

**Dunkirk Reserve & Mt Wellington War
Memorial Reserve
Management Plan**

Prepared by the Mount Wellington Borough Council in August 1982 and amended in 1989 to update the utilisation plan to include Gaelic Football.

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

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1.0 Background Information

1.1 Introduction

The War Memorial is undoubtedly the most used and perhaps most versatile reserve in the Mount Wellington Borough. Together with the adjoining Dunkirk Road Reserve it makes up an area of some 15 ½ hectares with one kilometre of water-front bounding the Tamaki Rive to provide one of the most pleasant recreation reserves in the Borough. The south end of the War Memorial Domain adjoins what is known as the Panmure Wharf Reserve on which all the boating facilities associated with the Panmure Yacht and Boating Club and two Rowing clubs are located. The areas of reserve associated with these boating activities are not included within this Management Plan.

The Domain has two sports clubs domiciled on it, namely the Tamaki Rugby Football Club and the Nga Hau E Wha Tennis Club, but at different times of the year some eight different sports Codes use the area on an organised basis. Council facilities on the reserve include the War Memorial Hall and adjoining changing pavilion and public conveniences, the Parks Depot, Nursery and Parks Superintendent's house.

It is hoped that this Management Plan will prevent conflicting uses of the area and will set down guidelines for the continued operation and development, wherever appropriate, of the reserve. As it is not possible to predict too far into the future on the future recreational trends and needs, the Management Plan will be reviewed when new information or needs come to hand which may required a change of policy or at the latest within a period of approximately five years.

1.2 Area and Legal Description

This Management Plan provides for the overall management of the War Memorial Domain and Dunkirk Road Reserve.

The areas are held under three Certificates of Title.

(a) Mount Wellington War Memorial Park Recreation Reserve

5.3367 hectares, more or less, being Lot 529, DP 38231 situated in Block II, Otahuhu Survey District. All CT 2B/622.

7.3853 hectares, more or less, being part Lot 286, DP 39428, situated in Block II, Otahuhu Survey District. All CT 35A/596.

(b) Dunkirk Road Reserve

2.8328 hectares, more or less, being Lot 528, DP 28230, situated in Block II, Otahuhu Survey District. All CT 2B/617.

The areas are shown on Map, Figure 1.

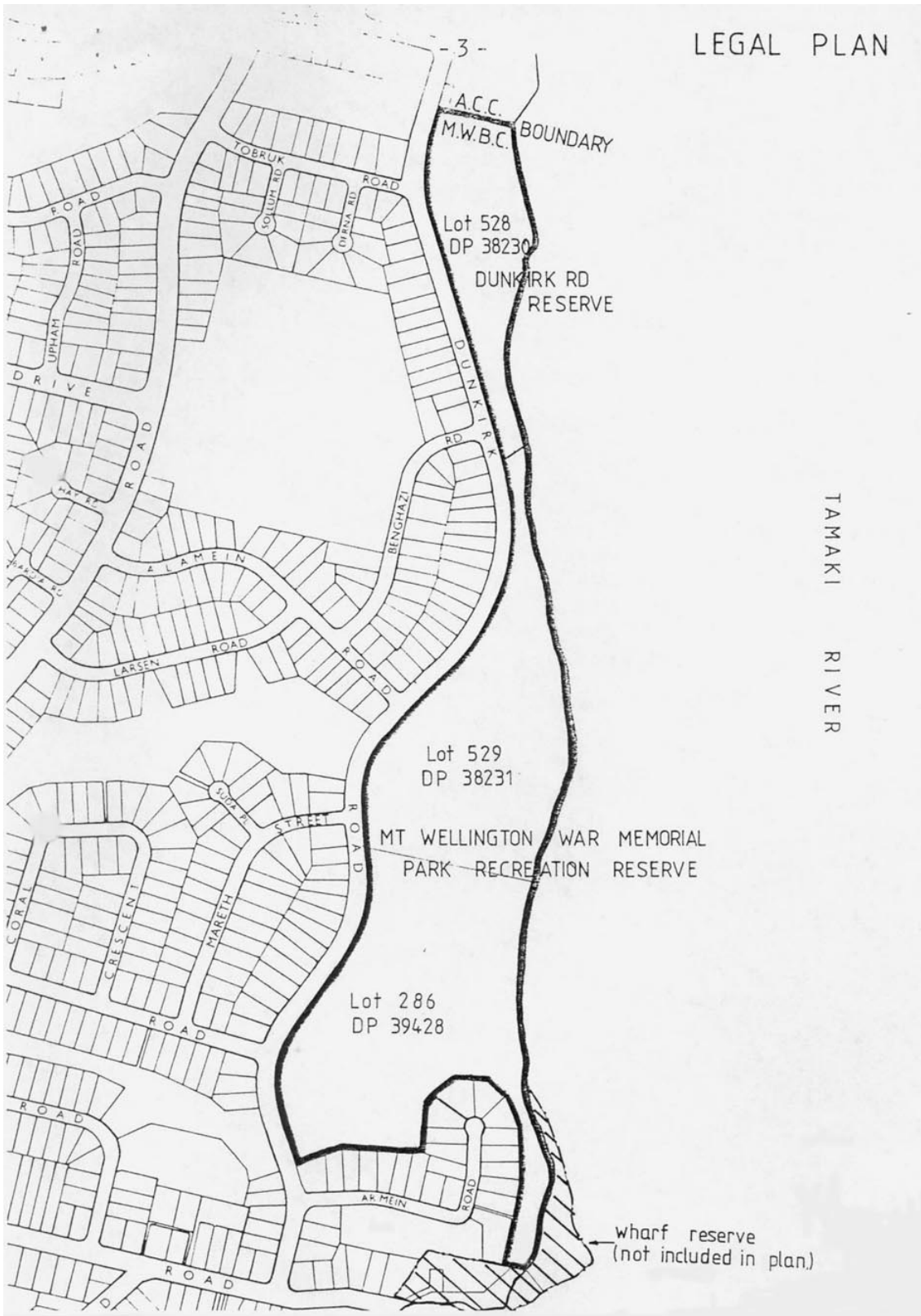


Figure 1. Legal Plan

1.3 Classification and Zoning

Under the provisions of the Reserves Act 1977, all areas in this Management Plan are classified for recreation purposes. A short extract from Section 17 of the Act gives some idea of the classification in relation to the reserves use.

“It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as recreation reserves, for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.”

Under the Operative District Scheme, the areas are designated ‘Reserves’ and have an underlying zoning of Residential A.

1.4 Location

The two reserves, which are located in the most easterly parts of the Borough, are bounded on the west side by Dunkirk Road, the north by a creek which constitutes the Auckland City boundary, the east side by the foreshore of the Tamaki River and to the south by the boundaries of residential properties fronting Armein Road.

Access to the reserves can be made the full length of Dunkirk Road where car parking set backs have been provided for in several locations. Foot access by way of two right of ways off Armein Road has also been provided. The south end of the War Memorial reserve is linked to the Panmure Wharf Reserve on which many aquatic amenities are located.

1.5 History

It is not clear whether the area which constitutes the two reserves has any historic significance in regard to the pre-European days. It is probable that the areas other than what was swamp land could have been part of what was the original Maunaina Maori Pa, which as located in this general vicinity. There are no particular place names nor references in the various articles dealing with Maunaina relating to this particular area.

After the Second World War the Government embarked on a major housing development scheme in the Tamaki area. As part of this development they recognised that substantial recreational areas would have to be provided and in this regard Mount Wellington has been very well treated. As part of this provision the 15 ½ hectare reserve under consideration was provided.

In 1950 work was commenced on the development of what was to be known as the War Memorial Reserve. The area was, in part, originally swamp land but this was filled in by the Government, who in fact did the general formation work on the reserve. The northern portion of the Dunkirk Road Reserve immediately adjacent to the City Council’s boundary was filled by the Council using controlled refuse dumping the early 1950’s. The then Roads Board agreed that the information, development and utilisation of this reserve would constitute a fitting tribute to those people from the district who had made a supreme sacrifice in the two World Wars and as such, it was agreed that the area be officially know as the Mount Wellington War Memorial Reserve.

The ground was officially opened by the then Mayor of Mount Wellington, Mr RM McCulloch (MBE, OBE), at a special service on the 2nd June 1953. The plaque which was unveiled at the ceremony reads:-

“THIS SPORTS GROUND IS DEDICATED TO HONOUR WHO GAVE THEIR LIVES DURING THE TWO WORLD WARS 1914-1918 AND 1939-1945. MAY THEIR MEMORY LIVE FOREVER.”

1.6 Description and Use

The number of playing fields and sports pitches on the War Memorial Reserve gives some indication as to its use and popularity.

The actual allocation of playing fields to the various Codes, particularly for winter sports has caused a little concern but it is now considered that taking all other reserves into account a very fair balance exists. The Rugby Union has been allocated three grounds, Rugby League two grounds and Association Football two grounds. Originally hockey had been allocated two grounds but owing to the dampness of the area which is located to the south of the War Memorial Reserve the area was really unsuited for this small ball game and as such, the use ceased. Later the area was allocated to the Auckland Gaelic Athletic Association for a Gaelic Football pitch.

During the winter season the fields are used to the full, on Saturdays and Sundays for organised games of all Codes and on weekdays for training purposes. The Tamaki Rugby Football Club is located to the north of the War Memorial Reserve and the No 1. Rugby Field is its home ground. Flood lighting is provided on one each of the Soccer, Rugby and League grounds and is used primarily for training purposes.

The area is perhaps not so intensively used over the summer months. Some years ago both the Auckland Cricket Association and the Auckland City and Suburban Association made considerable use of the cricket pitches on the reserve. However, for various reasons this use decreased and today cricket on an organised basis is not played to any real degree. It is however, quite popular for Sunday social games.

The area is well used for the playing of softball and a number of diamonds are in use over the summer months.

The area is extremely popular for organised schoolboy tournaments, both for winter Codes and also for cricket and softball in the summer.

Children's play equipment has been constructed on the south western corner of the reserve amongst a small plantation of trees and shrubs. The area is extensively used by children.

The Tamaki Community Activity Centre (Tamaki Drop-In Centre) uses the recreation hall for part of their activities. This centre caters for pre-schoolers, school children, youths and mothers and offers hobbies, learning skills and company for a wide cross section of the community. During the holidays they offer many holiday programmes, outside activities, trips and the like to keep children occupied.

Some five tennis courts are located on the north end of the War Memorial Reserve and these are operated and controlled by the Nga Hau E Wha Tennis Club, which has its clubrooms on the area.

Portion of the low lying area to the north of the Dunkirk Road Reserve is used to some degree for car gymkhanas, mainly organised through the Northern Sports Car club.

2.0 Objectives

To retain the open spaced of the two reserves for purposes of the organised sporting activities and passive recreation.

To encourage the maximum utilisation of the existing facilities and amenities with a view to extending the children's play area, Rugby Club facilities and the War Memorial Hall.

No one sports club will be allowed to extend its facilities on the reserve if it interferes with or reduces the playing area of another.

3.0 Policies

3.1 Utilisation

(a) Policy

The Council considers that the present allocations of fields, pitches and grounds to the various Codes, Associations and groups is a fair one and caters adequately for the apparent demand and as such, unless there is an obvious change in this demand, should remain. A plan showing the various fields, pitches and uses is shown in Figure 2.

(b) Explanation

The allocation of fields at the War Memorial Reserve has been considered on many occasions by both the Parks Committee and Council and it is now considered that the allocation and use, especially when all other sports grounds in the Borough are taken into consideration, is fair and equitable and appears to properly provide for the majority.

A substantial change in any particular Code participation or any major interest in a new sport or activity may require this policy to change.

During the year in both winter and summer the reserve is used to a substantial degree for schoolboy tournaments and this practice will continue and in fact be encouraged. Upwards of 500 children often participate in active recreation at the one time.

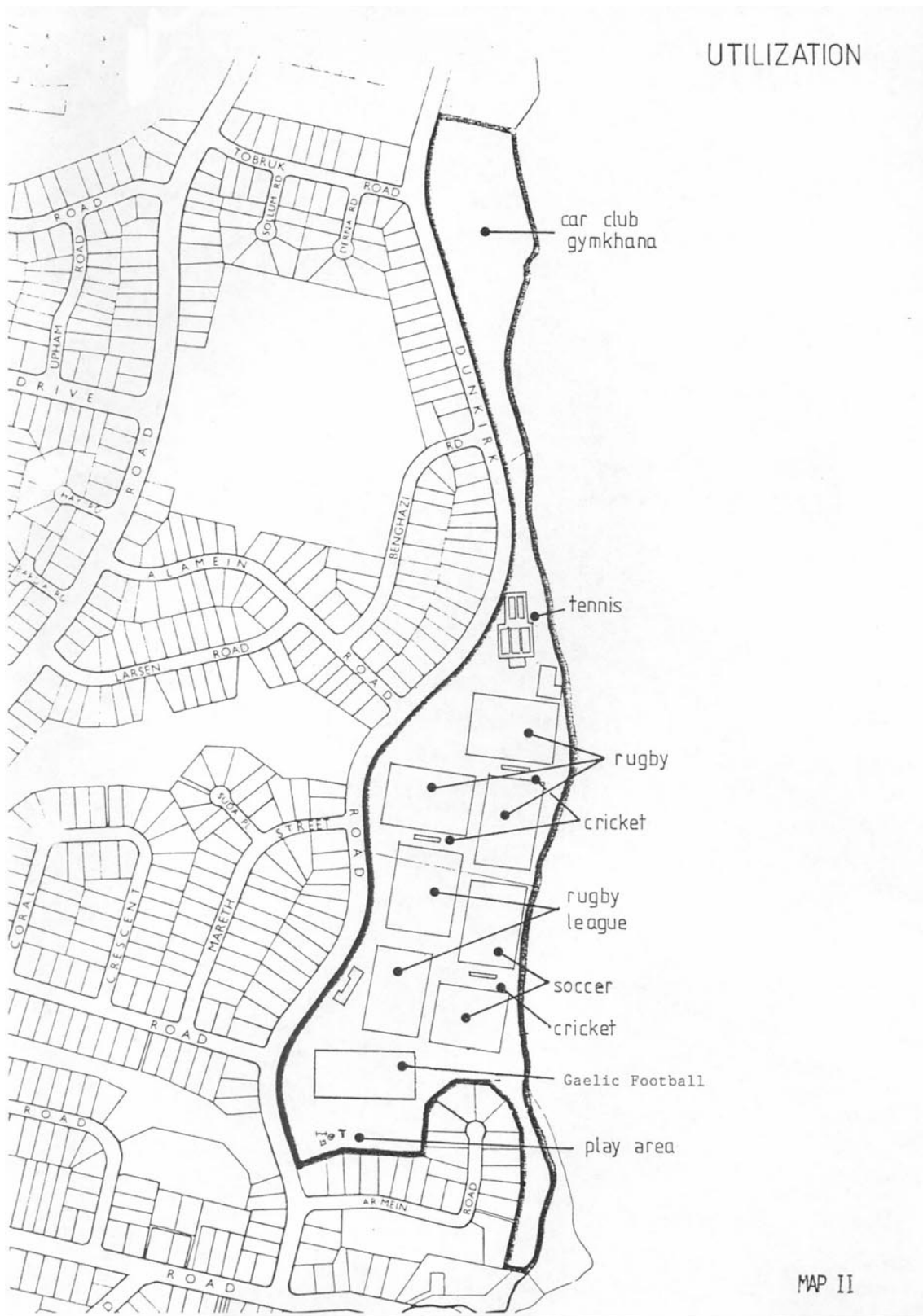


Figure 2. Utilisation Plan

3.2 Council Facilities

(a) Policy

The Council facilities on the reserve will continue to be maintained at the highest standard possible and will be utilised to the maximum degree.

(b) Explanation

The Domain is the site for the Mount Wellington War Memorial Hall, the public changing rooms and conveniences, the Borough Council Parks Depot, Nursery and Parks Superintendent's house.

(i) War Memorial Hall

The small War Memorial Hall was built in 1953 as part of the overall complex. The main purpose of the hall was to provide a recreation facility which could be used as an adjunct and in association with the various recreational activities that take place on the reserve. The uses have changed over the years and at present the hall is used on a regular basis by a dancing club, St Johns Ambulance Brigade, the Buffalo Club, Tamaki Model Aircraft Club and also the Tamaki Community Activity Centre Group (Tamaki Drop In Centre). These various activities fit in quite satisfactorily with the other intended uses of the hall. The Community Activities Group will share their facilities with the St Johns Ambulance who will also continue to use the ambulance room.

The Tamaki Community Activity Centre Group is a major user of the hall, occupying it two days a week during the school term and five days a week during the school holidays. The centre caters for pre-schoolers, school children, youths and mothers and offers hobbies, learning skills and company for all sections of the community. The demand is such that the present hall is inadequate and the centre has made application to Council for approval to extend the hall to the south by some 55 square metres. This will enable them to become a permanent part of the activities and provide adequate room for their various equipment and activities. Provision is made in the Management Plan for this extension.

(ii) Pavilion and Conveniences

These were built as part of the overall project in 1953 and provided some eight changing rooms, toilets, showers, public toilets, first aid room and canteen. The facilities are extensively used, particularly during the winter at weekends and to a lesser degree for mid-week training. The present facilities are in need of upgrading and this will be completed as soon as practicable.

(iii) Parks and Depot

The Parks Depot is sited at the south eastern corner of the reserve. The depot is used for the storage of all the Department's plant and vehicles and also the assembly depot for all staff employed within the Department. The area has been fenced off for security purposes.

Generally, the present facility caters for the present need and the only alteration or extension will be the construction of a soil shed, capable of sorting some 150 cubic metres of soil. A building of approximately 100 square metres will be required.

(iv) Council Nursery

A number of years ago the Council did operate a small nursery off Larsen Road but, unfortunately, owing to inadequate control and vandalism this project was abandoned. In 1979 the Council did decide to construct their own nursery and this has duly been done and is located immediately adjacent to the Parks Depot. The area provides for a glasshouse, potting shed, shade house and storage area and will provide the bulk of the needs for Council's beautification policy. Flowers are going to be propagated this year as the first stage to providing gardens and more colour at various points in the Borough.

(v) Parks Superintendent's House

The Parks Superintendent's house is nestled under the large oak tree at the south end of the reserve. The Council considers that for reasons of security, control and efficiency that the Parks Superintendent should reside on or in the proximity of the reserve.

(vi) Floodlighting

Lighting is provided on two rugby fields and one each of the league and soccer fields. The upgrading of the Rugby Union lights is discussed under "Clubs" Section 3.3, sub-clause (b) (ii). The soccer field has recently had the old lights from Bill McKinlay Park relocated here following its upgrading and is now of a high standard. The rugby league field lighting is poor and will be upgraded to provide a good standard for training.

3.3 Clubs

(a) Policy

Council will encourage the best use being made of the Club's facilities on the reserve by maintaining high membership numbers, providing maximum amenities and co-operating with other clubs in the use of the various Clubs facilities.

(b) Explanation

There are two Clubs' Headquarters on the reserve, namely, the Nga Hau E Wha Tennis Club and the Tamaki Rugby Football Club.

(i) Nga Hau E Wha Tennis Club

The club house and the initial three courts were built by the Mount Wellington Borough Council in 1955 and occupied at that time by the Mount Wellington Tennis Club. This club went into recess some time ago and the Ng a Hau E Wha Tennis Club was formed soon after and now occupy and use the area on the same basis as the original club.

There are now five courts all told, the two additional courts to the north having been constructed by the original Mount Wellington Club. The courts are available to be used by the public under the Club's general control. No extensions to these facilities are envisaged at this stage. As yet no formal agreement to occupy has been executed.

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Two of the rugby fields have floodlighting and it is proposed that this floodlighting be improved to ensure adequate facilities for training and the possible playing of competitive rugby on the main field. As policy the area occupied by the three rugby fields is made available for the general activities of the Tamaki Rugby Club and the No. 1 Field is set aside as the Club's home ground and every encouragement will be given for this field to be used by the Tamaki Club as its home field.

The general control of the Club's activities in relation to the use and operation of the clubrooms are set down in the Permit to Occupy Agreement, which is at present being reviewed under the right of renewal clause. This agreement gives no right of sub-letting and requires the building to be used for training purposes and social activities for the Club.

Appropriate clauses pertaining to behaviour and control are included. It is considered that the control procedures provided in these agreements are adequate and that this is the appropriate place for them.

3.4 Vehicle Control

(a) Policy

To provide adequate vehicle traffic control and parking facilities to ensure maximum enjoyment of the reserve by all users.

(b) Explanation

Vandals in motor vehicles have over the last several years caused increasing amounts of damage to the sports fields by the illegal driving of vehicles over the reserve. This not only results in considerable expense to Council in repairing the damaged surfaces but also causes much inconvenience to the various sports teams.

Regrettably the only practical way to prevent such mindless destructive acts is the erection of barrier to prevent all unauthorised vehicles from driving onto the reserve. A fence has been erected virtually along the full length of the Dunkirk boundary of the playing fields on the ware Memorial Reserve and this has improved conditions considerably. This also ensures that vehicles previously parked on the verge do not roll down onto the fields as has happened in the past causing a potential hazard to spectators. This fence has been constructed in half round tanalised timber and stands some 600mm high. Some form of fence is to be constructed at the rear of the houses fronting Armein Road where they adjoin the Panmure Wharf Reserve as difficulties are being experienced in this locality.

The area between the newly erected fence along Dunkirk Road permits parking and this length of verge will be developed as a properly surfaced parking area. The parking area adjacent to the tennis courts is to be improved and surfaced and an area immediately to the north of the Tamaki Rugby clubrooms will also be developed and surfaced for parking.

3.5 Walkway

(a) Policy

To form an all weather walk track the full length of both reserves along the foreshore of the Tamaki River.

(b) Explanation

This will form part of an overall foreshore walkway scheme which Council is promoting and will also form an integral part of the green print walk proposals to link the various reserves along the Tamaki River. It is intended that this walkway be linked to the Mount Wellington Domain.

3.6 Foreshore Development

(a) Policy

To complete the stone walling along the Tamaki River Foreshore and to develop beach areas along the foreshore.

(c) Explanation

This work is being undertaken to firstly upgrade the overall area and secondly to prevent erosion.

Erosion has caused some problems in the past, particularly in north easterly gale conditions and the proposed work will ensure that damage that has been caused will be arrested.

The foreshore along the full length of the walkway will be cleaned up, freed of all stone debris, etc, and every effort will be made to provide as good swimming and beach conditions as possible. This is particularly so in respect of the area adjacent to the main culvert at the south end of the War Memorial Reserve and the existing beach area in this locality will be upgraded.

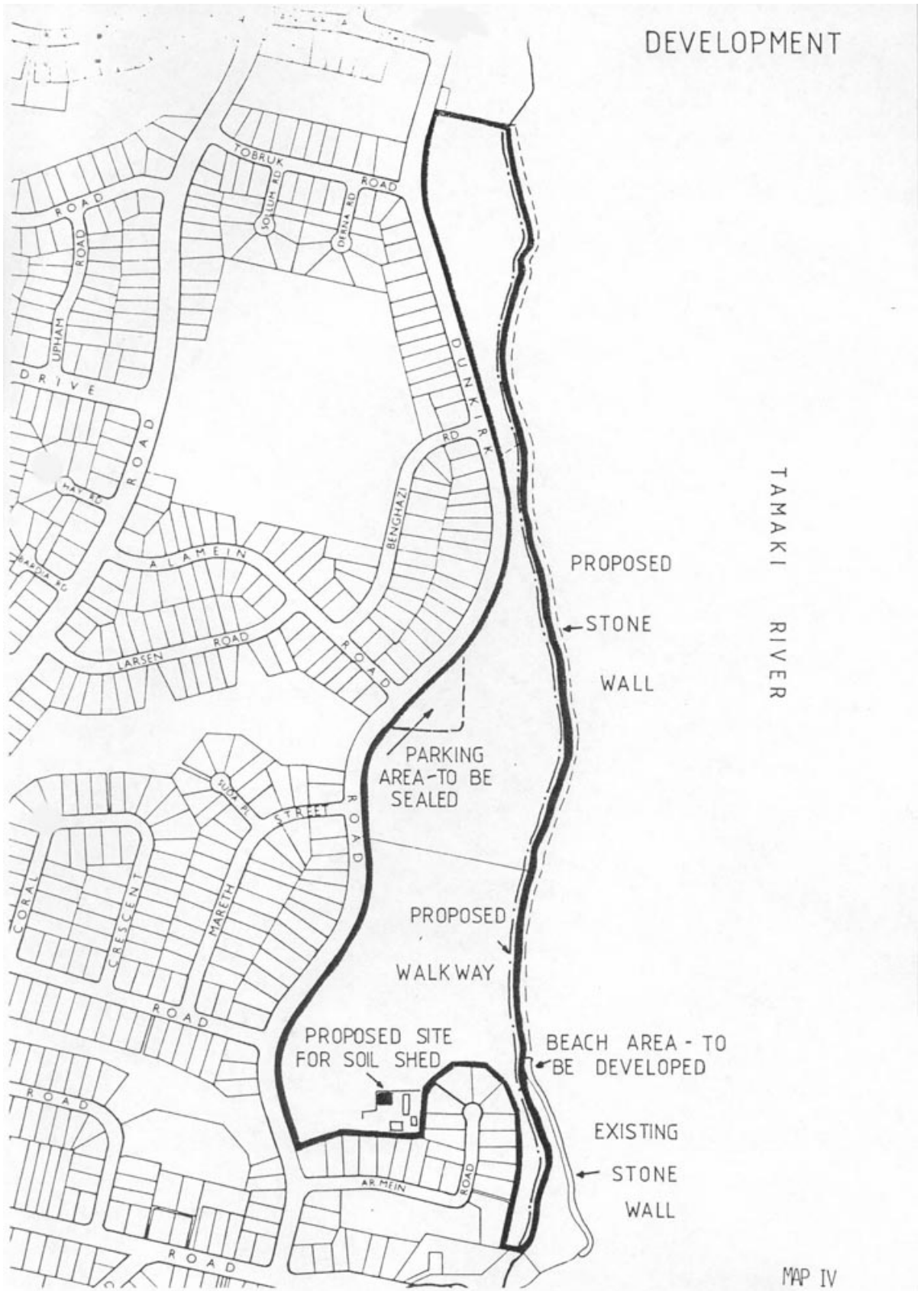


Figure 4. Development Map

3.7 Picnic Areas

(a) Policy

To provide picnic facilities to be used not only by recreational users of the area but by families and visitors.

(c) Explanation

These picnic areas will be created by the provision of suitable tables and chairs at various locations along the foreshore, particularly under the Pohutakawas and also in the vicinity of the main beach area. The provision of litter baskets, and in selected areas, the provision of barbecue facilities.

3.8 Play Equipment

(a) Policy

Provision is to be made for the substantial extension to the children's play facilities at present located at the south end of the ground to incorporate adventure type play equipment.

(b) Explanation

The play equipment on the War Memorial Reserve is of rugged design and has survived a number of years maintenance free. It is fortunately one area where there is adequate control and supervision with the Parks Superintendent living in proximity and the existence of the Parks Depot. There is today, however, a demand for more sophisticated play equipment and Council recognises this need and will extend the facilities to provide for a much fuller adventure type playground.

3.9 Development – Low Lying Area

(a) Policy

To develop the low lying area to the north of the Dunkirk Road Reserve to overcome present dampness problems caused through the low lying nature of the site.

(b) Explanation

This area was developed some 25 years ago by means of controlled dumping and reverted what was previously a useless swamp area into a well used part of the overall reserve. Unfortunately, it still tends to be quite damp, particularly in the winter owing to its low lying nature and also is very undulating in places caused by the sinking in parts of the original dumped material.

In an effort to overcome this and to bring the area into all season use, it is proposed as suitable materials become available to fill the area by approximately one metre in depth to an adequate formation to ensure the proper run-off of surface water.

3.10 Beautification

(a) Policy

To plant and beautify the area to ensure the maximum aesthetic pleasantness for users, visitors and residents alike.

(b) Explanation

Over the years steps have been taken to endeavour to establish an avenue of Pohutakawa trees along the foreshore but owing to vandalism this has not been possible. However, many of the trees have survived and steps will be taken within the next few years in an effort to achieve this original objective. In addition other suitable planting for shade, and general appearance will be carried out but in both cases care will be taken to ensure the minimum disruption of views, particularly for those persons residing in the area.

3.11 Advertising

(a) Policy

To permit advertising on the main No 1 Rugby Field providing it is of a properly controlled form, and causes no offence to the adjoining residential properties.

(b) Explanation

The Council considers it reasonable that some advertising be permitted on the main No. 1 Field on a home ground, providing this is done to create a stadium type atmosphere. Advertising on panels will be permitted only on the fence around the two embankment sides. The content of the signs will be subject to Council approval and must also be maintained to Council's satisfaction. Advertising will also be permitted on the proposed scoreboard, subject to Council's specific approval.