

Vic Cowen Park Management Plan

Mt Wellington Borough Council

October 1984

Prepared by the Mount Wellington Borough Council in October 1984.

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1.0 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 Vic Cowen Park, is set out in three parts. The first is background information to aid in a full appreciation of the reserve. The next part 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 areas of Vic Cowen Park is contained in one Certificate of Title, described as: 1,0385 hectares, more or less, being part Lot 161, DP 18101; Lot 3, DP 50321; and part Lot 1, DP 61378; situated in Block II Otahuhu Survey District. All Certificate of Title 26A/701.

1.3 Classification and Zoning

By Gazette Notice 1980, page 631, Vic Cowen Park is classified Local Purpose (site for community buildings) subject to the provisions of the Reserves Act 1977.

Under the Operative District Scheme the land is designated “Reserve” and has an underlying zoning of Residential A.

1.4 Location

Vic Cowen Park is located in the Penrose Road area. Access for both vehicles and pedestrians is provided at 174 Penrose Road and 7 Panorama Road. A further access way adjacent to 182 Penrose Road leads to a sanitary sewer pump station that is fenced off from the main reserve.

1.5 Description and Use

(Penrose Road Reserve) Vic Cowen Park was originally created by a subdivision in the Panorama Road area in 1924 and was vested as a Quarry Reserve in the Mount Wellington Borough Council. Little rock was quarried from the site and in 1960 the classification was changed from quarry to recreation reserve. Shortly after this the Scout Association obtained a permit to occupy agreement from the Council and built the St Hilda’s Scout Den. In 1978, as recognition of the work of Councillor Vic Cowen in the district, the name was changed from Penrose Road Reserve to Vic Cowen Park.

Until very recently the New Zealand Red Cross Society have had an emergency furniture store on the reserve. This small shed contained furniture that was loaned to the families in need after a house fire or similar tragedy; however, this building itself burnt down and the Council and Red Cross will look to resiting it elsewhere in the Borough.

The Scouts make extensive use of their building, including allowing it to be used by dancing and indoor bowls groups. The large open area of the reserve, recently upgraded, will continue to be used for sports and will be suitable for overnight camps by scout groups.

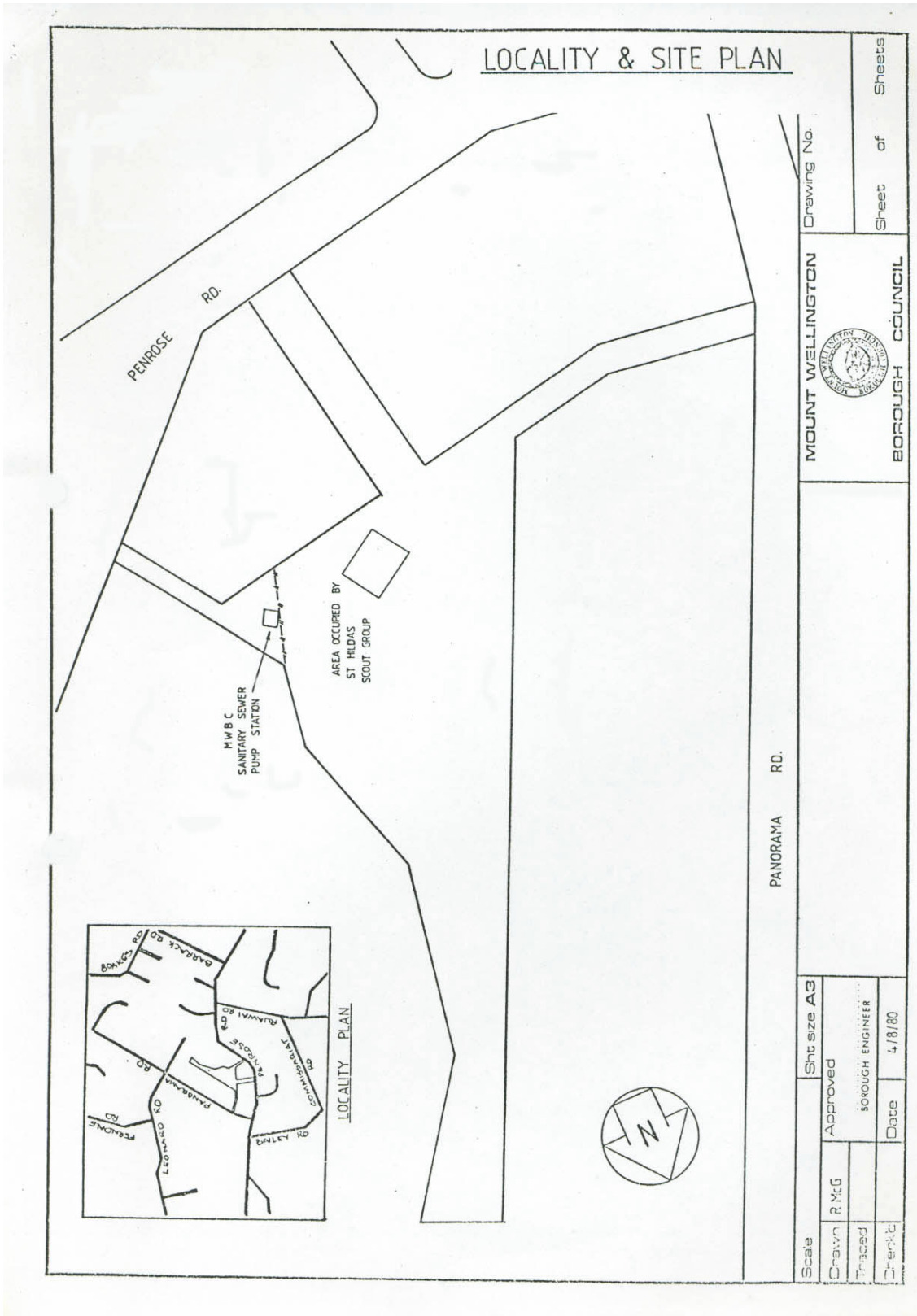


Figure 1 - Locality and site plan

2.0 Objectives

Objective 1

To develop and manage Vic Cowen Park in perpetuity as a community activity reserve for the welfare and enjoyment of the public.

Objective 2

To encourage maximum utilisation of the existing facilities and add others where a need has been proven to exist.

3.0 Policies

3.1 Landscaping

3.1.1 Policy

The Landscape will be improved by planting trees around the boundaries and creating a woodland area on the reserve.

3.1.2 Explanation

The recent levelling of the reserve was the first stage in the landscape development. Further improvements include the planting of trees and shrubs around the boundaries. These will be kept low to avoid interfering with adjoining properties views but will act as screens for the reserve.

A woodland area will be created on the northern part of the reserve over the next ten years. A variety of natives and exotics will provide a nature area that can be used for studying the various types of trees.

3.2 St Hilda's Scout Group

3.2.1 Policy

To encourage the Scout Group to utilise Vic Cowen Park and their facilities to the full.

3.2.2 Explanation

Over one hundred people are involved in the St Hilda's Scout Group. This includes Cubs, Scouts, Venturers, Brownies, Girl Guides and the adult leaders. The two storey building is used to its fullest on week nights and on some weekends. The scouts share their facilities with a dancing group one night per week and on occasions with an indoor bowling group.

The scout group, along with the Council, are keen to see the appearance of the reserve improved. Accordingly, Council has adopted a landscaping policy (3.1) and will tarseal a strip around the building for easier access and to reduce maintenance. The recent levelling of the majority of the reserve has provided a large sports area and is also suitable for the erection of tents for camping badges. This open space will also be available for groups visiting from outside the district to camp.

The permit to occupy agreement between the Mount Wellington Borough Council and the Scout Association expired in 1982. A lease under the Reserves Act 1977 will be considered on approval of this Management Plan.

3.3 Vehicles

3.3.1 Policy

The provision for vehicles will be upgraded to provide a sealed driveway and carpark.

3.3.2 Explanation

The appearance of the reserve will be greatly improved by the forming and sealing of the driveway and parking area.

The entrance from Penrose Road is to be sealed and will feed a parking area for approximately 20 cars. The Panorama Road entrance which has long been a problem with speeding vehicles will be closed to through traffic.

3.4 Playcentre

3.4.1 Policy

To establish a playcentre on Vic Cowen Park.

3.4.2 Explanation

Surveys carried out in the Mount Wellington-Penrose area have shown Vic Cowen Park an ideal location for a playcentre.

The classification of the reserve (community buildings) suited this need and therefore provision is made for the establishment of a playcentre on the reserve.

As yet no specific details have been put to Council but an indication of its proposed locality and size is shown in Figure 2.

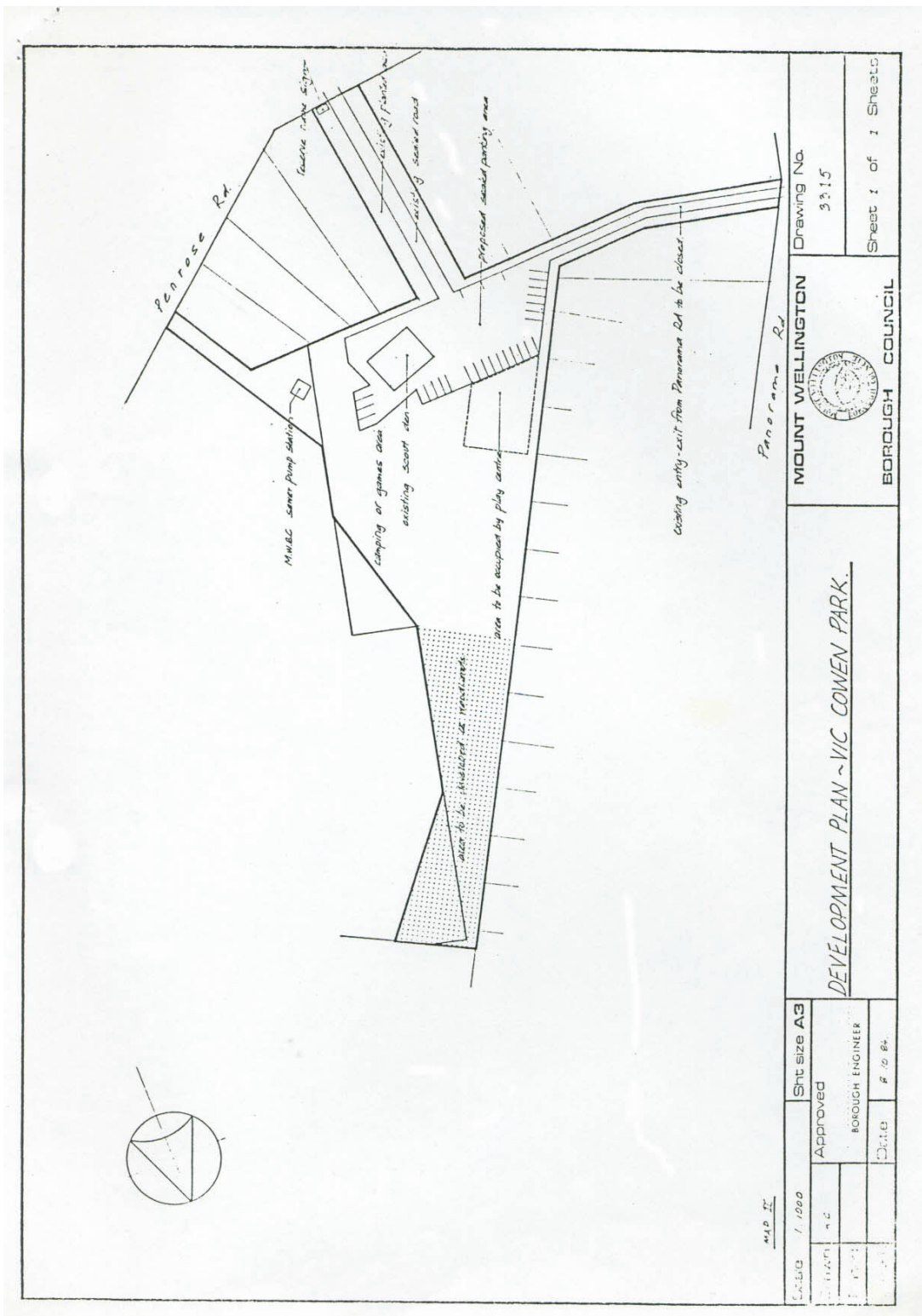


Figure 2 - Development Plan

Vic Cowen Park Draft Management Plan – Submission and Suggestions

Name	Submission or Suggestion	Decision/Explanation
Department of Lands and Survey	<p>1. Vic Cowen Park is classified as Local Purpose therefore there is no requirement from Council to prepare a Management Plan for it.</p>	<p>Agree – but it helps in Council’s planning for the orderly development of the reserve and also retains continuity amongst reserves – therefore consider it a useful document.</p>
	<ol style="list-style-type: none"> 1. Objects to type of planting done at entrance drive off Penrose Road. Suggests present planting should be thinned or removed to the proposed woodland area of the reserve. 2. Recommends planting of spaced titoki trees along entrance drive. 3. Recommends adjoining owners to erect boundary fences on reserve. 4. Consider the matter of a new lease agreement should be acted on. 5. Would like to see St Hilda Scout sign rejuvenated. 6. Agree that vehicle access should be closed but consider that a pedestrian access be left. 7. Suggests that plunket rooms with the advent of new playcentre would be of benefit to the area. 8. Play equipment placed on reserve. 	<p>Agree in part – thinning to be done in conjunction with maintenance done by Parks Staff.</p> <p>Decline -</p> <p>Decline – private individuals are under no obligation to fence their properties. If they area problem Council will look at each case on merits.</p> <p>Agree – in the Borough Solicitor’s hands at present.</p> <p>Agree – scout groups concern.</p> <p>Decline – consider it necessary that vehicle access remain open but a gate be put on the Panorama Road entrance to control access.</p> <p>Decline – Sylvia Park plunket rooms are close at hand and are due to be renovated.</p> <p>Agree – on association with Playcentre.</p>

<p>St Hilda Scout Group</p>	<ol style="list-style-type: none"> 1. Completion of the filling of the reserve at far end. 2. Grounds to be levelled in sport and camping area. Grounds around levelled, kerbed and sealed. 3. Would like to see Panorama Road entrance remain open as it is safer entering and exiting than Penrose Road during peak traffic hours. 4. Request permanent barbecue site with provision for tables and seating. 5. Barriers to stop vehicles on reserve 	<p>Decline – the area is being maintained as soakage.</p> <p>Agree – work will be done in conjunction with scout group when sealing work is to be done.</p> <p>Agree – but controlled by the installation of a gate.</p> <p>Agree – this is the responsibility of the scout though.</p> <p>Agree – this will be done when kerbing and sealing work is done for playcentre and scout group.</p>
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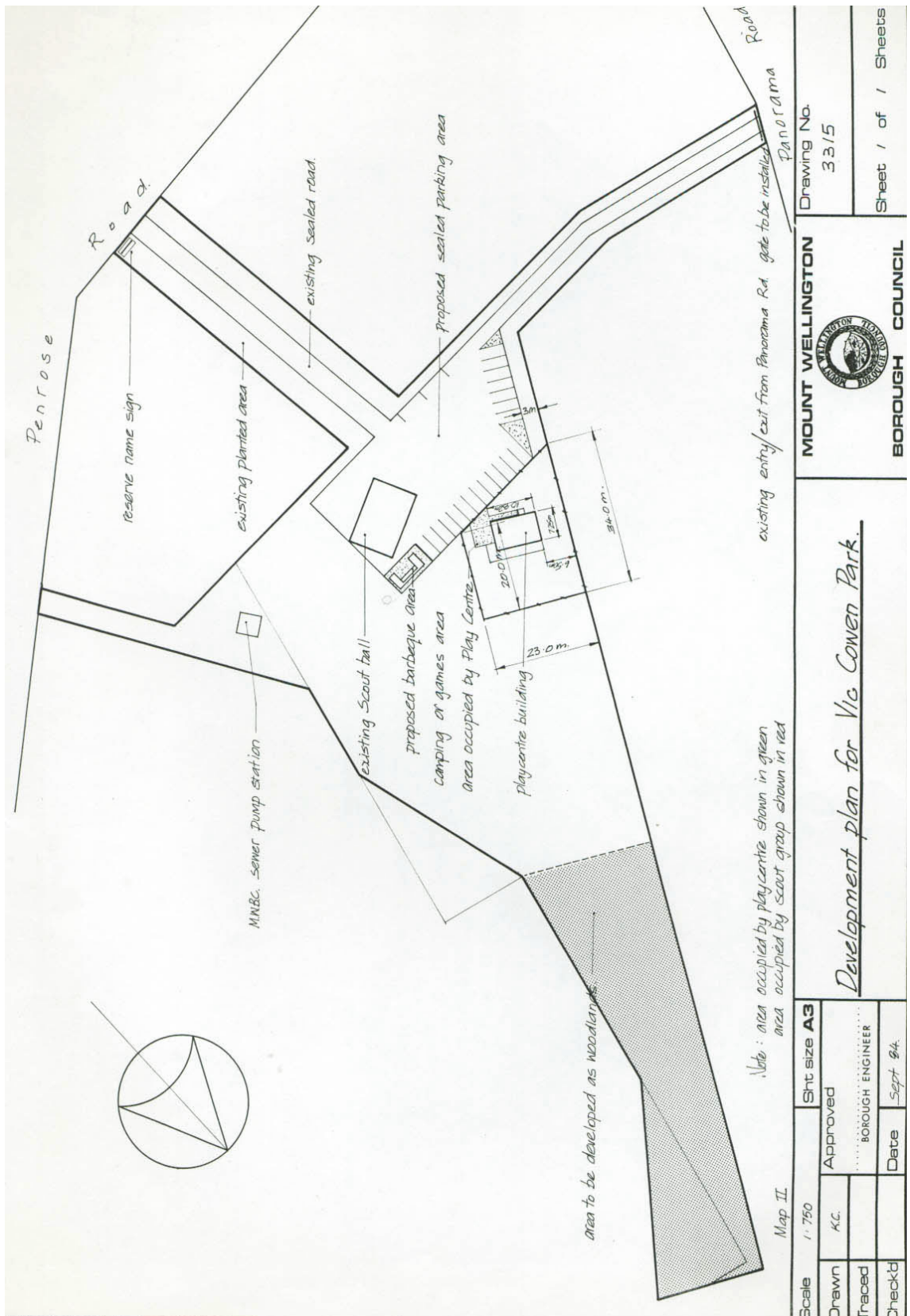


Figure 3. Development Plan 2