

Bert Henham Park

Management Plan

Prepared by the Tamaki City Council, 1977, Amended in 1989 to update the utilisation of Portage Road Field.

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

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1.0 Background information

1.1 Introduction

The Tamaki City Council has prepared this Management Plan in accord with Section 41 of the Reserves Act 1977.

This plan is intended as a practical planning document to ensure the orderly development of the reserve to provide maximum utilisation and enjoyment by all sections of the community to prevent conflicts and to establish aims based on background information to avoid unwanted development.

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. Both Mt Richmond Domain and Bert Henham Park are included in this Management Plan for the purpose of establishing an overall picture of the development of the reserves.

The Tamaki City Council has at various stages considered the possibility of extending the Mt Richmond Reserve by the acquisition of extra land. As a result two proposals came to light.

Canning-Kupe forwarded a subdivision scheme plan for their land (old Hellaby Shortland site and Hellaby land between Great South Road and Mt Wellington Highway). Within this subdivision a proposal was made relating to a reserve contribution.

The second proposal was put forward by the City Engineer, DC Macdonald. This consisted of the taking of land on the southern side of Mt Richmond and adjoining Mt Wellington Highway and Portage Road.

It was decided by Council to purchase the land in the second proposal as it offered a larger area that could be developed, at a lower cost.

1.2 Location

Mt Richmond Domain and Bert Henham Park are situated in the Mt Wellington ward of the City of Tamaki. They are bounded to the north by Hellaby – Shortland's paddocks and the south by Portage Road. To the east and west they border Mt Wellington Highway and Great South Road respectively. Vehicular and pedestrian access can be gained from a road adjacent to 667 Mt Wellington Highway or opposite the ACC Abattoir in Great South Road.

1.3 Area and legal description

1.3.1 Mt Richmond Domain

16.1264 hectares, more or less being Allotment 60 and parts Allotment 61, of section 12, suburbs of Auckland, and part of Hamlins grant, situated in Block VI. Otahuhu Survey District. All Certificates of Titles 6/188 and 583/71. SO Plans 5519 and 24799.

The recent purchase of land by Council includes 2.3690 hectares, more or less being Allotments 19 and 20 and part Allotments 21 and 23, of section 12, suburbs of Auckland, and part Hamlins grant, situated in Block VI, Otahuhu Survey District.

1.3.2 Bert Henham Park

4.3954 hectares, more or less being part Lot 10, Deposited Plan 47429 situated in block VI, Otahuhu Survey District. All Certificates of Title 43B/507. Subject to water supply easement

created by Deed 113190 (Rcc/605) and Transfer 653527. Recreation 88 m sq., more or less, being part Lot 1, Deposited Plan 85861, situated in Block VI, Otahuhu Survey District. Part of Certificate of Title 42D/1150. Subject to a water supply easement created by Deed 113190 (R33/605).

1.4 Classification and town planning

1.4.1 Mt Richmond Domain

Mt Richmond Domain was classified Recreation Reserve by New Zealand Gazette 1979 page 2522. A classification of part Historic, part Recreation was originally considered because of a significant amount of Maori History involved with the Domain. However, classification must be based on predominant use, in this case being passive recreation, the classification of which does provide some protection to Archaeological features. There is an additional safeguard of Mt Richmond Domain being on the Historic Places Register (N 42/5) and subject to the Historic Places Act 1954 to prevent unwanted development.

Part X (Amenities) clause 4 (Buildings, Tree Objects and Places of Historical or Scientific Interest or Natural Beauty) of a Scheme Statement includes Mt Richmond Domain along with three other items in Category 1, which states “A selection of the most important buildings, places and objects to be preserved at all costs...”.

Under the Operative District Scheme the Domain is designated Recreation 1 and part Recreation 4. The recent land acquisition is presently zoned residential 2, but council intend to resolve a scheme change to rezone this area Recreation 4.

1.4.2 Bert Henham Park

Bert Henham Park was classified Recreation Reserve by the New Zealand Gazette 1982 page 3119.

Under the Operative District Scheme the Reserve is classified Recreation 4.

There is a Specified Departure operative on a parcel of land within the Reserve (88m2 being part Lot 7, Deposited Plan 85861, being a subdivision of Lot 7, Deposited Plan 47429 Block VI, Otahuhu Survey District, Part Certificate of Title 1908/5) being the area occupied by the Otahuhu United Association Football Club.

1.5 History and acquisition

1.5.1 Mt Richmond Domain

It is thought that Mt Richmond was named by Sir George Grey, who chose the name Richmond after the major who selected the site for the pensioner village in the late 1840s. It was also known at one time as Hamlins Mountain after a settler who secured a large grant of land in the district, but whose name has now been transferred to a hill north of Westfield.

A Maori name associated with the mountain is O-Tahuhu, the personal name of a leader of one of the canoes of the big fleet who settled thereabouts in 1350AD.

Mt Richmond became a Reserve in 1875. It was granted to the Superintendent of the Province of Auckland under the Public Reserves Act 1854 as a Gravel and Spring Reserve.

A Domain Board was formed to control and administer the Reserve. Control of the Mt Richmond Domain was transferred from members of the Domain Board to the Mt Wellington Borough

Council which became the Domain Board as such in 1966. The Council has controlled and administered the Domain to this date.

Quarrying in the vicinity began in 1870 and was controlled by the Mt Wellington Roads Board. The majority of scoria removed from Mt Richmond was used by the Mt Wellington and Otahuhu Road Boards. All proceeds from the sale of quarried material went back into the development of Mt Richmond Domain. Quarrying ceased in 1960.

In 1909 Rev. H. Mason, Vicar of the Otahuhu Anglican Church from 1905 – 1925 located a prolific underground water supply on the Mt Richmond Domain. The Otahuhu Road Board called for tenders for lowering a bore but as the prices received were considered to be too high, mainly owing to the uncertainty in the minds of the tenders as to the quality of the country that would be encountered, it was decided to sink a shaft. After going down 20 feet an abundant supply was obtained and an analysis proved that the quality was satisfactory. The next step was to raising of a loan to install a water and storage supply. Out of the loan money the water tower was built, a pumping plant purchased and sewer and water mains laid. Pumping was commenced from the well on 12 February 1912 – a large crowd attended the official opening. The supply was used up until the late 1950's. The older water tower was demolished in 1961 and the existing one is no longer in use.

1.5.2 Bert Henham Park

In April of 1958, it was decided at a Mt Wellington Borough Council Parks and Recreation Committee meeting that the stage had been reached for the provision of recreation facilities at the southern end of the Borough. An area adjacent Mt Richmond Domain owned by Taniwha Products Ltd was looked at. At that stage the existing town plan had the area shown as a future recreation Reserve.

In May of 1958, initial planning for the development of the Reserve included two full size rugby fields, two bowling greens, five or six tennis courts, together with pavilions and the retention of a substantial portion of the present embankment for terracing an area fronting the Mt Wellington Highway for five or six residential sections.

On the 30th June 1958, Taniwha Products advised Council they were prepared to sell the property. In June 1959, the Reserve was acquired at a price of 11,000 pounds. A name for the Reserve, Taniwha Park, was suggested but Council decided on the name Richmond Park relation to the history of the adjoining Mt Richmond Domain.

In April of 1960, a start was made on the construction of the Reserve. The area was stripped and reformed. In general, the area was peat of varying depths. By February 1961, earthworks for the park formation and storm water drainage were almost completed. In April of 1961, the park was levelled and sown in grass. Work on the construction of the bowling green began. In October of 1961, the park was made available for the general use of the community which was not inclusive of organised sport. It was not until 1963 season that Richmond Park became available for organised sports.

The park is now known as Bert Henham Park. This name was suggested in August of 1978 out of appreciation for the service given to the people of Mt Wellington by the said person. The name change was confirmed on the 28 November 1978 by Council.

1.5.3 Maori history

For a more specific account of the Maori history associated with Mt Richmond reference should be made to “*Maori Occupation of the Otahuhu District up to 1840*” - Agnes Sullivan - NZ Historic Places Trust Auckland 1986/12.

1.6 Quarries

Two areas were quarried in the Mt Richmond Domain. The first in the region of the Northern Sports Car Club and the second behind where the Mt Richmond small bore rifle club is now located.

1.7 Archaeology and geomorphology

The Tamaki City Council which in prehistoric and early historic remains. The area was of strategic importance in prehistoric and early times, lying on the major route to the south from the Hauraki Gulf and Northland, encompassing two of the three traditional portages across the Tamaki Isthmus.

Among the recorded archaeological sites, the best known are terraced volcanic cones. These are pa sites with earthwork defences around and inside the cones, and gardens on the lower slopes and land surrounding the cones.

The whole of Mt Richmond is a recorded New Zealand Archaeological site and is designated as such on the District scheme. Any works on Reserves, including tree planting should comply with the requirements of the scheme. As an archaeological site the Reserve has a great potential use as an educational and historical resource.

The cone pa called Otahuhu (Mt Richmond) is in a poor general state of repair archaeologically speaking but still has much interest remaining.

Mt Richmond is a “castle and moat” volcano in which the scoria mount (castle) lies against one wall of the moat. The explosion crater is vast. Although the scoria mound has been much altered by both Pakeha and Maori, sufficient remains to indicate that following the explosive eruption which formed the crater and its encircling tuff-ring, fire-fountain occurred from numerous vents. The result was a coalescing cluster of cones and craters of small size but of considerable complexity. Little of any lava was extruded as flows and none appears to have escaped through the tuff rim. To the east of Mt Richmond are the McLennan Hills small cones also in a larger explosion crater which produced much lava in flows towards both the Manukau Harbour and Tamaki River. It is likely that Mt Richmond is the younger of the two volcanoes, since a lava flow from McLennan Hills is covered by tuff from Mt Richmond. These two volcanoes, together with Sturges Park at Otahuhu form a dam separating the waters of the Waitemata and Manukau Harbours.

There are four areas of archaeological significance. These are shown on Figure 3.

1.8 Description and use

At present six clubs use Mt Richmond Domain or Bert Henham Park.

- Otahuhu United Ruby Football Club lease an area in the south western corner of Mt Richmond Domain, where they have built toilet and changing facilities. They use the rugby field development in the Reserve for sanctioned rugby union games and training.
- The Northern Sports Car Club have club rooms on Mt Richmond Domain. In the past the ring road has been incorporated into rally events.

- The Mt Richmond Rifle Club occupy an area in the north western portion of Mt Richmond Domain. They conduct their activities within their building.
- The Otahuhu united Association Football Club is the newest club using Bert Henham Park. It occupies an area at the southern end of the Reserve. They have a clubhouse, parking area and one playing field available for their use.
- The Otahuhu Rugby League Club occupies fully serviced clubrooms at the northern corner of Bert Henham Park. Affiliated to the League Club is a softball club. Both codes use the one playing field that is adjacent to the clubrooms.
- The other Club occupying Bert Henham Park is the Mt Richmond Bowling Club. They allow the Mt Richmond Woman's Bowling Club the use of their facilities. These include two bowling greens, plus clubrooms and equipment and storage rooms.

2.0 Objectives

2.1 Function

To preserve and manage both Mt Richmond Domain and Bert Henham Park for both passive and active recreation and for the overall enjoyment and pleasure of the general public.

2.2 Use

To encourage the maximum utilisation of the existing facilities and amenities. To add such other structures and amenities if found to be warranted, providing these can be integrated into the surroundings.

2.3 Conservation

To conserve and enhance the landscape by planting, landscaping, effective management, proper control and other such measures which may be necessary to ensure a pleasant setting in harmony with the environment.

3.0 Policies

3.1 Development

Future plans for the development of Mt Richmond and Bert Henham Park include;

- i The recent purchase of land by Council to the south of Mt Richmond Domain is to be rezoned Recreation 4. This will allow the development of one full sized field as well as relatively large training area. Changing rooms toilets and lighting for this area could be provided in the future if needed.
- ii Access to Mt Richmond Domain will be improved by widening to two lanes the entrance to the Reserve at the existing Bowling Club entrance on the Mt Wellington Highway. The other entrance on the sharp bend of the Mt Wellington Highway will be altered to most likely an exit only.

Council has recently upgraded the entrance to Mt Richmond Domain from Great South Road.

- iii The Council will plant and improve the Reserve to ensure maximum pleasantness of the area to the best possible advantage and public safety. It will also ensure as far as practicable, that development will not detrimentally effect existing natural features and character of the area.

Mt Richmond Reserve presently accommodates approximately 500 medium to large trees, of an average age of approximately 80 years. This number is made up of approximately 75 different species, both native and exotic. A large number of these trees are in very poor condition and it is intended that these be either removed or pruned, and replace where appropriate.

A detailed inventory of all trees present including condition and proposed remedial work is presently being carried out.

- iv Play equipment or the development of an adventure type playground and picnic tables will be proposed in an area close to the proposed new car park on the land between the League Club and Boxing Club. The Council will provide and maintain adequate litter bins in areas that are in use frequently such as car parks and fields.
- v In association with the Historic places Trust information signs regarding the history relating to the Mountain and its occupancy shall be placed at suitable locations.
- vi If the opportunity arises, access should be provided through the old Hellaby land to the north.

3.2 Clubs

At present two clubs are domiciled on Mt Richmond Domain and one club has use of a field on the Reserve, these being the Mt Richmond Rifle Club, the Northern Sports Car Club and the Otahuhu United Rugby Football Club respectively. Otahuhu United Association Football Club, the Otahuhu Rovers Rugby League Club and the Mt Richmond Bowling Club are all based at Bert Henham Park.

(a) Northern Sports Car Club

The Club was formed in 1943 by Vernon Clarke who was the first president. The first committee comprised of three members. When the clubrooms were built in 1972 the committee comprised of 12 members. The clubrooms were financed by club funds and debentures. Before the clubrooms the Club possessed a caravan which was towed from event to event. The Club has in the past used the playing field for car gymkhanas. They have also utilised the ring road for time trials for rally events which have been part of the National Series of rallies in New Zealand.

The Club has recently converted their existing parking area into a maintenance race track, while still utilising it as a carpark.

Planned future facilities involve internal alterations to the existing building. The Club would also like to see the formed area surrounding the clubrooms kerbed, surfaced and planting done to enhance the environment.

The permit to occupy agreement between the Mt Wellington Borough Council and the Northern Sports Car Club became operative in 1972. The club's term is for 21 years at which time a new lease is to be considered under the terms of the Reserves Act 1977 Section 54.

(b) Mt Richmond Rifle Club

The Mt Richmond Rifle Club was formed back in 1934 and was originally known as the Tamaki Small Bore Rifle Club and later as the Mt Richmond Small Bore Rifle Club. The name was again

change in 1988 to its present one. Permission was granted by Council for the Club to develop their site on Mt Richmond in 1970. The clubrooms were opened on the 16th November 1971.

The Club has, since the original building, added extensions to their social and air rifle facilities in 1983.

The Club has an existing permit to occupy which became operative on the 1st April 1968. It is for 21 years and on expiry a new agreement is to be considered under the terms of the Reserves Act 1977, Section 54.

At some stage in the future it would be proposed to upgrade and seal the Clubs carpark.

(c) Otahuhu United Rugby Football Club

This Club is based at Sturges Park in Otahuhu. Its association with the Mt Richmond Domain began in 1966 when they planned to build a training shed, club headquarters and dressing rooms. In 1968 they signed a lease for the building of changing rooms and conveniences and the use of the playing field. The field is basically used by grade teams playing in the Auckland Rugby Competition.

(d) Otahuhu United Association Football Club

Otahuhu United was formed in 1974 and had their first playing year in 1975. The Club applied for permission to build their clubrooms in 1977 on the park but due to zoning problems they were not built until 1980. The present clubrooms consist of a canteen, lounge, men's and women's showers and changing rooms. The Club has recently undergone extensions to increase its sealed, adequate floodlighting added for training and seating provided for spectators in the form of terracing. The Council sees these proposed facilities as desirable and reasonable and as such, considers they should be included in the Management Plan. The Club acquired a lease to occupy on the 5th June 1979. Its term is for 33 years.

(e) Otahuhu Rovers Rugby League Club

The Club was formed on the 10th May 1910, and the current facilities were opened at Bert Henham Park in 1969. The Club's original facilities included a hall, committee room, cafeteria, bar and toilets. Since then a new committee room caretaker's flat, lounge facilities, bar facilities and satellite dish have been added. Separate to this changing rooms, a canteen shop and public toilets have been built.

In the future the Club envisages expanding and upgrading its present facilities. This would encompass the provision of a training field and extra flood lighting.

As already explained under section 1.1, Council has purchased a block of land south of Mt Richmond and it is on this land that part of this development is planned. This will include an additional field being constructed. When the additional League field at Mt Richmond (Portage Road) is developed and available for use this shall be made available to Rugby and League for joint use unless agreement can be reached on Rugby using Sturges Park and League using the Portage Road field.

Council sees all these facilities as reasonable and desirable and as such, consider they should be included in the Management Plan. The Clubs existing permit to occupy expires in 1996 at which stage a new agreement under the Reserves Act 1977 Section 54 (1) (b) will be considered.

(f) Mt Richmond Bowling Club

The Club was formed on the 20th August 1962. It first became associated with Bert Henham Park on the same date, the park at that stage being known as Richmond Park. When the Club opened, their facilities consisted of a small pavilion with men's and women's toilets and a green. Since then a large pavilion which incorporates a bar, a soil shed, a tool and equipment shed and another green have been added.

The Club envisages an increase in membership and would like to increase the size of the existing pavilion. It would also like to add an outside toilet block by the No 2 green. It would like to develop parking facilities for the Club on Mt Richmond Domain which will come under the Management Plan. The Club has recently improved its appearance with the construction of a decorative block wall around the greens.

The Club has approved the use of all its facilities to the Mt Richmond Women's Bowling Club. It still retains full rights to the premises and facilities.

Council sees the proposed facilities as desirable and reasonable and as such, considers they should be included in the Management Plan. The Club's permits to occupy became operative in 1963. They have a term of one year with an annual right of renewal. In the near future a new agreement under the terms of the Reserves Act 1977 Section 54 (1) (b) will be sought.

3.3 Vehicle Control and Parking

There are two formed existing parking areas provided for on Mt Richmond Domain.

- (i) The Northern Sports Car Club has an area of approximately 1000 m sq. available for parking. The parking in this vicinity can get congested at times when the playing field is being used.
- (ii) The Mt Richmond Rifle Club has an area of approximately 420 m sq. available for parking. The area is not sealed. It is adequate for its present use.

There is no parking area set aside for people wishing to use or watch games on the rugby field. At present people are parking along the access road and the overflow is parking in the area occupied by the Northern Sports Car Club and along the verge area on the southern side of the road. This leads to congestion problems along the road and problems of enough parking space when there is more than one organisation using the Domain.

It is proposed that a parking area be developed on the northern side of the access road just inside the entrance to the Domain off the Great South Road. This will be an area of approximately 450 m sq.

A parking area is also proposed for the eastern side of the Domain, opposite the Mt Richmond Bowling Club which is situated on Bert Henham Park. This area is to provide parking for Clubs in the area for about 80 vehicles. This will require an area of approximately 2000 m sq.

There are three formed existing parking areas provided on Bert Henham Park.

- (i) The Otahuhu Rovers Rugby League Club has an area of approximately 500 m sq. The area is sealed but parking is at a premium when the Club is being used. Development of the area described between the Bowling Club and League Club will provide additional parking.
- (ii) The Mt Richmond Bowling Club has an area of approximately 700 m sq. This area is presently unsealed and over-taxed when the Club is in use.

Council proposed to seal this area and the proposed carpark on the adjoining Mt Richmond Domain will ease congestion.

- (iii) Otahuhu United Association Football Club has an unsealed area of approximately 250 m sq. At present, parking becomes congested very easily and overflows into the Bowling Club area.

With the provision for more parking space for the Bowling Club, an allowance will be made for the overflow from the Soccer Club into the Bowling Club area.

Where it is considered necessary any area shall be controlled with barriers and signs to prevent vehicle access to that specific area.

3.4 Public works and buildings (Mt Richmond Domain only)

This includes:

- (i) A reservoir. This is no longer in use.
- (ii) A water pump station.
- (iii) An old toilet block (stone) no longer in use - in the vicinity of the pump station.
- (iv) A cattle pen used by Council or Council's contractors - located by the Mt Richmond Rifle Club.
- (v) A storage shed located by the Pump House. It is no longer in use.

The policy in relation to these facilities is that if they are of no present or future use, they should be removed. No future public works or buildings other than a modern public toilet, are planned at this stage but those existing should be maintained to an acceptable standard.

Council is negotiating with the developer of the old Hellaby land to the north to provide a pond area on the Reserve for high intensity storms and also providing a method of controlling the water table on a long term basis.

3.5 Grazing

Grazing of the Domain has been carried out since the formation of the Reserve. The original Mt Richmond Domain Board leased the Reserve to private concerns to graze stock. The Mt Wellington Borough Council has grazed the Reserve itself in the past and has also leased grazing rights out. The Council intends to keep this policy depending on the needs of the Reserve.

3.6 Council facilities

This includes a public convenience building on the north eastern boundary of Bert Henham Park. This facility is at present boarded up and not in use. The St John Ambulance room is also located within this building. It was upgraded in 1983, but has not been used since that time, and is also boarded up. This building will be removed as part of the carpark development.

Council intends to upgrade toilet facilities for public using the Reserve by erecting a modern facility in a suitable location.

3.7 Utilisation

Figure 2 shows the proposed utilisation of both Mt Richmond Domain and Bert Henham Park.

Provision for the Otahuhu Rovers Rugby League Club and the Otahuhu United Association Football Club has been made at Seaside Park and is further outlined in the Seaside Park Management Plan.

When the additional League field at Mt Richmond (Portage Road) is developed and available for use this shall be made available to Rugby and League for joint use unless agreement can be reached on Rugby using Sturges Park and League using the Portage Road field.

Council considers the allocation of fields, greens and grounds to the various codes and groups in a fair one and caters adequately for the apparent demand.

3.8 Advertising and signs

The policy is to have a few signs as possible on the Reserves and those that are there to be kept in a neat and tidy condition. Advertising signs will only be allowed with the approval of Council and these will only be allowed where they do not infringe on the surrounding reserve and residential areas.

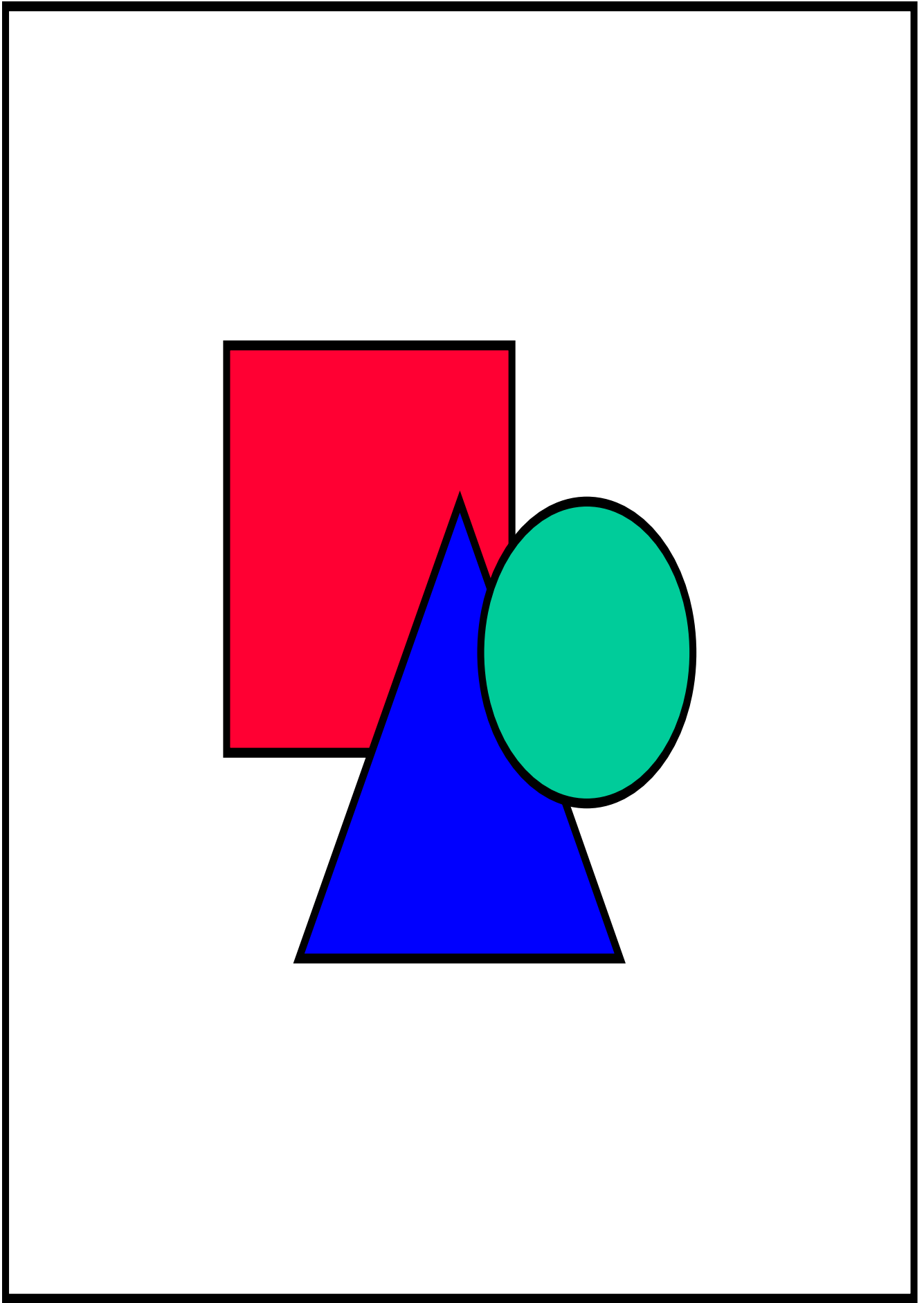


Figure 1 - Legal Description

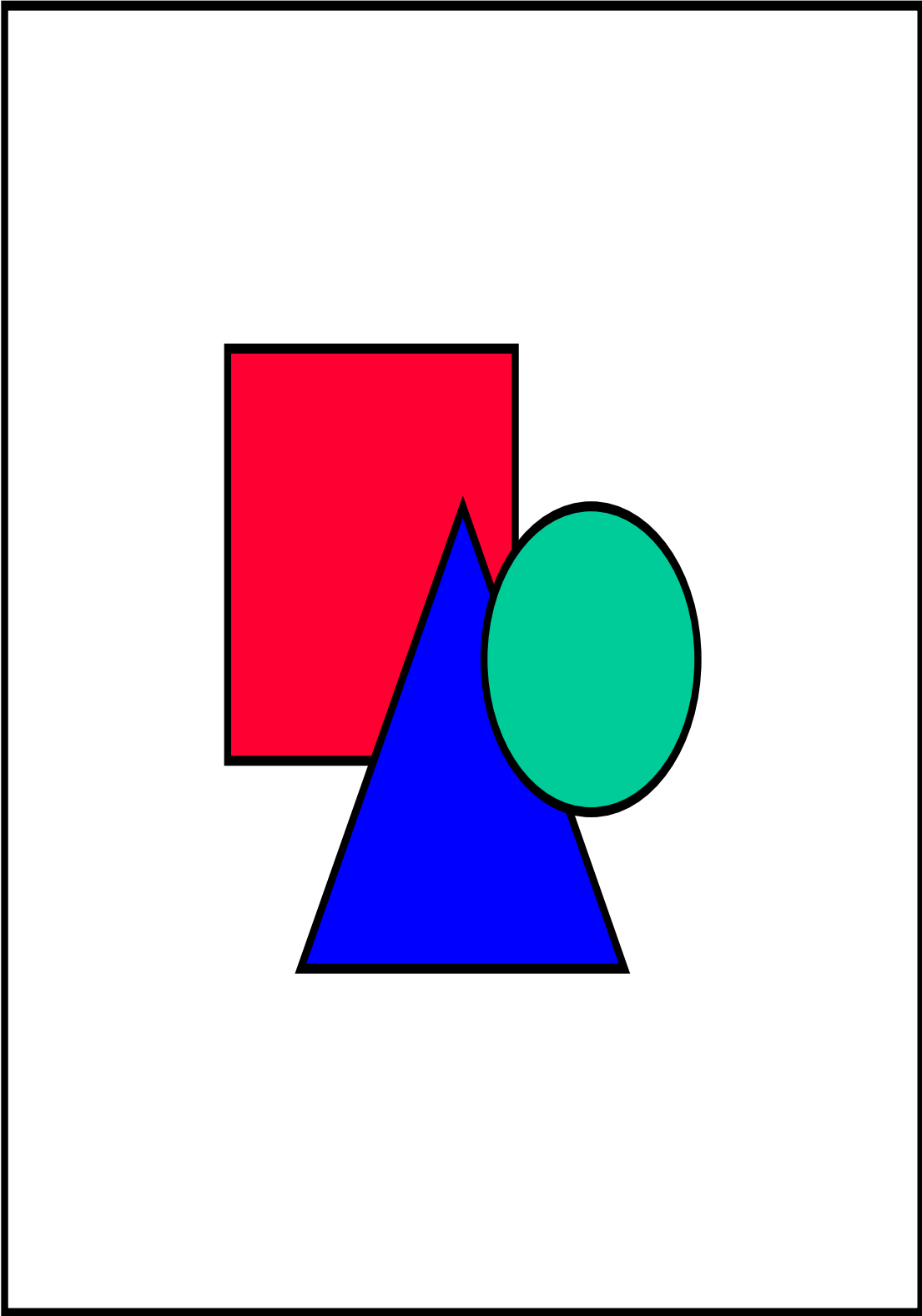


Figure 2. Utilisation Plan

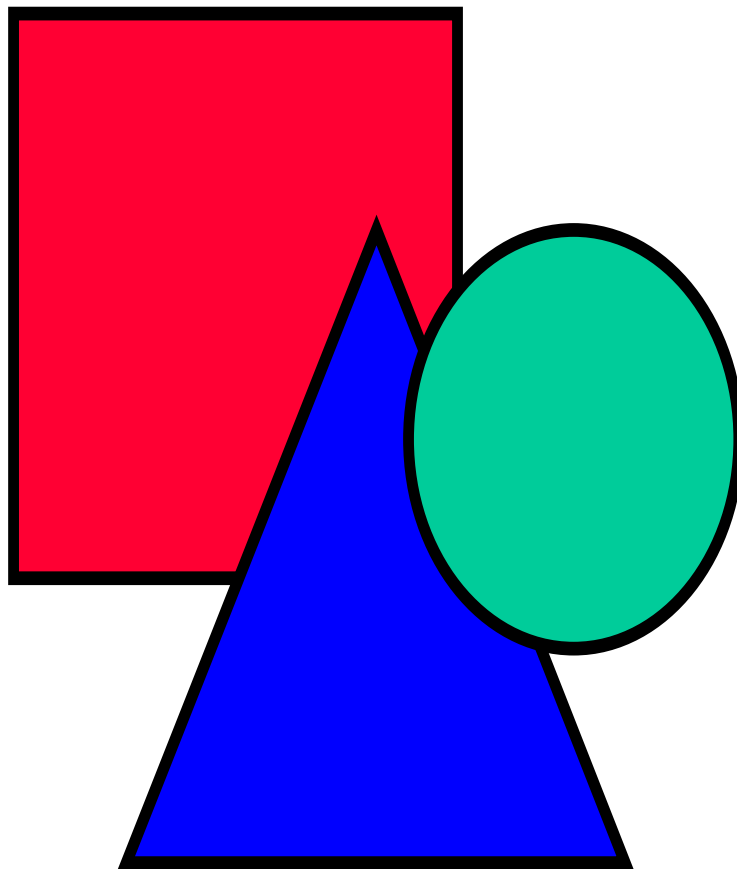


Figure 3. Otahuhu - Mt Richmond Plan

