog Obedience Society

This organisation rents on an annual basis a small area in the southern part of the reserve providing access to the existing premises situated on adjoining land owned by the New Railways Department.

1.10.4 Auckland Play Centre Association

Leases on behalf of the Mount Albert Play Centre Association 2000m of land at the north-eastern end of Phyllis Street. The term of the lease is for 10 years expiring on 31st March 1984. The Association is responsible for the maintenance of both land and buildings.

1.11 Adjoining Land Uses

The Reserve adjoins Oakley Hospital grounds in the north, Oakley Creek in the west, undeveloped land designated for railway purposes in the west and south and residential development predominantly in the form of single family dwellings in the east.

2.0 SPECIFIC POLICY & WORKS PROPOSALS

2.1 Land-fill Area

- a) To work towards a long-term goal of developing the area comprising the northern part of the reserve for public recreation purposes on completion of the land-filling operations.
- b) To continue to use that part of the reserve as a land-fill area for the life of this management plan.

Explanation

This part of the reserve has been used as a tipping area since its purchase in 1924. Current usage of the area is essentially as a land-fill area rather than as a refuse tip with only non-noxious fill being deposited. The availability of this area for land-fill operations and for the dumping of material from the City's annual inorganic refuse collection eases a financial burden on ratepayers which would otherwise occur if such material had to be disposed outside the City. The filling operations also provide an opportunity to establish an extensive area that will eventually be suitable for a variety of recreation activities. It is Council's ultimate aim to develop the area for public recreation in such a manner as to achieve some balance against the current predominantly private use of the remainder of the reserve.

2.2 Driveway

To reform and seal the driveway from the main reserve entrance opposite Springleigh Avenue up to the boundary of Railways Department land and to share the cost of this work with the Metro College Sports Club and the Akarana Dog Obedience Society.

Explanation

The driveway giving vehicular access to the Dog Obedience Society and the Metro clubrooms is in a poor condition. Council is currently negotiating with the two lessees for the necessary work to be carried out on a cost-sharing basis.

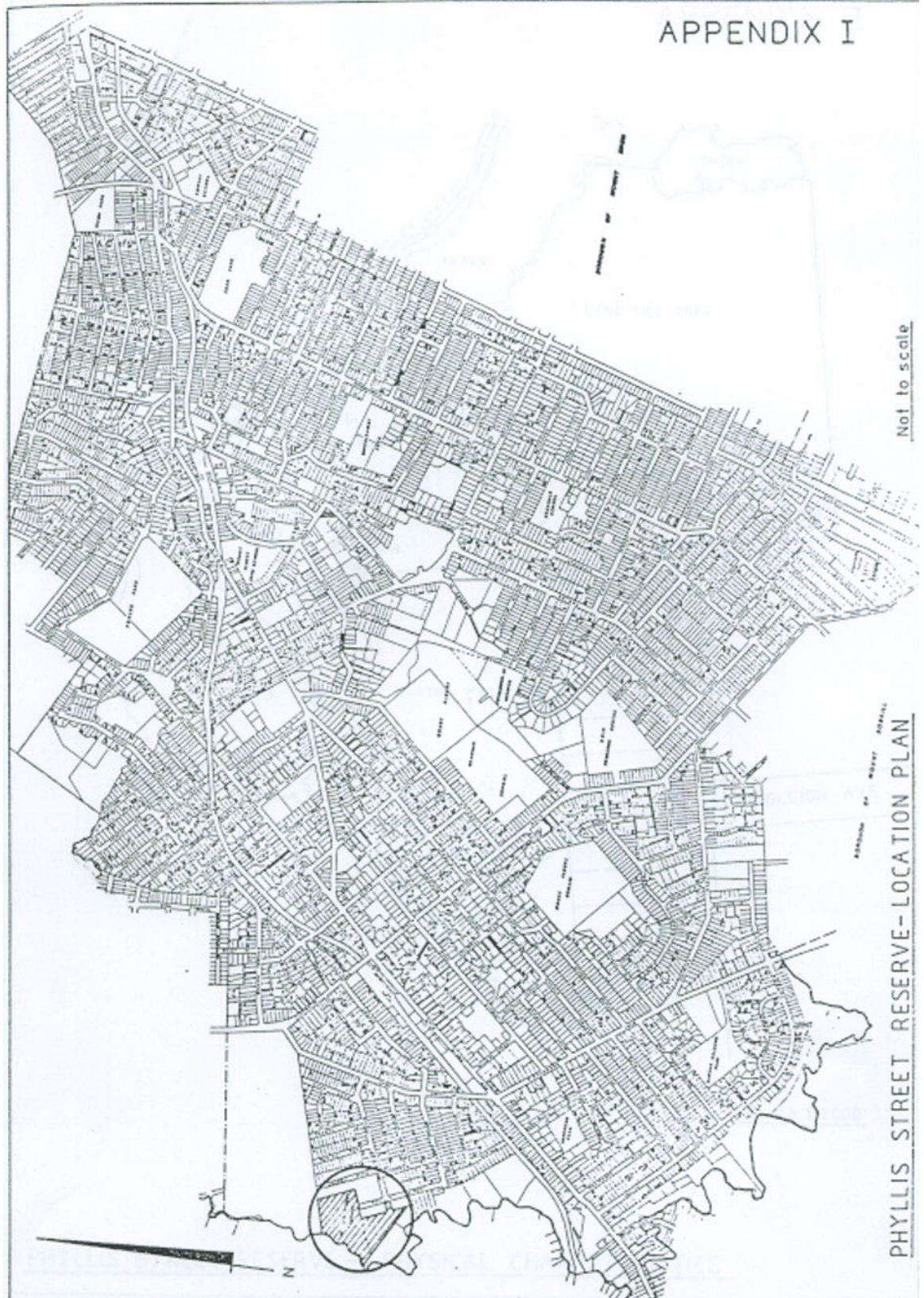
2.3 Link with Adjoining Open Space Area

To co-operate and liaise with the controlling bodies of adjoining land to achieve an uninterrupted linkage with other open space areas adjacent to and near the Oakley Creek watercourse.

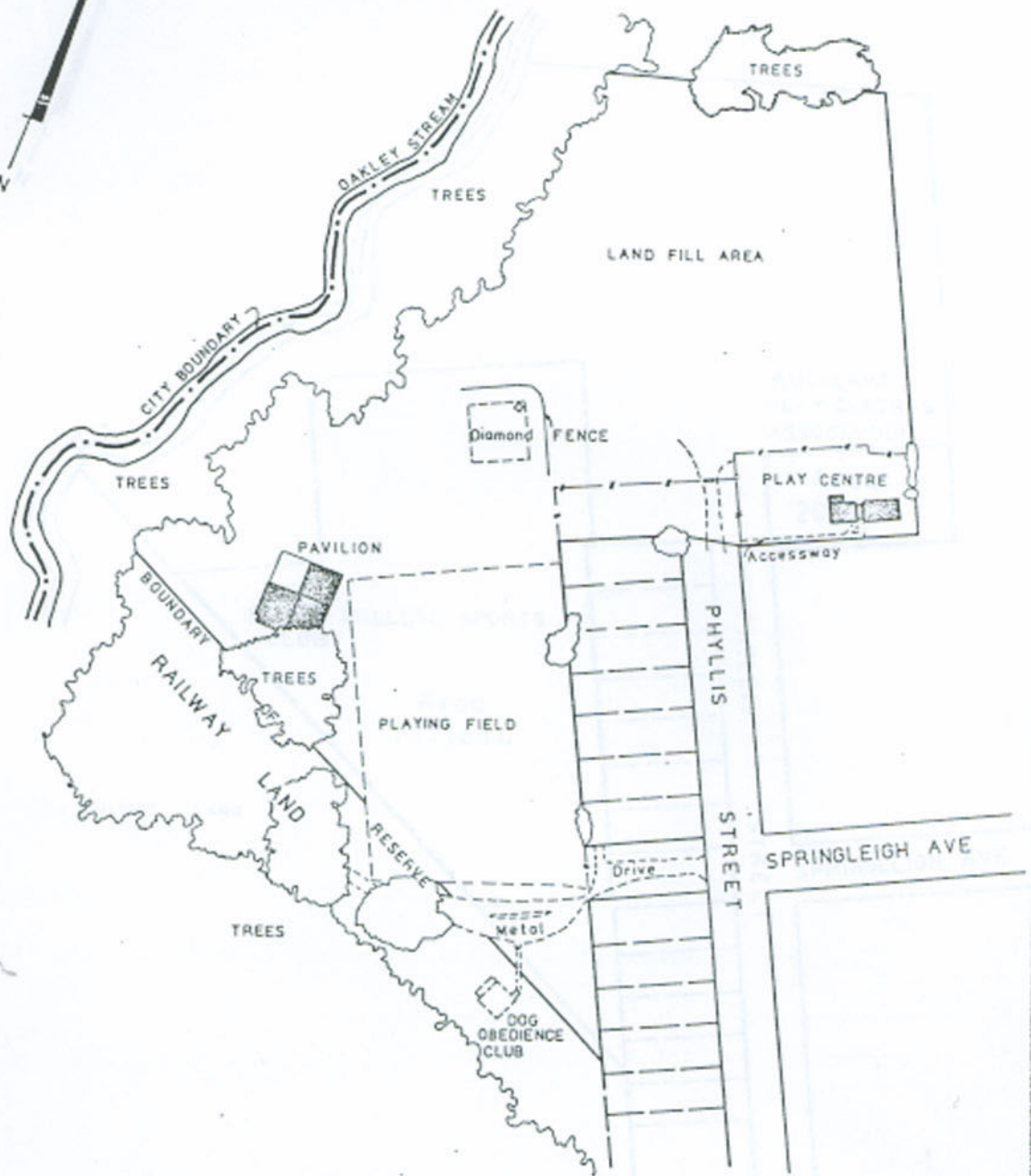
Explanation

The projected walkway along Oakley Creek may possibly be on the Mount Albert City side of the watercourse where it passes the reserve.

APPENDIX I



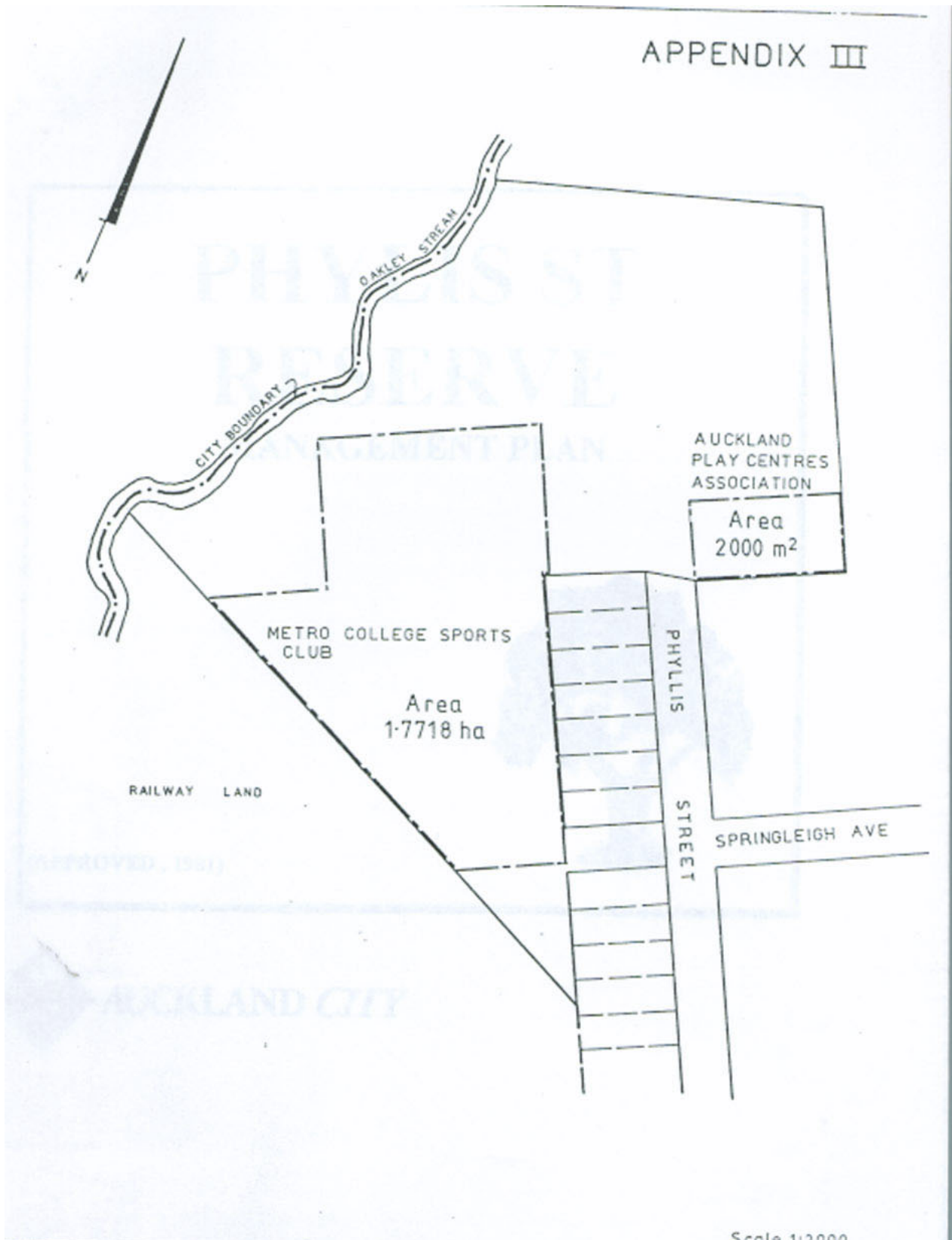
APPENDIX II



Scale 1:2000

PHYLLIS STREET RESERVE — PHYSICAL CHARACTERISTICS

APPENDIX III



Scale 1:2000

PHYLLIS STREET RESERVE—AREAS LEASED BY METRO COLLEGE SPORTS CLUB AND AUCKLAND PLAY CENTRES ASSOCIATION

