

**Arthur S Richards Memorial Park**  
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 ...

An electronic version of this document is available from [www.akcity.govt.nz](http://www.akcity.govt.nz)

Printed 1 December 1984.

## Contents

---

|            |                     |          |
|------------|---------------------|----------|
| <b>1.0</b> | <b>Background</b>   | <b>1</b> |
| 1.1        | Legal description   | 1        |
| 1.2        | Classification      | 1        |
| 1.3        | Zoning              | 1        |
| 1.4        | Location and access | 1        |
| 1.5        | Description         | 1        |
| 1.7        | Existing uses       | 4        |

---

|            |                   |          |
|------------|-------------------|----------|
| <b>2.0</b> | <b>Objectives</b> | <b>4</b> |
|------------|-------------------|----------|

|            |                   |          |
|------------|-------------------|----------|
| <b>3.0</b> | <b>Policies</b>   | <b>5</b> |
| 3.1        | Legal description | 5        |
| 3.2        | Buildings         | 5        |
| 3.3        | Access            | 5        |
| 3.4        | Parking           | 5        |
| 3.5        | Signs             | 5        |
| 3.6        | Landscaping       | 5        |
| 3.7        | Leases/Licences:  | 6        |
| 3.8        | Maintenance       | 6        |
| 3.9        | Administration    | 6        |



## **1.0 Background**

### **1.1 Legal description**

The reserve is vested in Council as a recreation reserve. It has an area of 1.9607 hectares and is described as Part Lot 2 DP 28851 shown as Lot 12 on S.O 33837 situated in Block IV, Titirangi Survey District Part CT 869/268.

NB. A further area of 688 sq. metres in the south-western corner of the reserve, described as Lot 369 DP 37710 and containing a children's playground is legally not within the boundaries of the reserve. It is currently a Lands and Survey reserve although steps are being taken to have this area vested in the Council and officially amalgamated into the reserve.

### **1.2 Classification**

The classification of this reserve is "Recreation" (ref. NZ Gazette 1981 p 2189).

### **1.3 Zoning**

The land is zoned "Recreation Rec.1" under the operative reviewed district scheme. The purpose of this zone is "to provide areas of open space for casual recreation pursuits and the preservation of existing amenities."

### **1.4 Location and access**

Arthur S Richards Memorial Park is a block of land lying between Parau Street, McCullough Avenue, and Scout Avenue in the north of the Borough.

Vehicle and pedestrian access to the reserve is available from each of the above streets, although no vehicle access runs through the Park.

There is no vehicular parking area on the reserve although there is adequate kerbside parking on Parua Street. The topography of the site would present difficulties in the provision of on-sit parking.

A concrete pathway runs from the Scout Avenue entrance parallel to the southern boundary to Parau Street, while another path crosses the Park diagonally.

### **1.5 Description**

The reserve, which is 1.9607 hectares in area, is roughly square in shape. It is elevated with land sloping in a westerly direction from a flat area in the north-eastern section. The land also slopes down from this area to the McCullough Avenue entrance.

The reserve is a fairly prominent landmark in the immediate area with one of its most notable features being its collection of large, mature trees mainly oaks, gums, Pohutukawas, Totaras, magnolias and a Norfolk pine.

All the surrounding land, zoned Residential R.1, is subdivided and built on, mainly with houses built by the State in the late 1940's.

A small commercial shopping centre, (zoned Commercial C.1) which includes a corner dairy and several shop buildings used for manufacturing and office purposes, is located opposite the western boundary of the reserve on Parau Street. A telephone box is sited outside the dairy. The reserve provides a useful link to the dairy for residents in the McCullough Avenue area.

Arthur S Richards Memorial Park is central to other reserves in the north of the Borough, with Fearon Park, Harold Long Reserve, Big King, Smallfield Ave Reserve and Robinson Reserve being within 500 metres and Three Kings Reserve less than 1 kilometre away.

Facilities on the reserve include seats and some children's playground equipment (slide, swings, see-saw, etc) installed by Council on a small, flat area near the south-west corner of the reserve near the Parau Street boundary.

Two small run-down and apparently unused sheds are located in an obtrusive position near one of the pathways through the reserve. One shed was the subject of a conditional use application in 1978, with one of the conditions of its consent being that it would be removed in 5 years time and the land returned to its former condition. The removal of the shed was also stipulated as a matter to be provided for in the Management Plan for the reserve.

## **1.6 History**

Arthur S Richards Memorial Par, formerly known as the Parau Street Reserve, was planned, surveyed, and formed during the late 1930's and the following decade as part of a major housing development by the State.

The land involved included the site of the original Wesley College founded in 1848 and transferred to Paerata in the early 1920's. It was purchased by the Dept of Housing Construction from the Wesley College Trustees and became known as the Wesley Estate, the Upper Wesley Block, or the Wesley College Housing block. In the area bounded by Parau Street in the west, the border of Mt Eden Borough, and Mt Albert as shown in CT 869/268 the total area of land taken under the Housing Act 1919 was 142 acres 2 roads 25 perches (57.73 hectares). This was only part of the area involved, with an additional area lying west of Parau Street as shown on the 1940 Dept of Housing Construction plan "Plan showing Layout of Whole Block".

In the drawing up of the housing schemes by the Department, particular attention was paid to the adequate provision of reserve land and to the preservation where possible of the magnificent trees for which the area was known.

An example of the desire to preserve trees was the widening of the planned pedestrian accessway from the Parau Street reserve to McCullough Avenue in 1940, in order to include two rows of oak trees 40 to 50 feet high.

Concern expressed about the need to preserve trees on the Wesley College block led the Auckland Arts Society to make representations to the local Member of Parliament (A S Richards) and the Dept of Housing Construction in 1943, and a site visit to the housing block was made by the President of the Society and representatives from the Museum, University and N.Z. Institute of Architects. All were unanimous that every effort should be made to preserve as many trees as possible either in their entirety or by judicial tree surgery, or by building double so as to overcome the objections when trees would unduly overshadow single unit buildings.

In 1945 an amended scheme plan showed the separation of an area of 27 perches (683sq.metres) for the Parau Street Recreation Reserve, the original are of which was 5 acres (2.02343 hectares). The are involved, Lot 369, was cut off with the intention of providing a site for communal garages where topography or street widths presented parking difficulties. Lot 369 was later reabsorbed into the reserve becoming the site of the present children's playground. A request has been made to the Dept of Lands & Survey to have this lot vested in Council.



Figure 1 Plan Showing Layout of Whole Block

In writing to the Mt Roskill Roads Board in August 1947, the Director of Housing Construction claimed that more than adequate provision for reserves was being made in the housing scheme. At that time it was considered that 7½ acres (3.035 hectares) of reserve per thousand population provided satisfactorily for all the recreational needs of the community. The area set aside by the Department was sufficient to provide 17½ acres (7.082 hectares) per thousand of population within the block, amounting to 24% of the total area. At the same time it was pointed out that “in view of the historic associations of the site and the magnificent trees thereon more careful consideration has been given to the development of this block than to any other the Department has subdivided”.

In August 1948 the Mt Roskill Borough Council was notified by the Housing Department that part of the Parau Street reserve had been formed as a children’s playground and the remainder cleared. It asked whether Council was prepared to accept the control of the area as a recreation reserve within the meaning of the Public Reserves Domains and National Parks Act 1928.

The land was subsequently declared Crown Land available for reservation [NZ Gazette 1949 p2734, proc 12901]; declared Recreation Reserve [NZ Gazette 1950 p755]; and the control of the reserve was vested in the Mt Roskill Borough Council [NZ Gazette 1951 p982].

At the August 1956 meeting of the Mt Roskill Borough Council it was resolved to name the Parau Street Reserve “Arthur Richards Memorial Park” in honour of the late Mr Arthur S Richards who was Member of Parliament for Roskill for many years. It was acknowledged that partly as a result of the representations of Mr Richards and Councillor Cormack, the area was left as an open space when the housing block was developed.

In July 1984, as a result of a request from Arthur Richards daughter (Mrs E M C Heighway), Council resolved to include the initial ‘S’ when referring to the title of the Park to distinguish it from other family members of the same name.

Thanks to Housing Corporation officers, Auckland for assistance in providing material relevant to this section. HMcN

### **1.7 Existing uses**

The reserve is largely used for informal recreation activities eg walking, jogging, picnicking and children’s play associated with the playground apparatus.

The reserve’s elevation, aspect, and ample shade means it is a pleasant place for sitting and observing the view. Its topography – slopes and flat areas – lends itself to a variety of children’s play.

The reserve serves also as a means of access to and from Parau Street, and the shops located there.

## **2.0 Objectives**

- To encourage and facilitate the use of the reserve for casual recreational pursuits.
- To maintain the reserve as attractive open space in a built up environment.
- To encourage the use of the reserve as a means of pedestrian access and a link in a series of local neighbourhood reserves.

- To maintain the reserve as open space and restrict the encroachment of buildings, roading and parking areas.
- To recognise the value of the reserve's trees to the community and ensure their preservation wherever possible or practicable while providing adequate protection for park users and neighbouring properties.
- To maintain and upgrade where necessary the facilities on the reserve.

## **3.0 Policies**

### **3.1 Legal description**

The reserve is to remain generally as open space and informal use by the public will be encouraged.

### **3.2 Buildings**

Council will remove the toolshed that was the subject of an earlier conditional use application and the shed adjacent to it and the surrounding concrete area and restore the site to its original condition.

No additional buildings (except as provided for in the following clause) shall be permitted to be erected on the reserve.

Any replacement toolshed will be controlled use and shall be assessed according to the following criteria:

- The need must be clearly demonstrated;
- It must be of a sympathetic design which blends in with the surrounding environment;
- It must be no more than 20 sq. metres in area; and
- It must be unobtrusively located.

### **3.3 Access**

Council will continue to prohibit public vehicular access onto the reserve.

Council will encourage the use of the reserve for pedestrian access by the provision of appropriate signs and seating.

### **3.4 Parking**

Council consider the existing kerbside parking sufficient for the needs of the present users of the reserve and does not consider on-site parking feasible or justified.

### **3.5 Signs**

Council will provide signs at access points to the reserve to encourage pedestrian access, and to give advice of other reserves within walking / jogging distance.

Council will provide a sign giving a brief history of the reserve and acknowledging the contributions made to the district by the late Arthur S Richards MP, after whom the Park was named.

### **3.6 Landscaping**

Under the guidance of a landscape consultant Council will compile and maintain an inventory of the trees on the reserve including the types, their location, their age and condition, possible effect

on neighbouring properties and reserve users, the need to plant additional or replacement trees in order that at no stage in the future does the park become denuded of trees as they reach the end of their life, and any recommended courses of action in order to ensure preservation of existing fine specimens while providing adequate protection for park users, neighbouring properties, and overhead power lines.

### **3.7 Leases/Licences:**

Because of the unsuitability of the reserve for organised sporting activities and the Council policy of excluding buildings from the reserve, Council is unlikely to enter into any formal leases or licenses relating to the reserve.

Use of reserve for occasional outdoor Church services and similar activities shall be permitted provided that conditions relative to the use of Council's reserves are applied (i.e. that no traffic hazards are created, that the level of noise from the public address system is a reasonable one and that the grounds are left in a tidy condition). Leases or licences for such activities will normally not be required.

### **3.8 Maintenance**

Maintenance of the Arthur S Richards Memorial Park will be the responsibility of Council.

Council will maintain and improve the reserve to a high standard.

Council will ensure suitable seating, signs and rubbish receptacles are provided and maintained.

Council will assess the condition of trees in the reserve and take any steps necessary to ensure adequate protection to park users, neighbouring properties, and overhead power lines.

### **3.9 Administration**

The operative district scheme provides that "any use shown in an operative Reserves Management Plan is a predominant use"

The erection of a toolshed to replace the existing sheds will be considered as a controlled use. The criteria under which any building will be assessed are set out in Section III Policy 2 Buildings of the Management Plan.

Any proposal for future development not included in the Management Plan will be dealt with as a notified planning application, and assessed against the policies in this Management Plan. Any such application will be considered by a combined Parks and Hearings Committee. This will enable administrative procedures to be streamlined while retaining public rights of objection and appeal.

Any use of the reserve shall comply with all relevant Council Bylaws.

This Management Plan will be reviewed at five yearly intervals.

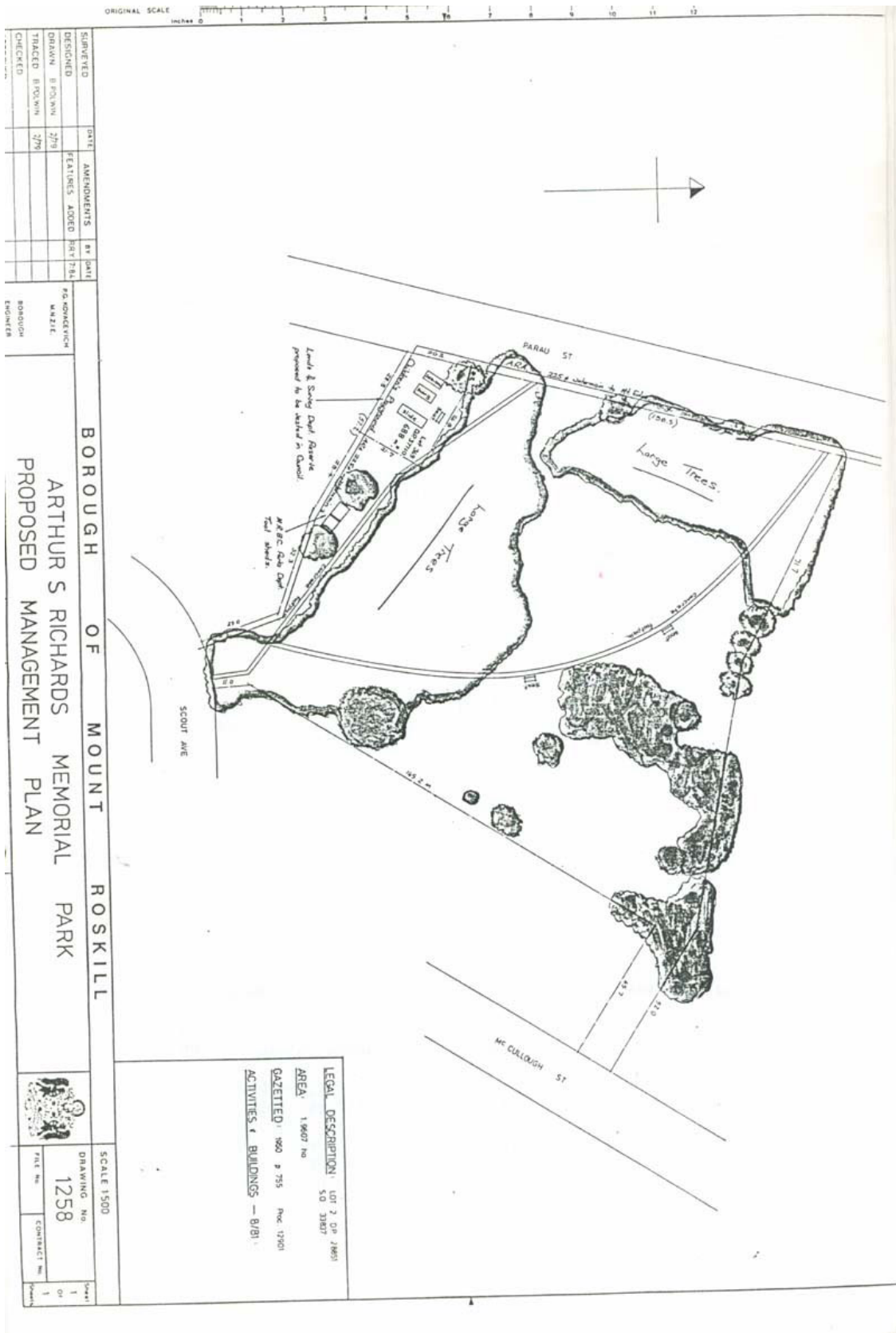


Figure 2 Arthur S Richards Memorial Plan