

Churchill Park Management Plan
320-336 Riddell Road

Prepared for Auckland City Council by Isthmus Group Landscape Architects 1996.

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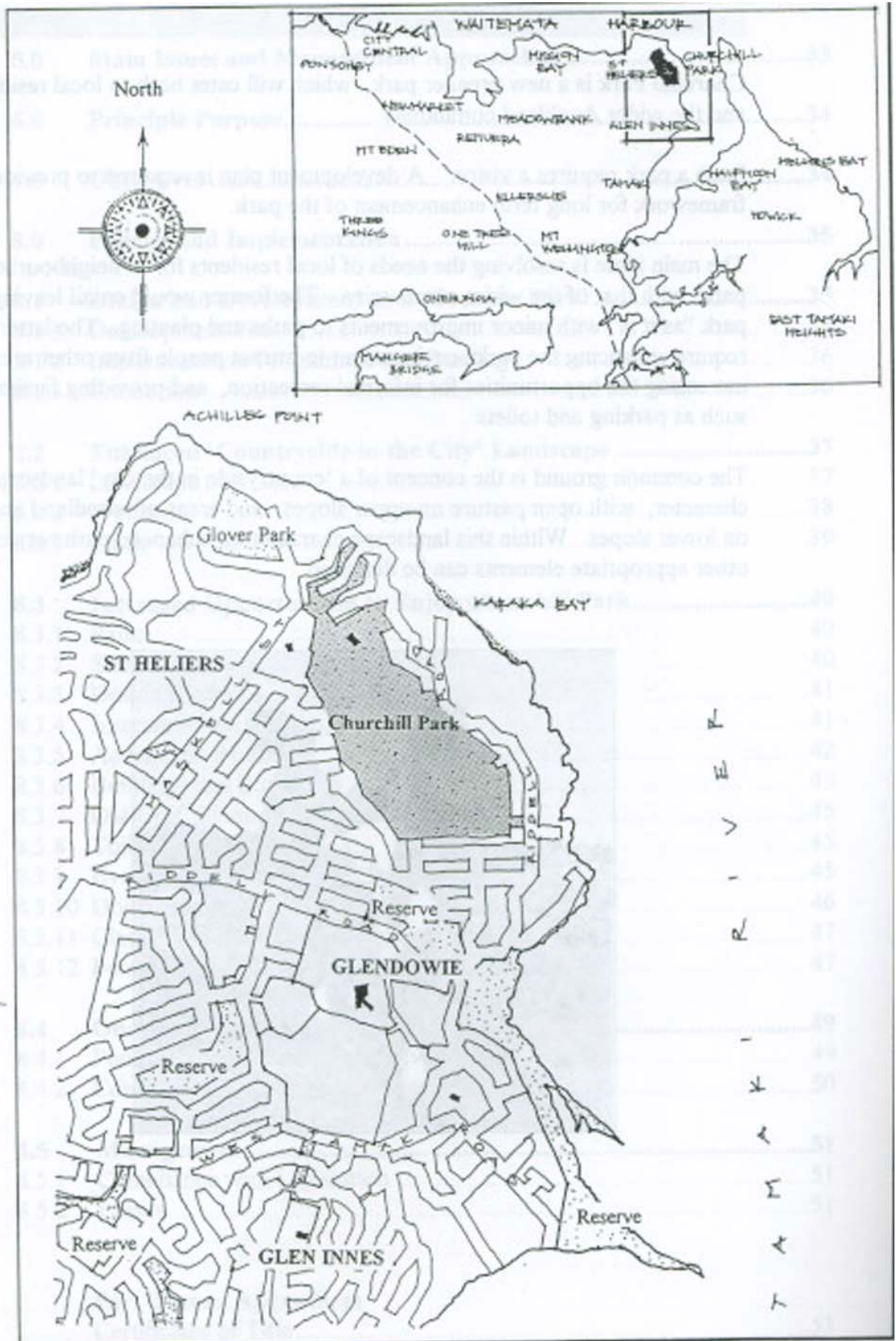
Executive summary

Churchill Park is a new premier park, which will cater both to local residents and the wider Auckland Community.

Such a park requires vision. A development plan is required to provide the framework for long term enhancement of the park.

The main issue is resolving the needs of local residents for a ‘neighbourhood park’ with that of the wider community. The former would entail leaving the park “as it is” with minor improvements to paths and planting. The latter would require enhancing the park environment to attract people from other areas, increasing the opportunities for informal recreation, and providing facilities such as parking and toilets.

The common ground is the concept of a ‘countryside in the city’ landscape character, with open pasture on upper slopes, and areas of woodland and bush on lower slopes. Within this landscape character an enhanced path network and other appropriate elements can be designed.



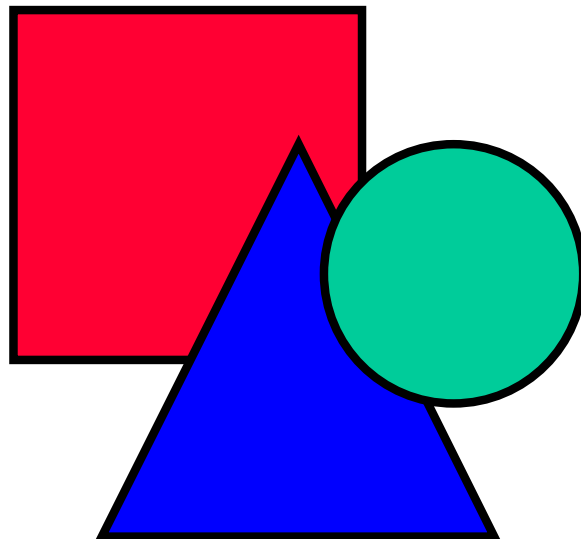
1.0 Introduction

1.1 Background information

Churchill Park is a 44ha reserve in Glendowie with a farmland character. It was brought by Auckland City Council about 1945 as a public park, but in subsequent years its purpose and future was not settled.

In 1995, however, Churchill Park was identified as a premier park. This elevates the park into one of the city's special parks, together with parks such as Cornwall Park, Auckland Domain, and the Tamaki Drive Reserves.

This provides the rare opportunity to outline a vision for the park's future. This is the first management plan completed for Churchill Park. It will be followed by Development Plan to guide its long term enhancement.



2.0 History

2.1 Pre European history

The history of Tamaki-makau-rau, the Auckland Isthmus, is characterised by interaction between many tribes. The Isthmus was a natural cross-roads with a regular passage of visitors. Its strategic location combined with its rich resources meant it was a strongly contested area.

Glendowie had particular importance as it commanded the inner Hauraki Gulf, and the entrance to the Tamaki river and routes south through the Otahuhu portage. There were headland pa on Te Pane o Horoiwi (Achilles Point), Te Papa a Tamatera (West Tamaki Head), and Taurere (above Karaka Bay), and an important settlement at Waiarohe (Karaka Bay).



A significant event in the history of the area was the passage of the Tainui canoe which was hosted by people living at nearby Waiarohe (Karaka Bay). Several of the crew chose to stay and settle in the area and these provided the basis of a Tainui lineage in the area. The Tangata Whenua of the Isthmus came to be the Waiohuria who maintained Tainui links.

In the mid eighteenth century the Ngati Whatua invaded the Isthmus from the Kaipara, defeated the Waiohuria, and became the dominant force on the Isthmus occupying in particular strategic sites at Orakei and Maungakiekie (One Tree Hill).

At around the same time the Ngati Paoa from Hauraki began settling the west bank of the Tamaki river and adjacent islands in the Gulf. Some histories record that this occupation was sanctioned or formalised by the gifting of the area to Ngati Paoa from Ngati Whatua as a means of cementing an alliance between the tribes.

In the late eighteenth and early nineteenth centuries the Auckland Isthmus was the scene of a sequence of battles involving both Ngati Whatua and Ngati Paoa and which eventually depopulated.

Ngati Paoa were involved in on-going battles with Ngapuhi from Northland. Important battles near Churchill Park took place at Te Whanake (Tahuna torea sandspit) and at Waiarohe (Karaka Bay). This sequence of hostilities culminated in 1818 and 1821 when Ngapuhi, who gained muskets, decimated the traditionally armed Ngati Paoa.

Ngati Paoa subsequently returned to Tamaki river area, and even carried out successful reprisals on Ngapuhi in the north. Nevertheless early European visitors record that by 1840 the area was largely abandoned and covered in reverting bracken, tutu and scrub.

On 9 July 1840 the Treaty of Waitangi was signed by local residents at Waiarohe (Karaka Bay). The land forming the centre of Auckland was sold to the Crown by Ngati Whatua on 20 October 1840.

Subsequently on 28 May 1840 the Kohimaramara Block, including the site of Churchill Park, was sold by 24 Ngati Paoa chiefs to the Crown. This block covers the eastern part of the Isthmus, from Mission Bay and Lake St John in the west to the Tamaki River in the east.

A recent archaeological survey of Churchill Park has revealed no evidence of pre- 1840 occupation. This is perhaps not surprising despite the strategic importance of the surrounding area. Churchill Park itself has poor soils and aspect which would not lend themselves to agriculture, the south-westerly aspect would not encourage dwellings, and the nearby headlands have much greater strategic significance.

See Appendix 4: *Archaeological Survey for Reserve Management Purposes*

2.2 History as Glendowie Farm

Following purchase of the Kohimaramara Block, the Crown subdivided the land into farm lots and sold it by a series of auctions. Churchill park lies within land that was bought by Thomas Bunbury and John Commons and William Mackenzie on 8 February 1845. These lots were sold shortly afterward to member of the Taylor family. The Taylor's bought extensive tracts of land in the eastern suburbs which were divided into three farms which they named Glen Orchard, Glen Innes

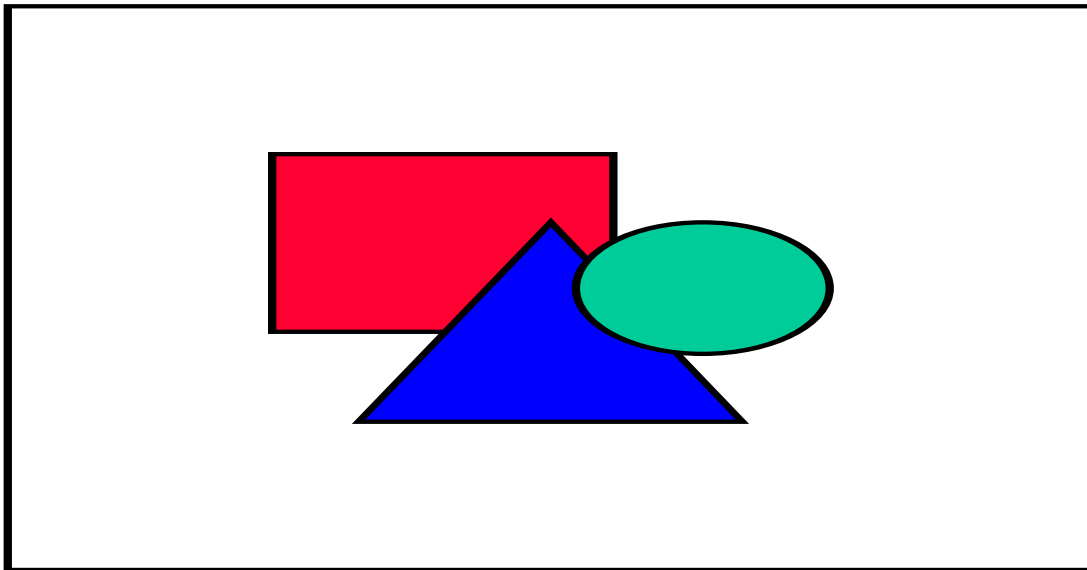
and Glendowie. Churchill Park lies within what was Glendowie which was farmed by Richard James Taylor.

'Glendowie' totalled 562 acres, extending from the coast to roughly Maskell Street in the west and Madeleine Avenue in the south. The farm included a two storey homestead built in 1849-1850. Richard Taylor farmed the land for 30 years until his death in 1881. It was then farmed by a succession of owners and leasers until 1922 when George Riddell bought the land and subdivided it into smaller farm lots.

2.3 History as Glendowie Golf Club

In 1923 the Glendowie Golf Club bought six of these small farm lots totalling 134 acres from George Riddell. The golf club was formerly the Kohimaramara Golf Club which was forced to re-locate because of plans by the Melanesian Trust to subdivide the site of their original links at Kohimaramara.

The club in turn subdivided a string of suburban sections along the frontages of its land onto Riddell Road in order to pay for course development and maintenance. A temporary club house was originally built at 480 Riddell road, and a permanent club house later built on the highest knoll on the property to take advantage of extensive views of the Waitemata and Hauraki Gulf.



The opening of the Golf Club was held on this knoll in 1925.

“Over 200 golfing enthusiasts and their friends were present at the official opening of the course which took place on the crest of the fill near the site of the proposed golf house overlooking Glendowie beach. The weather was perfect and the beautiful setting of the links won the admiration of all who saw it for the first time. The outlook was indeed a fair one and it seems certain that when the links reach their final stage of perfection, they will achieve wide popularity”.

However the subsequent history of the links was not a happy one. The course developed a reputation as a frustrating one to play and an expensive one to maintain. The club had difficulty retaining members and by 1935 was in financial difficulties.

The final straw for the club was the loss of members at the start of the Second World War. In 1940 the club sold the land to William Daly.

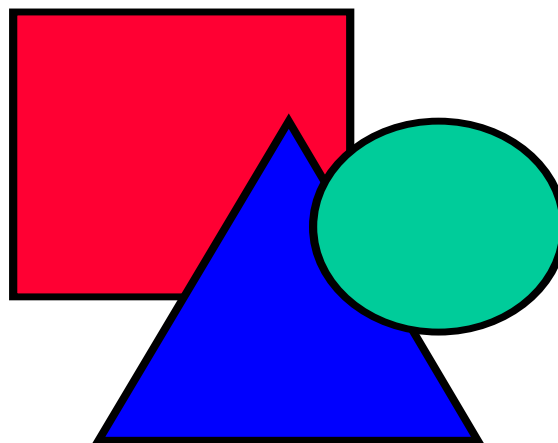
2.4 History as Churchill Park

In 1944 the land was bought by an Auckland Developer, Walter Castaing, who proposed to subdivide it into suburban sections. However his plans were thwarted by the Auckland City Council who thought it should be kept as reserve. Consequently in 1945 the Council compulsorily purchased the land under the Private Works Act for the purpose of a public reserve and named it “Churchill Park” after Winston Churchill.

Initially it appears the Council envisaged a nursery and botanic gardens on part of the site along with sports facilities. However after using part of the site as a nursery until the late 1950’s, both the nursery and botanic gardens idea were abandoned because of the poor soil, poor drainage, and south-westerly aspect. Proposals for sports fields and a public golf course were also abandoned because of site difficulties.

Also during the 1950’s works were carried out in the northern part of Churchill park (in the amphitheatre immediately north-west of Churchill Park school) in preparation for building a tunnel to Brown’s Island as part of the proposed Auckland Sewerage scheme. The scheme was later abandoned in favour of the Manukau scheme. However the earthworks remain.

Management of the park drifted, perhaps because of lack of a purpose or vision. Eventually in 1959 the Council proposed to subdivide 65 acres of the higher parts of the park. It was intended to leave the lower valley as a ‘neighbourhood park’.



This resulted in the first of a series of conflicts between Auckland City Council, which planned to subdivide the park, and community groups opposed to such plans.

The 'Preserve Churchill Park' Committee was formed, a public meeting held, and deputations made to Council. The opposition led to the Council shelving its plans.

In 1961 the Council resurrected the proposal (modified to 58 acres). Again there was opposition from residents and again the subdivision plans were shelved.

Finally in 1964 the Council resolved to proceed with the proposal and approved plans to subdivide 65 acres of Churchill park. A group of Glendowie residents appealed this decision to the Town and Country Planning Appeal Board but lost the appeal. The Council completed the plans and revoked the reserve status for 54 acres in 1968. However to implement the development the council needed to raise a loan.

A second residents' group, the "Save Churchill Park" Committee was formed in 1969. This group organised a campaign against subdivision of the site involving public meetings, deputations to Council, an alternative plan for the park, and most importantly a petition of more than the 5% of residents required to force Council to hold a poll on the loan.

In the end this tactic was successful. The Council held a poll on its proposal to raise the loan which was defeated.

Once again the future of the park was put on hold. Then in 1978 the proposed District Plan showed a re-zoning of parts of the park adjacent to Riddell Road from reserve to residential.

An objection to the re-zoning was lodged by residents and subsequently appealed to the Planning Tribunal. This time the residents group won their appeal.

However management of the park continued to drift. In October 1988 a public meeting was held to discuss the future of Churchill Park and a third residents' group formed; the "Friends of Churchill Park". A deputation from the group to council in September 1989 requested:

- i the legal re-gazetting as a reserve under the Reserves Act 1977 those parts of the park which had their reserve status revoked in 1968
- ii a commitment from Council to prepare either a management plan or development plan for the whole park
- iii a commitment from council to progressive implementation of a plan for the park

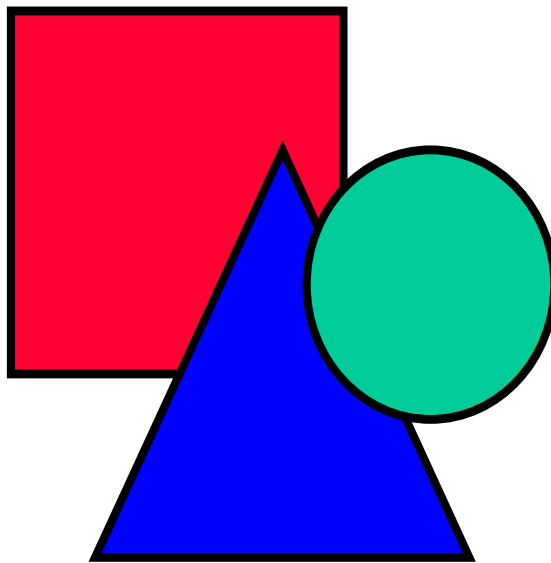
As a result of this deputation Council resolved to formally reserve all of Churchill Park and this notified in the NZ Gazette in 1991.

In 1995 Council identified Churchill Park as one of Auckland's 'premier parks'. Steps were taken to prepare a Management Plan and a Development Plan for the park.

3.0 Description of Churchill Park

3.1 Topography

Churchill Park is essentially a south-west hillside. It falls from just below the crest of a long flat ridge-line (followed by Riddell Road) to a stream which flows along the bottom boundary of the park. The hillside is given relief on its lower slopes by 5 tributary water courses and minor intervening spurs. The stream, sometimes referred to as 'Glendowie Stream', drains most of the Glendowie area. It enters the Tamaki river just north of Tahuna Torea.



3.2 Soils

The underlying geology is the East Coast Bays formation of the Waitemata Group, usually known as Waitemata Sandstone⁷.

Over much of the site there are also thin coverings of volcanic material. This includes Pleistocene pumiceous silt deposits which cover the lower slopes in a broad band parallel to the stream, and small areas in two corners of the site which have a covering of tuff from volcanoes at Glover's park and Taylor's hill.

The resultant sub-soils are heavy clays with a pan and thin top soil. The soils are poor draining and have relatively low fertility.

3.3 Natural vegetation

The site was cleared of natural vegetation in the past, with no apparent remnants of the original over.

By 1840 the Auckland Isthmus had been regularly cleared of forest and contained a mixture of shrub-land, bracken and regenerating pockets of forest. This in turn was largely cleared for pasture.

However the prehuman vegetation can be inferred by comparison with remnants on similar sites. Factors which would influence the forest type in Churchill Park would be the clay soils, south-west aspect, and degree of coastal influence.

The dominant vegetation on the inland clay soils of the Auckland Isthmus was a mixed kauri/podocarp/broadleaf forest. This would include such trees as kauri (*Agathus australis*) and tanekaha (*Phyllocladus glaucus*) especially on ridges, and stands of kahikatea (*Dacrycarpus dacrydioides*) especially in wet areas on the lower slopes. Other likely trees on the slopes would include totara (*podocarpus totara*), kanuka (*Kunzea ericoides*), manuka (*Leptospermum scoparia*), tawa (*Beilschmiedia tawa*) and perhaps fuchsia (*Fuchsia excorticata*).

While Churchill Park is close to the coast it is also sheltered by the Riddell Road ridge-line which would limit direct coastal influences. However typical coastal forest species that might have been expected included karaka (*Sophora tetraptera*). Others that were possibly present near the stream include nikau (*Rhopalostylis sapida*), whau (*Entelea arborescens*), titoki (*Alectryon excelsum*), tarire (*Beilschmiedia taraire*) and puriri (*Vitex lucnes*).

3.4 Human induced vegetation

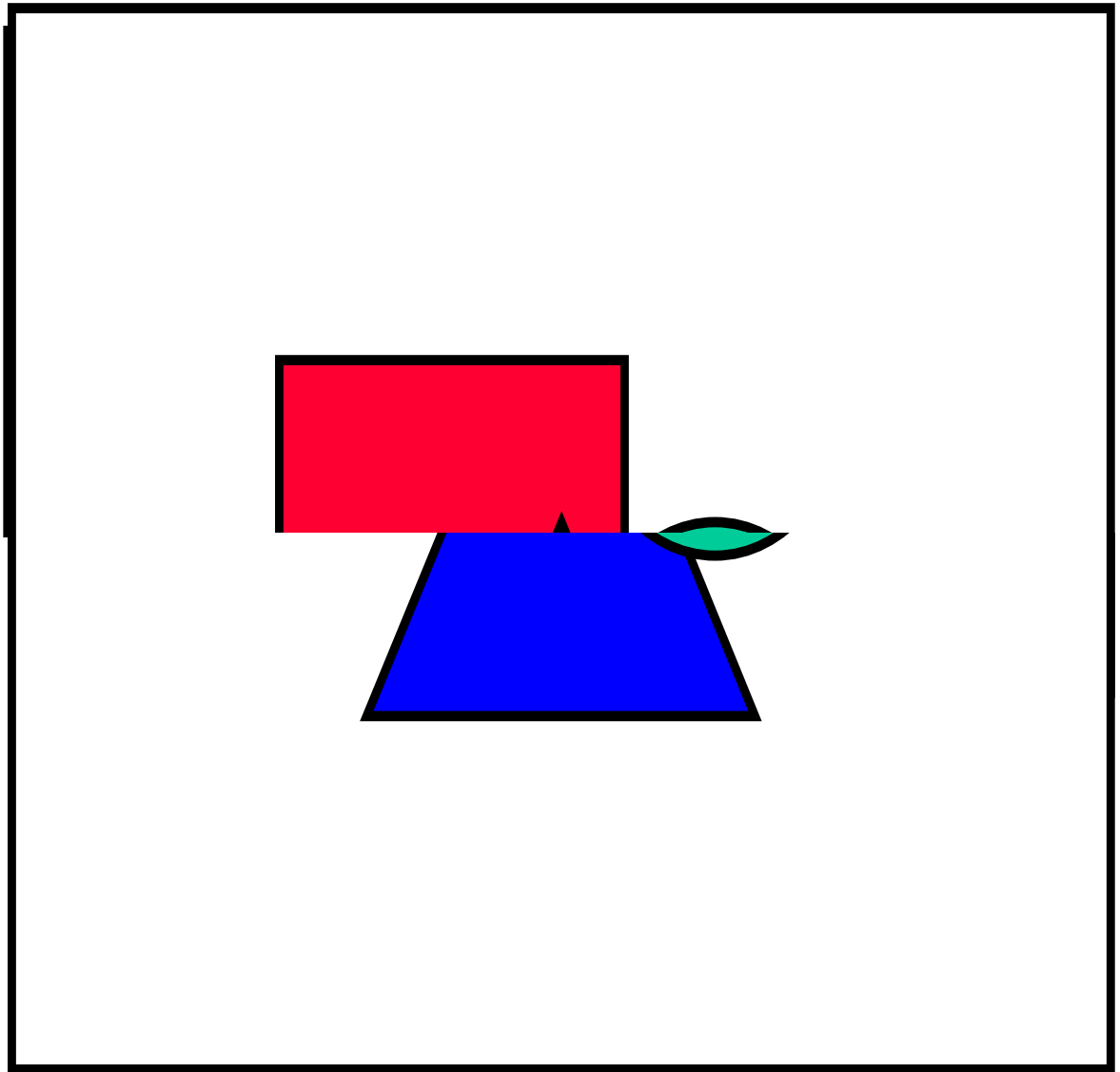
The main existing vegetation is the pasture which covers most of the park.

The dominant trees are stands of pines (*Pinus radiata*) and macrocarpa (*Cupressus macrocarpa*). These are estimated to be 60-70 years old and were apparently planted as part of the golf course in the 1920's.

Pines create a strong wall along the south-western boundary of the site, and also screen Churchill Park School from the bulk of the park. An arborists report in 1989 found that most of the trees were healthy and safe and could be expected to exist for "a further 20-60 years with a gradual rate of mortality and instability" (*Churchill Park Woodlot Assessment, PW Langston, Ministry of Forestry*)

Another striking feature are old hedge rows of 'Acmenas'/'Monkey Apples' (*Eugenia smithii*) (*syn Acmena smithii*) and lombardy poplars (*Populus nigra*). These were planted as part of the nursery set

up by the Auckland City Council in the late 1940's. They were planted very closely and have formed strong 'walls' within the park.



Some amenity planting has been carried out over the years. This includes parkland tree specimens and areas of native bush planting.

Parkland trees include liquidamber (*Liquidamber styraciflua*), pin oak (*Quercus palustris*), plane (*Platanus orientalis*), magnolia (*Magnolia gradiflora*) and Lawsons cypress (*Cupressus lawsoniana*). Some of these appear to have been planted in the south-east corner of the park as the first stage of the envisaged Botanic Gardens.

Native planting has been carried out in gullies on lower slopes of the park and under the pine trees. These areas have been fenced off from grazing. In the gullies the planting is becoming well established. However the planting beneath the pines has been unsuccessful and weed species such as gorse, privet, and woolly nightshade are becoming established. Species include five finger, mahoe,

karamu, pittosporums (*Pittosporum eugenioides* and *P. tenuifolium*), whau, cabbage tree, manuka, and red matipo.



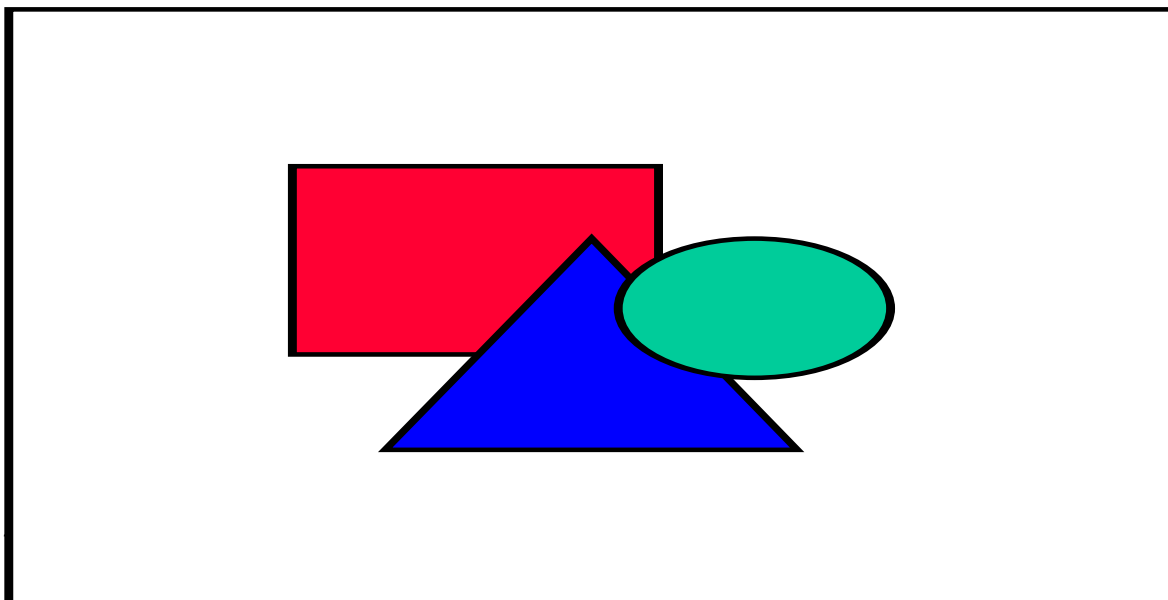
3.5 Stream

The stream forms the boundary with residential properties west of the park. It is piped downstream of the site beneath Glendowie Park before emerging in Roberta Reserve and discharging into the Tamaki River.

The main vegetation is a canopy of willow (*salix* sp). Beneath this is a dense understorey of weeds including ginger, nasturtium, wandering willy, bamboo and calocasia. An avenue of Phoenix Palms is growing amongst other weed species adjacent to the stream below Churchill Park School. The condition of the opposite bank covers a wide range dependent on the approach of different property owners. In some places mown lawn is maintained, in others either amenity planting is maintained, while in other areas weeds dominate.

Some native planting has been carried out within the park in areas adjacent to the stream. This includes karaka, flax, copromsa, tree ferns, tecomanthe, cabbage tree, mahoe, kowhai and kahikatea.

There is an opportunity to restore the stream to a more natural condition by removing the willow and establishing native streamside vegetation. The full realisation of this, however, would depend on similar action by residents on the opposite bank.



There is also the opportunity to create stormwater quality improvement ponds in the main stream and adjacent gullies. This would need to be co-ordinated with an overall catchment management plan.

3.6 Wildlife

The park provides a range of modified habitats. The pasture and pine trees support common introduced birds including finches, starlings, skylarks, blackbirds, thrushes, sparrows, blue herons and magpies, along with fantails and silver eyes. Pheasants have been noted. The planted native bush areas provide food sources which will become increasingly valuable as the plants mature. A range of birds is also seen in the stream area including pukeko and ducks.

There is potential for Churchill Park to support a wider variety of wildlife with greater diversity and enrichment of habitat. In particular this might include greater wetland areas and enhanced native bush areas.

Wildlife habitat in the vicinity worth noting include Tahuna Torea, the planted bush at Dingle Dell, and perhaps even the planned wildlife reserve on Motutapu. Churchill Park has the potential to act as a 'stepping stone' to birds from these areas.

3.7 Landscape

The landscape qualities of the site are straightforward. The stream and lower slopes offer an enclosed experience although houses on the west bank of the stream reduce the sense of a natural retreat), while the upper slopes offer an experience with wide views to the south and west.



Figure 12: Open Views from upper slopes: View to the south toward Taylor's Hill and Mount Wellington



Figure 13: The enclosed landscape along the stream contrasts with the views and open landscape of the upper slopes.

There is potential to maintain and enhance this contrast of experience between inward looking landscapes in the lower areas and outward looking landscape in the upper areas.

Unfortunately views to the north and east are screened by housing on the park's long north-eastern boundary.

The one exception is the knoll occupied by the old golf clubhouse building. This knoll has potential 360° views. It gives viewers a much clearer appreciation of the landscape context of the area, in particular the strategic significance of the Glendowie area to pre-European Maori. It provides views up the Rangitoto channel to the north along the Tamaki River to the south, through Motuhie channel to the east, and potentially up the Waitemata to the west. It provides a very picturesque view of Browns Island, and views of Rangitoto and the other islands of the inner gulf.



Figure 14 Glimpse of Views over Hauraki Gulf from top knoll



Figure 15 Views from top knoll to south-east along Tamaki River

3.8 Access

Poor access is one of the drawbacks for Churchill Park. The subdivision of road frontages has resulted in access being reduced to mostly ends of streets and ‘spare sections’. It has been described as “essentially a large rear lot” (Dunlop 1989). The only significant street frontage is a 130 metre strip on Riddell Road south of no. 338.

Access points are:

- i the ‘main’ street frontage on Riddell Road
- ii Cul-de-sac ends of Forfar Road, Athlone Road, Evesham Avenue, Bay Road and Kinsale Avenue
- iii Vacant sections at ‘246’ Riddell Road, 25 Chelmsford Avenue (opposite end of Shrewsbury Avenue).
- iv ‘Alleyways’ off Abingdon Place, Karaka Park Place, Glen Oaks and Riddell Road.

The only vehicle access into the park is through the Kinsale Avenue entrance which gives access to the school, play-centre, and the Guide and Scout buildings. The volume and speed of traffic using this access has caused concern amongst residents in Kinsale Avenue.



Figure 16 Vehicle access to School and Community Facilities at end of Kinsale Avenue

The street frontage on Riddell Road is on a bend in the road which means particular consideration would need to be paid toward traffic safety in designing a vehicle entrance to the park at this point.

The park is distant to any motorway connection, and arterial road connections are rather circuitous. The two points are worth noting in terms of access:

- i The route to Churchill Park via Tamaki Drive, while circuitous, is one of the most attractive scenic and tourist drives in Auckland. While the natural destination is Achilles Point, it has been suggested that Churchill Park could be an alternative destination to an extension of this drive.
- ii Churchill Park is part of a 'greenprint' walkway from Point England through Tahuna Torea and on to Glover Park and St Heliers. At low tide there is also a recognisable circular route below the cliffs from St Heliers around to Tahuna Torea and back through Churchill Park. There is also a link to Karaka Bay via Peacock Street.

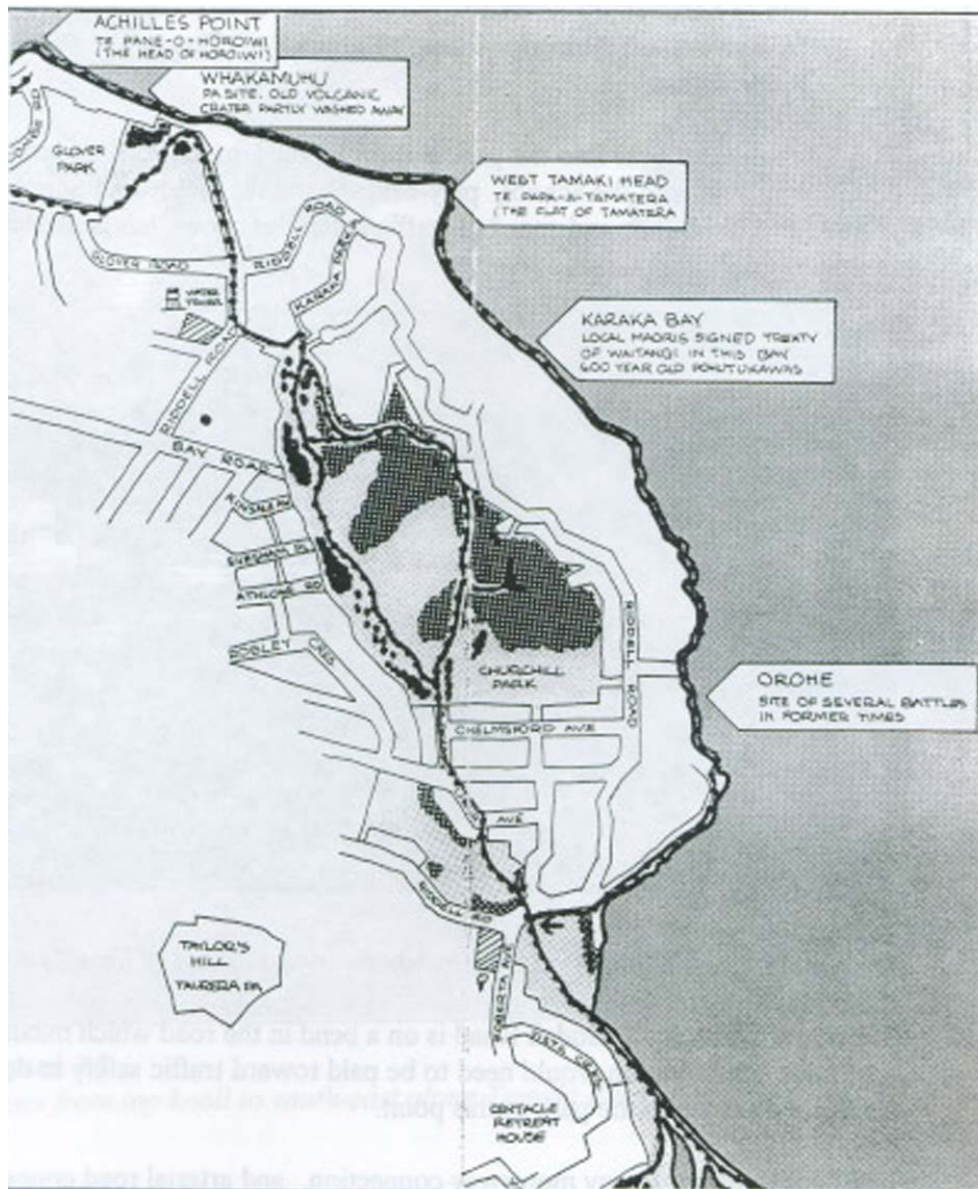


Figure 17 'Greenprint' Pt England-St Heliers Walkway Brochure

3.9 Design history

Despite its long history as a park, Churchill Park has never had a landscape development plan implemented. Any developments have occurred in an ad hoc way, however a number of visions for Churchill Park have been expressed.

The council originally bought the land because they felt it important that this part of the city should have a large open space for recreation. A report to the Council by Parks Superintendent at the time suggested the park lent itself to a botanic garden. Later schemes included playing fields and a public golf course.

Resident groups, however, have generally had a vision of a type of rural park in an English landscape style in the upper areas combined with a semi-wilderness in the lower area adjacent to the stream.

A pamphlet produced by the Save Churchill Park Committee in 1969 probably contains the most comprehensive statement on a design brief for the park.

“Development of the land in the usual sense of playing fields, play equipment and formal gardens is neither necessary nor desired for this land. Essentially the whole of the land should be maintained as an informal wooded park of rural character. The emphasis would be on a fully natural environment with the absolute minimum of development. This form of park is known overseas as ‘rural park’. This would not be merely another informal park but a unique example which as well as providing pleasure to citizens would be a development which would enhance Auckland’s position as a city of international significance.

The higher land (generally that proposed to subdivided) would remain as an open, natural countryside as possible. The present topography would be retained, existing trees preserved and complemented with suitable new trees. The existing ground cover would be cleared of gorse etc. and grazed with sheep. The lower land, mainly swamp and gullies, would be left in a completely natural state as a ‘wilderness’ area and a continued shelter for wild life. This area already harbours blue herons, quail, pheasants and other birds and is of unique educational value in the city.

The planting and initial care of the new trees would be undertaken by the large number of community organisations who have offered their services. After this initial period it would be more appropriate for Council to be responsible for maintenance but this will be minimal, as it is not in the nature of this type of park that it should be ‘tidy’. Gorse and noxious weed control and fence mending would be the main items of maintenance.

The fences would remain and a number of easily managed stiles provided at the numerous points where public access to the park is available. Car parking areas will be necessary as the popularity of the park becomes more established and sites are available near Bay Road, Forfar Road, and Riddell Road near Peacock Street. These sites would make the minimum intrusion into the park but care should be taken in their design to ensure that their effect on the natural character the park is negligible. No roads should pass through the park and all circulation would be by foot.

The park would be a final terminal to the Tamaki Drive which is one of Auckland’s most popular scenic drives. A tea kiosk could be provided near the old golf club-house site with commanding views of the Hauraki Gulf, Tamaki Estuary and the City. However, this possible development should only occur if it will not prejudice the park either functionally or aesthetically.

These proposals are not intended to define the only use that could be made of the park but they are intended to show that a rural park would be an appropriate and desirable use for the land and therefore even for this reason alone the whole of the land should be conserved for the future.”

3.10 Community buildings, sports facilities and leases

Since Churchill Park was created in 1945 areas have been sold around the perimeter and leases provided for community buildings on the park.

i) Guides and scouts

In 1946 and 1953 the Metropolitan Drainage Board acquired land in the north-west corner of the park in order to build a tunnel pipeline to Browns Island as part of the proposed sewage scheme for the city. When the Browns Island scheme was later abandoned most of the land was transferred back to Auckland City Council (in 1957). However parts of this land had meantime been leased to the Scouts and Guides.

Boy Scouts Association:
CT 1517/53
Lot 1, DP 44426
30382 Lease
Term 99 years from 1.11.57

Girl Guides Association
CT 1517/53
Lot 3, DP 44426
24402 Lease
Term 99 years from 1.11.57

ii) Playcentre

St Heliers/Glendowie Playcentre Association have occupied a building on the park near the Kinsale Avenue entrance. A lease is being prepared at present.

iii) Tennis club

Since the late 1950's the Glendowie Tennis Club has occupied part of Churchill Park on the southern boundary off the end of Forfar Avenue with tacit approval of Council but until recently without a formal lease. In 1986 a lease was publicly notified. No submissions were received, the lease was given ministerial approval in 1988, but was not executed. A lease has now been drawn up and executed.

iv) Churchill Park school

In 1962 8 acres were sold to the Education Department for Churchill Park School.



Figure 18 Glendowie Bowling Club

v) Bowling club

In 1964/1965 bowling greens were formed on the site of the old nursery off Chelmsford Avenue. In 1968 the Glendowie Bowling Club Inc. leased this land. Variations were made in 1981 (to include the third green north of the existing greens). The lease expired on 30 October 2013.

vi) Kindergarten

In 1995 the Churchill Park Kindergarten Establishment Committee were given resource consent to operate a kindergarten on the site of the old golf clubhouse. The Environment Court reversed the decision in October 1996.¹

¹ Decision No W146/96. Dated 18 October 1996

4.0 Management framework

4.1 Titles and administration

Churchill Park comprises 44.2628ha owned in fee simple by Auckland City Council. Titles listed in Appendix 1.

The land is classified 'Recreation Reserve' in accordance with the Reserves Act 1977, and the classification is notified in the NZ Gazette, 17 January 1991, pg 127, No. 5.

The park is administered by the Hobson/Eastern Area Parks Management of Auckland City under the guidance of Recreation and Community Services Committee.

4.2 Legislative framework

Churchill Park is managed in accordance with the following main acts and legal instruments:

- The Reserves Act 1977 and this management plan which is prepared under the Act.
- The Resource Management Act 1991, and instruments prepared under this Act including the Auckland District Plan (Isthmus Section). The park is zoned Open Space 2 (informal recreation) and Open Space 4 (Community) in the Proposed District Plan.
- Auckland City By-laws

4.3 Process for preparation of the management plan

In accordance with the requirements of the Reserves Act 1977 (s41), this Management Plan was prepared by the following process:

- Notification that a park Management Plan was to be prepared and a call for initial public submissions on the proposed plan.
- Preparation of a draft, following consultation with interested groups, appropriate iwi, and Auckland City parks staff. A survey of park users and residents was also undertaken as part of the public consultation.
- Draft forwarded to Community Board and then to Auckland City Recreation and Community Services Committee.
- Notification of the Draft Management Plan, together with a call for written submissions. A public meeting was held to explain the Plan and answer questions.
- Analysis of submission and recommendations for changes or modifications to the draft.
- Council committee hearing of submissions.
- Final management plan approved and publicly available
- The management plan is subject to continuous review as required.

4.4 Strategic plan for parks

The present Auckland strategic plan for parks – setting sail towards 2020, October 1993, outlines the future direction in the provision of recreation and parks. Goals of the strategic plan include:

- Emphasising quality

- Providing a network of open spaces
- Recognising cultural diversity in planning open space
- Protecting existing open space
- Making greater use of existing open space

The plan recognises several types of open space, each of which fulfils different roles. These include ‘neighbourhood parks’, ‘walkways’, ‘sportsfields’, ‘conservation areas’, ‘leisure complexes’, and ‘premier parks’.

Churchill Park was identified as a new premier park in 1995.

‘Premier Parks’ are defined as “parks which predominantly serve city-wide users and have more than a local use and significance”. They include Western Springs, Dove Myer Robinson, Maungawhau (Mt Eden), Auckland Domain, Albert Park, Cornwall Park/One Tree Hill Domain, Tamaki Drive Reserves, Symonds Street Cemetery, and Churchill Park.



Figure 19 One Tree Hill Domain: premier parks are defined as parks which have more than local use and significance

4.5 Iwi consultation

Mana Whenua is a consultative committee representing Tangata Whenua within Auckland City and comprising representatives of:

Hauraki Maori Trust Board

Huakina Development Trust

Kaerau A Maki

Ngaati Ta Ata

Ngai Tai Ki Tamaki Tribal Trust

Ngati Paoa Whanau O Orakei Maori Trust Board

Te Hao O Ngati Whatua

Te Runanga O Ngati Paoa

Mana Whenua were invited to provide historical information relevant to the park and advise the Council of any issues to be dealt with in the management plan. The park was visited with a representative from Mana Whenua on 30 October 1995.

The Mana Whenua Committee were also provided with the draft management plan for comment. Comments received have been incorporated in the plan.

4.6 Submissions

33 Submissions were received following notice of intention to prepare a management plan. These were all from Glendowie residents or organisations. A synopsis of each is included as Appendix 2: Synopsis of submissions to Management Plan.

The consistent theme through most submissions was that Churchill Park should remain ‘as it is’, as open space for passive recreation, with a ‘rural’ character, and with some wilderness area in the lower parts of the site. The cows were seen as an important part of the character. Improvements sought included upgraded paths and gates, better maintenance, and more tree planting (especially with a view to eventual replacements for the pines).

There were submissions against subdivision, commercial development, or further building.

Main issues:

‘Leave it as it is’	14
Bush or native planting (especially to attract birds) (esp gullies)	13
Retain cows	12
Rural character	10
Maintain better	8
Plant more trees	8
No more buildings or community facilities	8
Replace pine trees	7
Improve paths (and maintain)	6
No commercial developments	6
Public golf course	4
More paths (including special purpose tracks)	4
No residential (no further alienation)	4
No cars in park	3
Retain pines	2
No telephone transmitters	2
Retain dog exercising	2
Better seating	2
More car parks Kinsale Avenue (plus loop road and traffic control)	2
Better visual presence and access from Riddell Road	2
Open space for activities	2
More personal safety	2
Review Management Plan every 5 years	2
More signs, information, rubbish bins	2

4.7 Questionnaire surveys

4.7.1 Survey procedure

Three groups of people were surveyed by questionnaire:

1 ‘Park users’

As many as possible ‘Park Users’ were surveyed in Churchill Park on three days in December 1995; Wednesday 6 December, Saturday 10 December, and Sunday 11 December. 53 questionnaires were completed.

2 **‘Potential users’**

A similar number of people were also surveyed in other Premier parks in Auckland (56 completed questionnaires). Those surveyed came from throughout the Auckland region, including Manukau City, Waitakere City, and the North Shore.

3 **‘Local residents’**

A similar questionnaire was delivered to around 1200 houses in the vicinity of Churchill Park. Of these 610 were completed and returned.

4.7.2 Questionnaire results

A summary of the questionnaire results is included as Appendix 3. Several aspects of the survey results stand out.

- i) There is a high level of interest in the park amongst local residents.
- ii) On the other hand use of the park appears quite low. Much of the existing use is for exercising dogs or for walking in the early morning or evening. Most present users come from the immediate neighbourhood and walk to the park.
- iii) Of ‘potential users’ in other premier parks, nearly 75% had not heard of Churchill Park, and 85% had never been there. However more than half indicated they might visit the park.
- iv) The local community favours a minimum of facilities. ‘Potential users’ from other areas, however, favour some facilities such as car parking, toilets, playground and picnic facilities, although they also were strongly against commercial food outlets and community facilities.
- v) ‘Residents’ and ‘users’ are generally in favour of leaving Churchill Park ‘as it is’. By this is meant a pastoral landscape with areas of trees and a rural character. However these groups also favour better paths and maintenance, additional tree planting, and increased habitat. ‘Potential users’ likewise favour a rural character with trees, bush, and enhanced habitat.

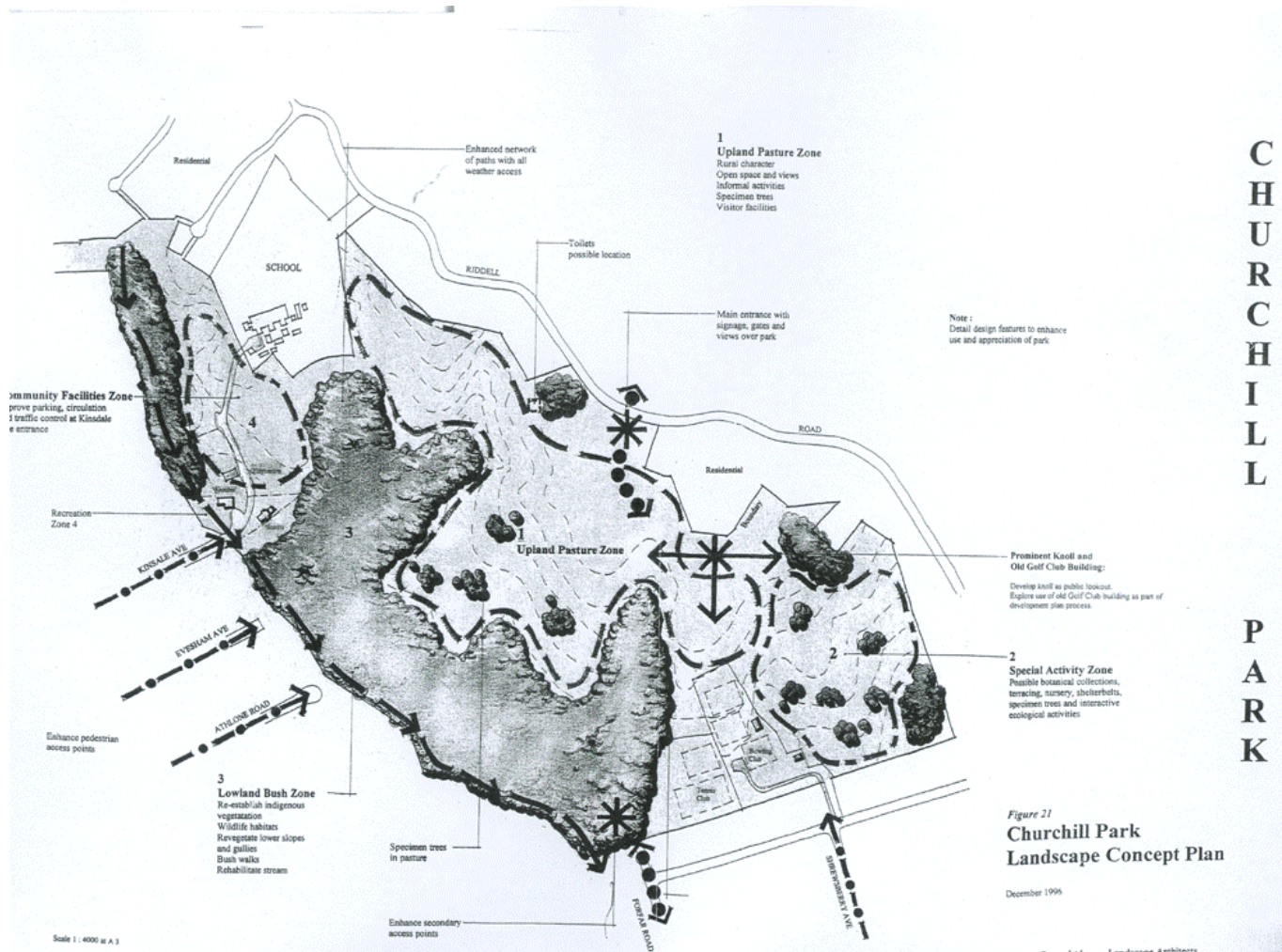


Figure 21 Churchill Park Landscape Concept Plan



Figure 22 An appropriate management approach is to enhance the 'countryside in the city' landscape character in a way that increases the recreation opportunities and levels of interest in the park.

5.0 Main issues and management approach

The central issue is to resolve the wishes of the local community, which would keep Churchill Park as a 'neighbourhood park', and the intention of the City Council to have the park as a premier park which would increase its use and value to people and the wider Auckland community.

The wishes of local residents would be met by maintaining the park in its present form, with some additional tree planting, enhanced habitat areas and improved paths and maintenance. There would be little or no facilities.

Having Churchill Park as a premier park, on the other hand, would require some facilities for users from outside the neighbourhood, such as better access, car parking, and toilets. It would also require enhancing the landscape to provide more opportunities for informal recreation.

The common ground between the two objectives is a landscape character of 'countryside in the city'. An appropriate management approach is to enhance this character in a way that increases the recreation opportunities. This would include a more extensive path network, more areas of woodland, re-establishment of native bush areas, enhanced wildlife habitat, restoration of the stream to a more natural state, and retention of open views – especially the key views from the highest knoll. Facilities appropriate for a premier park could be carefully designed to fit into this landscape framework in a way that did not compromise the landscape character. This is illustrated by the 'concept plan'.

6.0 Principle purpose

The principle purpose of Churchill Park is to provide informal recreation opportunities that will attract local users and the wider Auckland community.

A secondary purpose is to enhance the natural processes in the park.

7.0 Objectives

- 1 The design and progressive development of Churchill park as a premier park.
- 2 A ‘countryside in the city’ landscape character with more trees and areas of re-established indigenous plant communities and wildlife habitat.
- 3 Increased opportunities to enjoy Churchill Park in a variety of ways consistent with the character of the park.
- 4 On-going partnership between Council, Tangata Whenua and the community development in development of Churchill Park.
- 5 Provision of appropriate Council management for Churchill Park.

8.0 Policies and implementation

8.1 Objective 1

The design and progressive development of Churchill Park as a premier park.

Explanation

Churchill Park has been identified as a premier park intended to 'have more than a local use and significance'. Submitters opposing the premier park status were concerned that this included major development of the park. The Council considered that the park would remain as a city-wide park and that its rural character would be retained without major development.

Policy 1 - Development Plan

To design a development plan for gradual enhancement of Churchill Park with a 'countryside in the city' character.

Explanation

An overall vision of Development plan is required for gradual enhancement of the park.

Without such a plan the park will most likely continue to suffer from ad-hoc developments. Most leading parks have benefited from such a plan as the basis for their development.

The development plan should establish not only the physical design of the park, but also its underlying purpose or spirit.

A preliminary Concept Plan has been drawn for Churchill Park as the basis of a consultative design process.

Implementation

Design a Development Plan for Churchill Park including the following:

- i) A design which is consistent with this management plan and the 'countryside in the city' character.
- ii) Consultation with the community in the design process, including both local residents and potential users.
- iii) A design which responds strongly to the natural qualities and opportunities of the site.
- iv) A design that provides a variety of opportunities for informal recreation.

Policy 2 - Implementation programme and funding


To put in place a staged programme over a number of years to gradually enhance Churchill Park in accordance with a long term development plan.

Explanation

A definite programme with annual funding is necessary to ensure the development plan is carried out.

Implementation

Establish a programme to progressively implement the development plan over a number of years. Ensure annual funding is put in place to carry out the programme of works.

Policy 3 Promotion 

To promote Churchill Park to increase awareness of the park.

Explanation

Only 27% of surveyed users in other premier parks had heard of Churchill Park. Yet 57% indicated they might visit the park.

Implementation

Promote Churchill Park in a way that achieves increased awareness and use of the park. Promotion should promote appropriate use of the park in keeping with the level of facilities provided. Promote the Greenprint Pont England Walkway as part of the point to point walkway.

8.2 Objective 2


A ‘countryside in the city’ landscape character with additional tree planting and re-established indigenous plant communities and wildlife habitat.

Explanation

There is overwhelming support for the existing ‘rural’ or ‘countryside in the city’ landscape character.

This landscape character can be enhanced to increase the number of different areas within the park including open pasture, specimen shade trees, open woodland, native bush, stream side and wetland.

It can also establish appropriate design character for details within the park such as gates, walls, fences, seats, etc.

Policy 4 Landscape 

To establish different vegetation community types in a way that enhances the natural and landscape values of Churchill Park.

Explanation

A diversity of vegetation type would increase the range of habitat available, create greater landscape interest, and increase educational value of the park.

The upper slopes are appropriate for open grass parkland with small stands of woodland. This will maintain views. The lower slopes of the park adjacent to the stream and tributary gullies are most

suitable for re-establishing native forest. Such forest would have significant value as there are no remnants of indigenous forest within the eastern part of the city.

The stream has been invaded by a large number of exotic weeds beneath a canopy of willow. It provides an opportunity to restore a rare natural feature in the Auckland Isthmus with both landscape and habitat benefits.

Some consideration could be given to replanting some pines as landmarks when designing the development plan. The existing pines cannot be retained indefinitely.

Previous suggestions for Churchill Park have proposed similar concepts. Surveys indicated approval for increased habitat and native bush.

Implementation

The development plan should include the following:

- i) maintenance and enhancement of an open pastoral landscape on upper slopes
- ii) indigenous forest established in the tributary valleys and lower slopes
- iii) progressive replacement of the pines with native forest or woodland
- iv) removal of willows and other weeds from the stream and replacement with indigenous stream side vegetation
- v) particular planting of species important to native birds
- vi) planting that provides benefit as a windbreak
- vii) planting of specimen shade trees that contribute to the overall 'countryside in the city' character
- viii) consider re-planting some pines as landmarks
- ix) ensure that trees are kept clear of the bowling club boundary to prevent shading of greens
- x) Further to extension of sports club grounds into the park will not be permitted without full public consultation

The reason for this is that the expansion of club grounds may not be in keeping with the character of the park envisaged in the plan. It could result in exclusion of the public from an additional area of the park. It could result in extensive earthworks and compromise the open space parkland qualities.

Policy 5 Wetlands

To create wetlands adjacent to the stream and in lower gullies to improve water quality, landscape and habitat values.

Explanation

Water quality would be improved by enlarging the stream to create a pond/wetland and by creating wetlands in tributary gullies. This would also have landscape and habitat benefits.

Implementation

Create stormwater quality ponds and wetlands adjacent to stream and in lower tributary gullies. Plant margins with wetland species. Ponds should not be created in the main stream or impede the flow.

Policy 6 Cattle

To retain cattle grazing on upper slopes to the extent that enjoyment of the park by increasing numbers of people is not compromised.

Explanation

There is considerable support for grazing of cattle within the park. They add to the rural character of the park, have educational value for children, provide some income and reduce the need for mowing.

Disadvantages include pugging of the ground in wet weather, cow pats on paths, the need for fences, and intimidation of people not used to the animals. Sheep were grazed in the past but were repeatedly attacked by dogs.

Implementation

Continue grazing top areas of Churchill Park by cattle.

Monitor effects of cattle on enjoyment of the park and if necessary take steps to ensure cattle do not detract from principal purpose of the park.

8.3 Objective 3

Increased opportunities to enjoy Churchill Park in a variety of ways consistent with the character of the park.

Explanation

The park environment needs to satisfy visitors on a range of levels; physically (walking, jogging), aesthetically (sequence of high quality landscapes), emotionally (tranquil, a retreat), spiritually (opportunities for contemplation, involvement with nature), intellectually (understanding the park, understanding relevant concepts such as ‘sustainability’) and socially (places for picnics, informal games, opportunities for couples to talk while walking).

Policy 7 Paths

To build a network of paths that provide a range of landscape experiences and are useable in all weather.

Explanation

At present there is a simple path system. It includes an upper path, stream-side path, a connection between the two, and a route to the eastern corner of the park.

In winter the paths become unusable because of poor drainage. Paths should be constructed to provide well drained all weather surfaces. This issue was repeatedly stressed in submissions and survey results.

Implementation

Design and build a path network to make best use of the different landscape experiences and opportunities of the site.

Design paths so that they remain useable in all weather, taking account of poor drainage within the park. Connect the path network to all entrances to the park.

Include some paths and gates which facilitate use of the park by wheelchairs and push-chairs.

Policy 8 Subsoil drainage

To improve subsoil drainage.

Explanation

Poor subsoil drainage causes much of the park to become unusable during winter. It is exacerbated by cattle pugging. Poor drainage also causes problems with tree establishment.

Implementation

Progressively install a subsoil drainage system in the park.

Policy 9 Design elements

To design and build outdoor elements, fittings, furniture and signs that will enhance use and appreciation of Churchill Park and reinforce the 'countryside in the city' landscape character.

Explanation

Outdoor features, furniture and fittings can include a range of elements such as seats, gates, stiles, direction and name signs, information boards and maps, shelters, handrails, steps, lookouts etc.

Sensitive and site specific design of these elements can add to the appreciation and enjoyment of the park.

Implementation

Design and site specific design of these elements can add to the appreciation and enjoyment of the park.

Policy 10 Interpretation

To provide interpretation that enhances appreciation of Churchill Park and its relationship to the surrounding landscape.

Explanation

Providing interpretation can increase understanding, involvement and enjoyment of the park. Relevant information may include natural history, cultural history, relationship to surrounding features, design features.

Information can be provided in traditional ways such as sign boards, brochures, and guided walks. Interpretation can also be provided in more innovative ways such as using art and interactive methods.

Implementation

Design and implement an interactive plan for Churchill Park as an integral part of the Developmental Plan.

Interpretation should not detract from the overall character of the park nor be too obtrusive.

Use interpretation techniques that instils understanding of the park in a way that goes beyond mere provision of information.

Use high quality information and graphics.

Liase with Tangata Whenua regarding provision of appropriate tribal history and other relevant information.

Policy 11 Access and parking

- i) To provide a main entrance to the park south of 338 Riddell Road.
- ii) To visually emphasis and enhance pedestrian and vehicle entrances to the park.

Explanation

The existing poor visual access to Churchill Park is not appropriate for a park intended to cater for visitors from outside the neighbourhood. Even some nearby residents commented ‘forget its there’, ‘didn’t know it’s there’, ‘unaware it is open to the public’, and ‘not accessible’.

The obvious place for a main entrance is south of 337 Riddell Road. This has the most inviting views from the top of the park and only the substantial road frontage along which an entrance can be created.

All entrances should be designed in a common theme to increase the visual presence of the park so that people are more aware it is there.

However vehicles and parking should be restricted to fringes of the park or within sports club grounds so as not to compromise the open landscape character. Parking should be provided only near the main entrance from Riddell Road, adjacent to community buildings at the Kinsale Avenue entrance, or within sports club grounds.

Concern has been raised about the increasing volume and speed of traffic on Kinsale Avenue associated with the school and community buildings in that part of the park. These concerns should be subject to a traffic report.

Concern has also been raised about congestion and shortage of parking near the school at the Kinsale Avenue entrance. Re-design of circulation and parking in this area should be considered.

Implementation

Design and build a main entrance to Churchill Park on the Riddell Road frontage

Provide parking on the fringes of the park near the main entrance from Riddell Road.

Install gates on the car-park adjacent to the main entrance. Lock gates to exclude vehicles from the park at night.

Commission a report to investigate the Kinsale Avenue entrance area with a view to considering parking and access for the school and community buildings, facilitating safe traffic flows, and enhancing the amenity of the area.

Investigate locating bus stops near the main entrance on Riddell Road. Install a prominent sign for Churchill Park at these bus stops.

Investigate appropriate measures to improve the amenity and traffic safety of Kinsale Avenue. Consult with residents for prior to approval for installation.

Design all pedestrian and vehicle entrances in a common design theme to reinforce the presence of the park.

Policy 12 Buildings and structures

To ensure no additional buildings are built in Churchill Park apart from the following exceptions:

- i) Minor buildings and structures required for public use of the park.
- ii) Community Buildings in the area zoned Recreation 4 at Kinsale Avenue entrance.
- iii) Building on the existing tennis and bowling club land appropriate for use of those sports facilities.

Explanation

A proliferation of buildings in Churchill Park would compromise the open space landscape character.

Exceptions are:

- a) Minor buildings and structures, such as shelters or toilets, may be required to facilitate the use of the park. Criteria for assessing these is given below.
- b) The area zoned Recreation 4 at the Kinsale Avenue entrance is a discrete area within the park already containing community facilities. It is the most appropriate location for any necessary additional buildings. The 'Recreation in Auckland City' survey document recommended a "moratorium on the alienation of open space through new leases, with the following exception: restrict new leases to better use of existing buildings, or buildings directly required for better use of the reserve in relation to its recreational or environmental value only".
- c) The areas occupied by the Tennis and Bowling Clubs are also discrete areas to all intents and purposes separate from the rest of the park. They are on the perimeter of the park adjacent to residential properties, have separate entrances, and are strongly defined by fencing and change in ground levels.

Criteria for assessing proposals for additional buildings in these areas are given below.

Implementation

Minor buildings and structures

Assess proposals for all buildings and minor structures within the park using the following criteria:

- a) that the structure is needed to facilitate use and enjoyment of the park
- b) that the structure does not compromise the open space qualities of the park
- c) that the structure's design is in keeping with the landscape character of Churchill Park and enhances the park's use and appreciation
- d) that the design and location of the structure is carried out to minimise any negative effects

Community buildings

Assess proposals for additional community buildings within the park using the following criteria:

- a) that the building is located in the area zoned Recreation 4 at Kinsale Avenue entrance, or on existing Tennis and Bowling Club land
- b) that the building is directly required for better use of the reserve in relation to its recreational or environmental value only (for example use of the park by Scouts and Guides)
- c) the extent to which the buildings share infrastructure (for example using access and parking during off peak times) and is shared between different uses
- d) that the buildings design is in keeping with the character of Churchill Park, enhances the amenity of its surroundings, and does not compromise public access to the rest of the park
- e) that individual and cumulative effects on the neighbourhood are no more than minor. In particular this includes traffic effects on Kinsale Avenue.

Policy 13 Old golf clubhouse site and building

- i) to integrate the old golf clubhouse site with Churchill Park and ensure public access
- ii) to investigate future use of the golf clubhouse building as part of the development plan.

Explanation

The old golf clubhouse site has been used as a private tenancy, effectively preventing public access to this part of Churchill Park. It is a critical part of the site because of its views.

Implementation

Decide the future use and detailed design of the old golf clubhouse site and buildings as part of the design process for the development plan.

Take steps to ensure public access to the site as soon as is practical.

Policy 14 Toilets

To provide toilets for users of Churchill Park in a way that avoids potential negative effects.

Explanation

Local residents are concerned about toilets in the park. However they are a necessary feature of a park intended to cater to people from outside the immediate locality.

New generation toilets overcome many of the negative side effects associated with public toilets. An example of such toilets are the ‘exceloos’ at the rose gardens in Sir Dove Myer Robinson Park.

Implementation

Provide for new generation toilets as an integral part of the Developmental Plan.

The recommended location for toilets is near the main Riddell Road entrance clear view of the street.

Policy 15 Events

To provide for events that are compatible with the principle purpose of the park and do not have a significant adverse effects on the park and neighbours.

Explanation

Events add life, foster community spirit, and would promote knowledge and use of Churchill Park.

However in approving events consideration needs to be given to effects on the park, neighbours and other park users.

Churchill Park is used for a range of events including filming and orientation. The Management Plan aims to establish an acceptable balance between special event use, use for informal recreation, and effects on neighbourhood.

Implementation

Ensure all events in Churchill Park are co-ordinated and approved by Auckland City.

Use the following criteria to assess proposals for events:

- a) appropriateness for this location
- b) the potential impact on the cultural, heritage and environmental value of the park
- c) the potential impact on the local residential properties and other park users
- d) the duration, timing and frequency of the event
- e) the contribution that the event would make to the local area
- f) the scale of the proposed event
- g) the potential conflict with other Auckland City Council policies

Ensure events comply with the conditions set by Auckland City and other authorities.

Ensure appropriate notification of events is given to residents, businesses and community groups located near the park.

Policy 16 Dogs

To facilitate exercising of dogs to the extent that it does not detract from enjoyment of the park by others or cause conflicts with wildlife.

Explanation

Exercising dogs is one of the most common present in Churchill Park.

Although some survey respondents noted dogs as a negative feature, the level of conflict does not appear high. Under current Council policy, Churchill Park is a designated dog exercise area in which dogs may be exercised off leashes so long as they are under control of their owners. Owners are required to remove excrement although in practice this is not generally followed in Churchill Park.

Implementation

Maintain current policies in place for Churchill Park.

Enforce by-laws requiring control of dogs and removal of excrement if conflicts arise.

Monitor dog exercising at park. If conflicts arise restrict the designated dog exercise area to one area of the park or remove the designation altogether as appropriate.

Policy 17 Classification of community building areas

To classify the part of Churchill Park containing the community facilities buildings at the Kinsale Avenue entrance 'Local Purpose Reserve (Community Buildings)'.

Explanation

Reserves are required to be classified in accordance with the Reserves Act 1977 (s.16) to indicate their purpose. They are required to be managed in accordance with this classification.

Churchill Park is classified as Recreation Reserve (s.17). The area occupied by the community buildings at the Kinsale Avenue entrance has a different District Plan zoning to the rest of Churchill Park to reflect its different character and purpose. This area should also be re-classified to 'Local Purpose Reserve (Community Buildings)' to reflect its main purpose.

Implementation

Reclassify the area zoned Recreation 4 at Kinsale Avenue entrance to Churchill Park 'Local Purpose Reserve (Community Buildings)'.

Notify in NZ Gazette and record on titles.

Policy 18 Personal safety

Churchill Park should be designed to promote the personal safety of users.

Explanation

Parks in urban areas often contain hidden area which can be potentially unsafe. There are recognisable principles for designing outdoor public areas to minimise real and perceived threats to

personal safety. These include ensuring informal surveillance, maintaining open sightlines, providing alternative routes, and maintaining a 'cared for' environment.

There can be conflict between these principles and other environmental objectives, for instance the desire to re-establish an area of native forest along the stream valley. These conflicts need to be resolved as far as possible through detailed design. For instance sightlines can be improved in bush walk areas, and alternative 'escape' routes can be provided.

The CPTED (Crime Prevention Through Environmental Design) body of literature is a useful resource.²

Implementation

Have regard to personal safety issues in designing the park, particularly around main routes to Churchill Park School, and the stream area.

Take into account the following principles in designing the park:

- a) Maintain open sightlines along main routes. This may entail using tree species with clear trunks and ground-covers hut omitting shrub layers. Dense bush planting should be kept away from main routes through the park.
- b) Maintain sightlines from neighbouring properties into the park for surveillance.
- c) Shift recent planting which compromises sightlines.
- d) Design paths to provide alternative 'escape' routes.
- e) Do not encourage use of the park at night. Do not install lighting on routes through park.
- f) Locate toilets to ensure surveillance from the road.
- g) Lock gates to car park at night.

8.4 Objective 4

Ongoing partnership between the Council, Tangata Whenua and the community in development of Churchill Park.

Explanation

The wider Auckland community should be involved in development of Churchill Park because it is a premier park and will be developed with capital works funds.

At the same time Churchill Park is also a neighbourhood park to those that live nearby, and any negative effects will be felt by neighbours. It should also be recognised that it was persistent local action that prevented the park being subdivided and which provides the opportunity for a premier park now.

² Useful literature may include:

Doesken, H et al. The Garden City a Safe City: Reducing Crime Through Environmental Planning and Design Christchurch Safer Community Council, 1994

Jeffrey, C.R. Crime Prevention Through Environmental Design Beverley Hills, Sage Publications, 1977
Manukau Safer Community Council, City Space: Safe Places Submission to Manukau City District Plan, 1993

Stoks, Dr F. CPTED Crime Prevention Through Environmental Design Coopers and Lybrand, 1987

Wekerle, G A Working Guide for Planning and Designing Safer Urban Environments, City of Toronto Planning Department, 1992

The principle of partnership in the Treaty of Waitangi means Tangata Whenua should be involved in development of the park.

Policy 20 Personal and Community Involvement

Opportunities will be sought to involve the community and individuals in designing and implementing the Development Plan for Churchill Park.

Explanation

The Council wishes to involve both the local and wider community in development of the park.

Benefits of this involvement may include: community ‘ownership’ of the park, local pride, personal satisfaction in being involved in a community project enhancing the environment, informal ‘policing’, greater use of the park, and better flow of information between community and council.

Implementation

Organise public collaborative input to design of Churchill Park. This may include ‘workshops’, public meetings, site meetings, and media releases.

Liase with ‘Friends of Churchill Park’ and other appropriate groups.

Provide opportunities within the Development Plan for community involvement in physical development of the park. This may include planting and maintenance of planting, and construction of appropriate features.

Organise involvement by approaching organisations and schools, and arrange events such as community planting days. Respond positively to offers of help from individuals or groups.

Provide materials, support, professional guidance, and back-up to ensure that community effort has successful results.

Policy 21 Consultation with Tangata Whenua

Council will liase with Tangata Whenua on an ongoing basis regarding development and management of Churchill Park.

Explanation

The principle of partnership in the Treaty of Waitangi means Tangata Whenua should be involved in development of the park.

Implementation

Liase with Tangata Whenua regarding design of the Development Plan and subsequent development of the park.

Liase with Tangata Whenua regarding interpretation of tribal history and significance of the area.

8.5 Objective 5

Provision of appropriate Council management for Churchill Park.

Policy 22 Compliance with legislation

To ensure compliance with Auckland City By-laws and other relevant legislation in respect of the management and operation of the park.

Policy 23 Leases

To manage present and future leases in terms of the provisions of the Reserves Act and current Council leasing and licensing policies for recreation land and in conjunction with the policies contained in this management plan.

Explanation

Use of the park in the past has involved informal arrangements on an ad hoc basis. Formal leases prepared within an overall plan for the park ensures certainty for organisations and the public alike, and ensures developments are properly integrated within the park.

Implementation

Arrange lease with the St Heliers/Glendowie Playcentre Association.

Manage leases with other leaseholders

Appendix 2

Submissions received in response to notice of intention to prepare management plan for Churchill Park.

The notice of intention to prepare a Management Plan for Churchill Park was advertised in the New Zealand Herald. The submission period closed on 10 November 1995. Several submissions were received following this date and these were also considered.

34 submissions were received. A synopsis of the main points raised in each submission follows:

- 1 **Gellert Ivanson**
Box 25 239 St Heliers
8 September
 - Develop similar to Cornwall Park
 - Replacement programme for pines
 - Fix paths (esp. in winter)

- 2 **NZ Historic Places Trust**
Box 105 291
Auckland
Attention Viven Rickard
7 September
 - Carry out archaeological survey
 - Consider any sites before developing proposals

- 3 **Brent Procter**
44 Athlone Road
Glendowie
12 September 1995
 - Upgrade paths (esp for winter)
 - Design gateways for pushchairs and prams
 - Plant more trees and greater number of species
 - Provide a children's playground
 - Provide exercise circuit (eg Hagley Park)
 - Retain grazing animals, rural character

- 4 **Carl and Jackie Bergstrom**
3 Abington Place
Glendowie
11 September 1995
 - Retain as it is
 - Retain existing rural and unspoilt character
 - Retain access for dog exercising
 - Retain cattle

- 5 **Churchill Park School**
Board of Trustees
Riddell Road
24 September 1995
 - More Car parks needed Kinsale Street
 - Request to be kept informed and desire to make submission on draft plan

- 6 **Di Spillane**
399 Riddell Road
1 October 1995
- Suggest public golf course
- 7 **WDB Spillane**
399 Riddell Road
5 October 1995
- Suggest public golf course
- 8 **Brent, Craig and Marilyn Spillane**
399 Riddell Road
5 October 1995
Suggest a public golf course
- 9 **Kevin and Lynette Oldham**
42 Robley Crescent
15 October 1995
- Retain park in present form
 - “Essentially I would like to see the park preserve in its current form, ie grazed open space, studded with pine trees”
 - Retain open grazed character
 - Retain the pines
 - Locate Kindergarten below school (Kinsale Ave)
 - Bush planting in gullies and stream to attract and sustain birds
 - Improve and maintain paths
 - Make better use of area at south end of Abingdon Street
 - No motorised activities
 - No religious centres or activities
 - No residential or commercial developments
 - No amplified sound
- 10 **Mark Batchelar**
278 Riddell Road
31 October 1995
- Retain rural character (ie cattle grazing)
 - Plant more trees
 - Provide better seating
 - Perhaps areas fenced off from cattle for picnicking etc.
 - Improve visual presence and access to park from Riddell Road
- 11 **Mrs S G Putt**
50 Karaka Park Place
3 October 1995
- Restrict community facilities to Kinsale Road area
 - Replant native bush
 - Plan replacement of large trees
 - No further residential subdivision
 - Retain cows for rural character
 - Maintain paths better

- Maintain weeds better
- Stop cars driving on grass in Kinsale Ave area

12 **Kate & Howard George**

23 Chelmsford Avenue

5 November

- Retain park in current form
- No further residential or commercial development
- More maintenance
- More tree planting
- Retain cattle grazing

13 **Karl Schweder**

Box 25 073

St Heliers

8 November 1995

- Retain cattle grazing
- Replace pines gradually with native trees
- Increase areas of tree planting
- Build access road to new kindergarten
- Install gate on Riddell Road adjacent to track
- Repair track adjacent Churchill Park School
- Maintain tracks better
- Tracks should be gravelled paths as at present
- Less human management, more natural processes

14 **PJR & VB Sargent**

36 Chelmsford Ave

13 October

- Retain park in present form as passive quiet park
- Increasingly important with infill housing, increasing density
- Oppose commercial development

15 **Betty Quedley**

27 Chelmsford Ave

9 November 1995

- Keep as rambling walk through park
- Value open space for children, residents especially with infill housing increasing
- Plant replacements for pines (perhaps colour)
- Oppose telephone transmitter

16 **FJ & MP Underwood**

30 Chelmsford Avenue

6 November 1995

- Retain park as is ie 'natural', rural with cows, not formal
- Plant more native trees

- 17 **Lianne Dwyer (Clarke)**
50 Robley Cres
9 November
- Retain rural farm character
 - Oppose more permanent buildings on park
- 18 **Christine Partridge & Dino Natsis**
52 Robley Cres
Glendowie
10 November 1995
- Plant more trees to replace pines
 - More paths & seats
 - 'Basically retain as is', as open recreation
 - Like cows and open spaces
 - Would not like too many people
 - Would not like commercialisation
 - No more sports clubs, buildings, halls etc
 - More maintenance but retain as is
- 19 **D R Price**
396 Riddell Road
- 9 November 1995
 - Park is under-utilised and should be better utilised by public
 - Development should not burden ratepayers
 - Proposals
 - Sell the 9 sections on Riddell Road to raise approx \$1.5m for development of park.
Remove macrocarpas on these sites.
 - Sell or lease 6-10 hectares for self supporting public gold course.
 - Develop equestrian area; grazing, horse club
 - Provide road into park with car parking for access
 - Perhaps public swimming pool
 - Improve walkways
- 20 **Mr & Mrs B R Watson**
47 Chelmsford Avenue
10 November 1995
- Comprehensive submission including a background discussion on the value of the park and history:
 - Objectives:
 - Area for public recreation
 - Protect and enhance character and appearance
 - Make Churchill Park unique to complement other areas
 - Retain open space
 - Provide tracks
 - Plant for aesthetic improvement and shelter
 - Prohibit commercial activities, especially transmission masts

- Policies
- Promote open space areas and provide suitable activities to attract people
- Provide personal safety
- Retain green character. Restrict licensed or leases areas
- Encourage native plants and birds
- Protect aesthetics of outlook from neighbouring properties
- Provide signs and information
- Link to other facilities through walkways and signs
- More paths for pedestrian access
- Provide signs and information
- Link to other facilities through walkways and signs
- More paths for pedestrian access
- Provide special purpose tracks
- No motor vehicles
- Administer as recreation reserve
- Notify any commercial concessions or changes to existing concessions especially sale of liquor and night time activities
- Rubbish bins
- Maintain fences, gateways
- Review Management Plan every 5 years

21 **Friends of Churchill Park**

Box 25 261

Auckland

10 November 1995

1989 Submission still stands

Emphasis on following points:

- Park to remain a reserve, with no further alienation
- For public passive recreation
- Plant native trees in gullies
- Plant native trees to replace Pines
- Budget for maintenance
- No further buildings. Any toilets should be in street areas eg Kinsale, Forfar

22 **Nigel W Hollis**

39 Chelmsford Ave

Glendowie

7 November 1995

- Retain in current management regime
- No commercial operations, masts etc
- No additional community facilities
- More native and flowering trees to attract birds
- Maintain tracks
- Retain grazing cattle
- Retain rolling pasture rural character

- 23 **Robert and Margaret Ewing**
? Chelmsford Ave
Glendowie
8 November 1995
- Retain as is
 - Retain wildlife
 - Retain rural character and cattle grazing (children’s education)
 - Plant native trees
- 24 **Churchill Park Kindergarten Establishment Committee**
Box 25 168
St Heliers
7 November 1995
- Include proposed use of Golf clubhouse as kindergarten
 - Incorporate the requirements of the resource consent application
 - Reclassify that part of reserve from recreation to local purpose reserve
- 25 **Bruce Fraser & Glenn Crewthe**
54 Robley Crescent
Glendowie
9 November 1995
- Retain as it is: open space, passive recreation, grazing, bush areas
 - Improve plantings
 - Improve tracks
 - Tidy up stream area
 - Retain pine trees
 - Remove weeds and rubbish from stream area
 - Retain grazing cattle
 - Extend native plantings
 - No sports fields
- 26 **DC & MS Boughtwood**
31 Chelmsford Avenue
Glendowie
9 November 1995
Comprehensive submission including a background discussion on the value of the park and history.
Objectives;
- Area for public recreation
 - Protect and enhance character and appearance
 - Make Churchill Park unique to complement other areas
 - Retain open space
 - Provide tracks
 - Plant for aesthetic improvement and shelter
 - Prohibit commercial activities, especially transmission masts
 - Policies:
 - Promote open space areas and provide suitable activities to attract people

- Provide personal safety
- Retain green character. Restrict licensed or leased areas.
- Encourage native plants and birds
- Protect aesthetics of outlook from neighbouring properties
- Provide signs and information
- Link to other facilities through walkways and signs
- More paths for pedestrian access
- Provide special purpose tracks
- No motor vehicles
- Administer as recreation reserve
- Notify any commercial concessions or changes to existing concessions, especially sale of liquor and night time activities
- Rubbish bins
- Maintain fences, gateways
- Review Management Plan every 5 years

27 **David & Carol Brown**

354 Riddell Road

Glendowie

7 November 1995

- Retain as recreation reserve
- Retain rural atmosphere and grazing animals
- Control weeds better
- Cornwall Park extremely well done but not appropriate for Churchill because of lack of car parking and traffic on surrounding streets

28 **Eyres Family**

5 Chelmsford Avenue

Glendowie

9 November 1995

- Retain as rural farmland
- More planting of native trees
- Retain existing character

29 **Glendowie Girl Guides Support Committee**

39 Piccadilly Place

Kohimaramara

29 September 1995

- Erect fencing near stream in Kinsale Ave
- Trim back tree near Guide Hall
- Investigate problem of stormwater run-off from child-care centre building

30 **Glendowie Bowling Club**

Box 25 166

St Heliers

- Retain rural nature of park
- Forward information on draft Management Plan

- 31 **Dennis Thorn**
300 Riddell Road
Glendowie
1 December 1995
- Retain as open space for passive recreation (as Recreation reserve)
 - Continue grazing cows
 - Plant gullies for eventual replacement of pines
 - Replace pines
 - Not ad hoc tree planting
 - Keep ridges as open space
 - Manage stream better (including fencing)
 - Remove old golf clubhouse. Keep as open viewing point 'this is the premium location at the park'
 - Plan attached
- 32 **St Heliers-Glendowie Scout Group**
18 Lisburn Avenue
Glendowie
2 November 1995
- Happy with park as it is
- 33 **Churchill Park School (second submission)**
Riddell Road
Glendowie
6 December
- More parking at school Kinsale Avenue
 - Provide 'loop' to relieve congestion
 - Traffic control measures to reduce speed, increase safety
- 34 **Ron King**
341 Riddell Road
Glendowie
24 December 1995
- Leave it as it is – as a 'farm in the city'
Only improvements should be native plantings, more stiles
No toilets, picnic area, barbeques, amenities etc.

Appendix 3 Summary of Questionnaire Results

Three groups of people were surveyed by questionnaire:

1. Park users

As many as possible 'Park Users' were surveyed in Churchill Park on three days in December 1995, Wednesday 6 December, Saturday 10 December, and Sunday 11 December. 53 Questionnaires were completed.

2. Potential users

A similar number of people were also surveyed in other premier parks in Auckland (56 questionnaires were completed). Those surveyed came from throughout Auckland region, including Manukau City, Waitakere City and North Shore City.

3. Local Residents

A questionnaire was delivered to around 1200 houses in the vicinity of Churchill Park. 610 were completed and returned.

The following is an extended summary of the questionnaire survey results:

Level and frequency of use

The 'park users' survey was conducted by a person on the upper path near the Riddell Road frontage between 6am and 7pm. In this location the surveyor was able to count virtually all the people using the park except for those using only the streamside path or those coming and going in the school area at the end of Kinsale Avenue. On the three days 153 park users were counted, including children and those who visited the park more than once. From these 53 questionnaires were completed.

Day	Date	No.	Weather
Wednesday	6 December	41	(fine)
Saturday	9 December	39	(overcast)
Sunday	10 December	51	(overcast and fine)

The 'Park Users' who completed the questionnaire indicated a high frequency of use. 80% used the park at least once a week and 63% most days. 'Residents' indicated a more occasional use; 48% at least once a week and 33% once or twice a month. 21% of 'Residents' indicated they used the park 'most days' although this level of use was not borne out by observations on the three survey days.

When is Churchill Park used?

'Park Users' use Churchill Park mostly in the early morning (46%) or evening (52%), and both weekdays and weekends (85%). 'Potential Users' on the other hand said they would most likely use the park throughout the day, especially in the afternoon (50%), and with an emphasis on the weekends (52%). 'Residents' said they use the park in an even spread throughout the day and both weekdays and weekends.

Who do people visit Churchill Park with?

'Potential users' would most likely visit as a couple (59%), or with children or as a family (25% & 20%). Hardly any would visit by themselves (4%). By contrast 'Park users' were as likely to use the park by themselves as a couple, but rarely with children or family. 'Residents' are as likely to use the park by themselves, as a couple or with children or as a family.

Travel to park

Most 'Potential users' would travel to Churchill Park by car (89%), although some would use a bus (13%). By contrast most 'Park users' (91%) walk to the park.

Reasons for visiting Churchill Park

The questionnaire listed a number of choices as reasons for visiting Churchill Park. 'Exercise', 'Relaxation', 'Enjoyment of surroundings' were rated the highest reasons.

A notable feature is that exercising a dog is also one of the main reasons for 'Park users' (54%), a fact confirmed by observation. However this was much less important for 'residents' (16%), or 'potential users' (20%).

Taking children to play or family outings rated low with 'Park users' (8% & 4%), and moderately with both 'residents' (24% & 14%), and 'Potential users' (25% & 20%).

Other reasons given for using the park include: orienteering, scout troop training, mountain biking, landscape sketching & painting, collecting mushrooms and pinecones, as a shortcut to school, to "make sure its still there", to look at the view, to look at the cows, kite flying, to ride horse, change of scene, to assist calving, for open space, picnics.

Likes and dislikes

Respondents were asked to list aspects of the park they liked and disliked.

Liked

Privacy, isolation, seclusion, lack of people, quiet, peaceful, open space, wildlife, cattle, birds, nature, trees, flowers, pasture, stream, naturalness, unspoilt, undeveloped, informality, views, ease of access, paths layout and variety of routes, not traffic, country feeling, rural setting, feeling of being in the country in the middle of the city, contours and undulating ground, variety and multi-use (schools, guides, scouts, play-centre), tree hut, good place for children, seasons, can bring dogs without annoying anyone, dogs can run without lead, wild, open, farm like, pleasant walk, tranquillity.

Disliked

Nothing (i.e. leave it as it is), Lack of vegetation especially native bush, lack of natural habitats, lack of recreation and sporting facilities, lack of maintenance (trees dying, rubbish, poorly maintained waterway, seating and paths), noxious weeds, uneven ground from cattle in winter, rough surface on paths, poor drainage, impassable in winter, lack of facilities (seating, rubbish bins, play area, lighting, water fountains, toilets), difficult access for bike and push chairs, dogs not on leads, dog fouling, chemical control of weeds, cows and cowpats, not safe on own, not safe for kids to play there, flooding in winter, teenagers hanging out, vandalism, grass full of potholes, recent development of use as dog exercise area, prefer Cornwall Park, pine trees old and crashing, path too steep Athlon Road to Riddell Road.

Potential features of Churchill Park

The questionnaire asked about possible features and facilities for Churchill Park. Respondents scored each feature from 'important' (1) to 'not important' (5).

Children's playground

Important to 'Potential users' (50% for 1, 25 % for 2), not important to 'Park users' (53% for 5), and mixed views amongst 'residents' (23% for 1, 38% for 5).

Fitness trail

A mixed response. Around 13% of each user group thought it important. However 36% of 'residents' and 45% of 'park users' thought it not important.

Picnic facilities (tables, barbeques, shelter)

'Potential users' thought this important (69% for 1 and 25% for 2). 'Users' generally thought it not important (36%) and there was an even spread opinion amongst 'residents'.

Rural character and farm animals

All three groups supported this feature; 'Potential users' (41% for 1), 'Park users' (87%), 'residents' (58%).

More interesting landscape with more interesting walks

'Potential users' and 'residents' showed preference for this concept. 'Potential users' (31% for 1, 42% for 2), 'residents' (30% for 1, 22% for 2). On the other hand 'park users' thought this not important.

Views to surrounding landscape (city, volcanic cones, Tamaki river, gulf islands)

All three groups thought this aspect of the park important.

More habitat for birds and other wildlife

All three groups thought this aspect of the park important.

Toilets

'Potential users' thought toilets are important (60% for 1, 29% for 2). 'Park users' on the other hand thought them not important (57% for 5). 'Residents' had divided opinions with 23% thinking them important and 38% thinking them not important.

More tree planting

All three user groups said more tree planting is important.

Information on history and environment of the area

All three groups gave moderate support to this aspect of the park.

Better defined entrance from Riddell Road with car parking

'Potential users' said this would be important (52% for 1). 'Park users' and 'residents' on the other hand thought it not important. (49% & 43% for 5).

Additional community facilities (eg community halls, clubs)

All three groups thought additional community facilities are not important. 'Potential users' (63% for 5), 'park users' (79%), 'residents' (74%).

Staff on site full time

All three groups thought this not important.

Improved all weather paths

All three groups thought improved all weather paths important, although the preference was least strongly expressed by 'park users'.

Eating facilities

All three groups thought eating facilities are not important. 'Potential users (50% for 5), 'park users' (87%), 'residents' (79%).

Other features

All those surveyed were invited to suggest other features they thought important to Churchill Park. Suggestions included: water feature, skateboard area, volleyball courts, bike trail, roller-blade tracks, flying fox, seating, paths, drinking fountain, picnic areas, rubbish bins, rare plant collection, facilities for the elderly, a flea market, concerts, interactive sculpture, 'Cornwall Park' type facilities, replant existing pines, 'keep it as it is', wetlands, lights on main routes, native planting, shelter, sound shell, kindly, tennis/squash club, 9 hole golf course, improved drainage, regular maintenance, BMX trail, petanque pitch, horse riding, flat grass area for games, flower beds, herb garden, restrictions on dogs, doggie do stations, better access for push-chairs and bikes, a 'model farm', parking for Churchill Park school.

'Residents' were asked to also list the features that attract them to other parks. These included: "Natural environment, trees, native bush, gardens, flowers, wild life feeding ducks, birds, beauty, isolation, quiet, tranquillity, variety of scenery, beaches, seashore, views of water, family activities, options to exercise, children's play area, open space, easy access, sports fields, kite flying, cycling, exercise tracks, skateboard area, flying fox, a change of scenery, views, facilities – barbeques, playground, picnic area, tea kiosk, events, good maintenance, clean, safe feeling – others around, proximity, historical interests, dogs allowed – dog friendly, not overcrowded.

Appendix 4

Archaeological survey for reserve management purposes

Churchill park: An archaeological survey for reserve management purposes

Prepared by Rod Clough (PhD) and Don Prince (MA Hons)

October 1995

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Churchill Park: An archaeological survey for reserve management purposes

An archaeological survey was carried out at the request of the Auckland City Council at Churchill Park, Glendowie. The assessment will contribute towards the proposed management plan of the park.

Churchill Park with a total area of 43.3068 ha was acquired under the Public Works Act in 1945 as a public reserve.³ The park itself has been used for many decades as pasture for stock grazing, a golf course and more recently as a public recreational area in conjunction with grazing. To accommodate both the recreational and agricultural functions walkways have been constructed throughout the park with gates and stiles allowing walkers to negotiate stock fences.

Methodology

The NZ Archaeological Association's Site Record File was searched for archaeological sites in the vicinity of Churchill Park, Glendowie. Auckland City Council provided detailed subdivisional and contour maps, plus aerial photographs of the 106 acre park. A visual inspection with minimal probe and spade testing was conducted. The current lessee of the park's grazing rights was also interviewed.

Results

A search of the NZ Archaeological Association's file failed to reveal any recorded archaeological sites in the park itself, nor did a study of recent aerial photographs of the park indicate any features of archaeological sites had been recorded in the immediate vicinity of the park, particularly on the Riddell Road ridge. Sites include several pa (R11/863, R11/94 and 95, R11/96, R11/1166) and numerous terrace, pit and midden sites (R11/296, 354-6, 222, 288, 828-30 and others) and clearly indicate extensive Maori settlement in the general area.

It was immediately apparent on inspection that the park had been used for agricultural purposes over a considerable period. Agricultural management practices undertaken over the decades have resulted in the following modifications to the landscape: the higher ridges have been pushed into neighbouring gullies to lessen the topographical differences, and a number of terraces have been constructed for various purposes throughout the area – farm outbuildings, a house site and ramps (2) for stock loading.

³ RM Dunlop. Deputation from the Friends of Churchill Park to the Auckland City Council and Recreation Committee, 14th September 1989.

These terraced areas contain no archaeological remains with the exception of the house site located at the southern end in front of the bowling club. Here concrete foundations and part of an old copper remain on the surface of a site covering some 20m x 18m. An area in the southwestern corner of the park (allot 19) which backs into Forefar Street contains cattle yards and race on level ground. In association with the yards are two early concrete troughs carrying the manufacturers stamp which identifies them as having been cast in Morningside, Auckland.

Six spade test pits were dug along a transect below the eastern ridge which denotes the parks eastern boundary, since as the highest point it appeared a more likely area of Maori occupation. Further stratigraphic information was gleaned from various stream banks and drain cuttings, and from regular probing of the subsoil.

There was one predominant soil pattern below the turf. Topsoil mixed with light scoria (20-30cm) over a layer of clay.

Discussions and conclusions

The park was apparently the hinterland of extensive Maori settlement which concentrated on adjacent headlands and ridges overlooking the Waitemata and Tamaki Estuary. The topography is generally steep with a series of ridges and gullies running east to west with little natural level ground (see map). It has a predominantly south-westerly aspect and is exposed to the prevailing winds. Additionally the only watercourse in the area is found forming the lower western boundary.

However, in spite of these unfavourable aspects, the park does occupy high ground with extensive visibility of the coast and surrounding landscape and as such early settlement must remain a possibility. Alternatively it may have remained uncleared and given its proximity to recorded pa, terrace and midden sites it may well have served as a source of natural products such as fibres, timber, fernroot and birds depending on the nature of the vegetation cover.

The landscape of the reserve has been clearly modified to improve farming, which has probably been practised through much of the period of European occupation. Modification includes landscape clearance and earthworks to provide a terrain more conducive to animal husbandry, deep ploughing and discing to enhance pasture growth and quality, the planting of stands of exotic trees (pine and macrocarpa) to provide shelter and land stabilisation and the establishment of a levelled area to accommodate cattle handling yards. The recent addition of public walkways and accompanying public amenities had relatively minor effects on the landscape.

The archaeological survey failed to reveal any significant archaeological remains. The lack of artefactual material and midden, although suggesting an absence of settlement and use, may be the result of landscape modifications which accompanied the establishment of agriculture in the area.

Recommendations

- 1 There are no archaeological sites apparent which need to be considered in the management of the park. However, if archaeological evidence (such as midden) is unearthed in the course of development projects then work should cease in the immediate vicinity of the remains and the Historic Places Trust and representatives of the tangata whenua should be contacted.
- 2 As archaeological survey cannot always detect sites of traditional value to Maori, such as wahi tapu, the tangata whenua should be consulted regarding the possible existence of such sites and the recommendation of this report.