

Management Plan for Sturges Park
Tamaki City Council, September 1989

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1.0 Background Information

1.1 Introduction

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

It is intended that this Plan be used as a practical planning document to ensure the orderly development of the Park for maximum utilization and enjoyment.

Sturges Park was presented to the former Borough of Otahuhu by its first Mayor Mr. Alfred Sturges in March 1915. It is officially known as the Otahuhu Public Park but is affectionately known as Sturges Park.

1.2. Legal description

The areas of land under this Management Plan are:

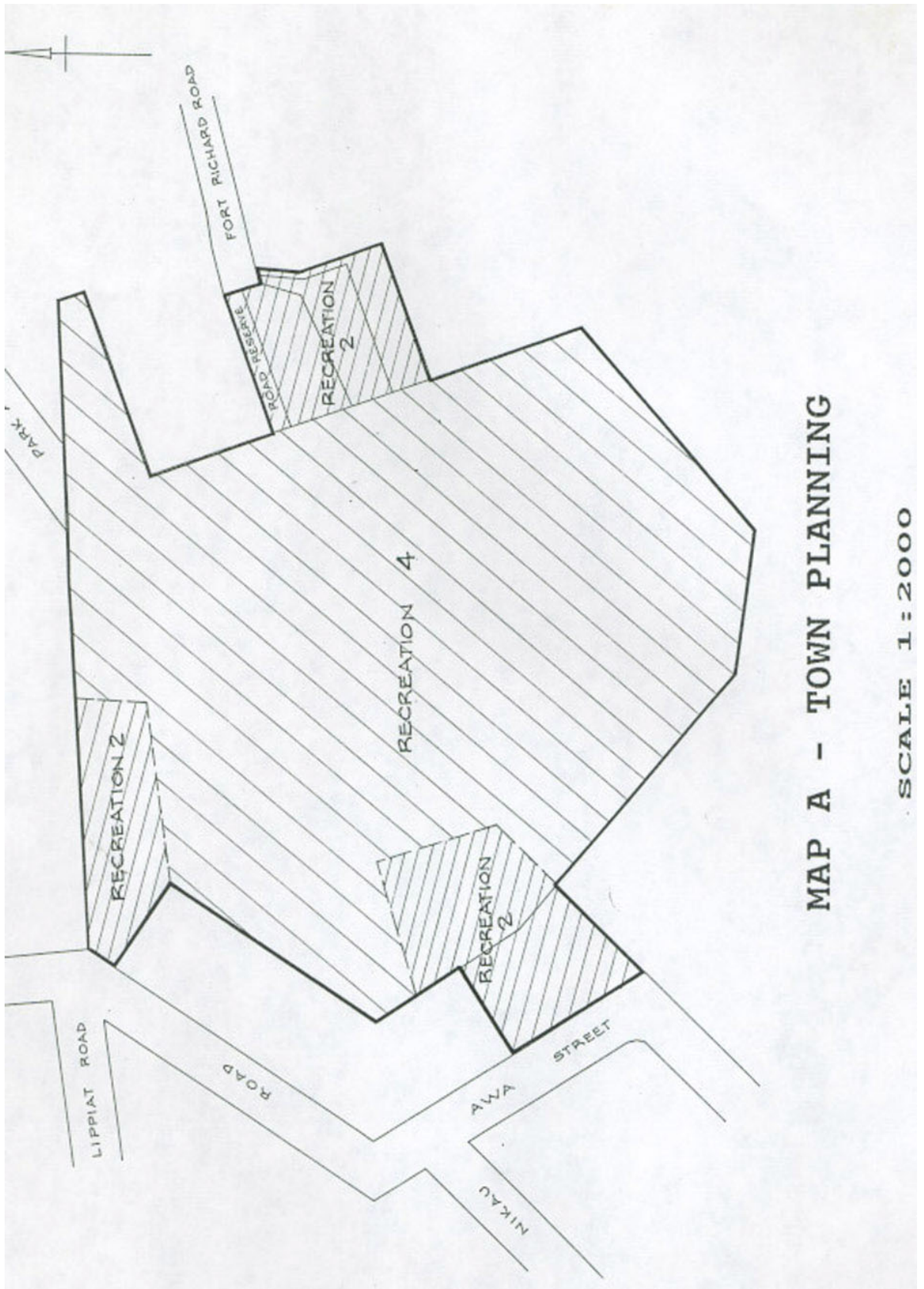
- (a) 5.7237 hectares more or less being all the land on the plan deposited in the Land Registry Office at Auckland under Plan No. 9538 and held under C.T. 237/183.
- (b) 460 m² more or less being a strip held as road reserve which is a portion of Fairburns Land claim No. 29613 and held under C.T. 237/183.
- (c) 2591 m² more or less being Section 62, Block VI Otahuhu Survey District and held under C.T. 29A/1410.
- (d) Lots 1, 2, 3, D.P. 41502 having a total area of 3657 m² more or less and held under C.T.s 1107/157, 1109/84 and 1109/121

Lots under (a), (b), and (c) are held as reserve for recreational purposes and the lots under (d) are held by the Council in fee simple.

1.3 Town planning

The area as described above is zoned within the City of Tamaki Otahuhu Ward as Recreation 4 and Recreation 2 as more specifically shown on the attached plan (Figure 1).

Adjoining land owned by Government Departments is also zoned Recreation but this land is not under the control of the Council and therefore not included in the Management Plan.



MAP A - TOWN PLANNING

SCALE 1:2000

Figure 1 Zoning

1.4 Location

The reserve is located immediately to the south of the Otahuhu Commercial Area and has access off Fort Richard Road, Park Avenue, Nikau Road and Awa Street. This reserve is in close proximity to the principal roads of Great South Road, Mangere Road and Walmsley Road and therefore is readily accessible.

To the south of the reserve it merges with the Otahuhu College playing fields which form a continuous Recreation area, the two areas complementing each other.

The location of the reserve is shown on the attached plan (Figure 2).

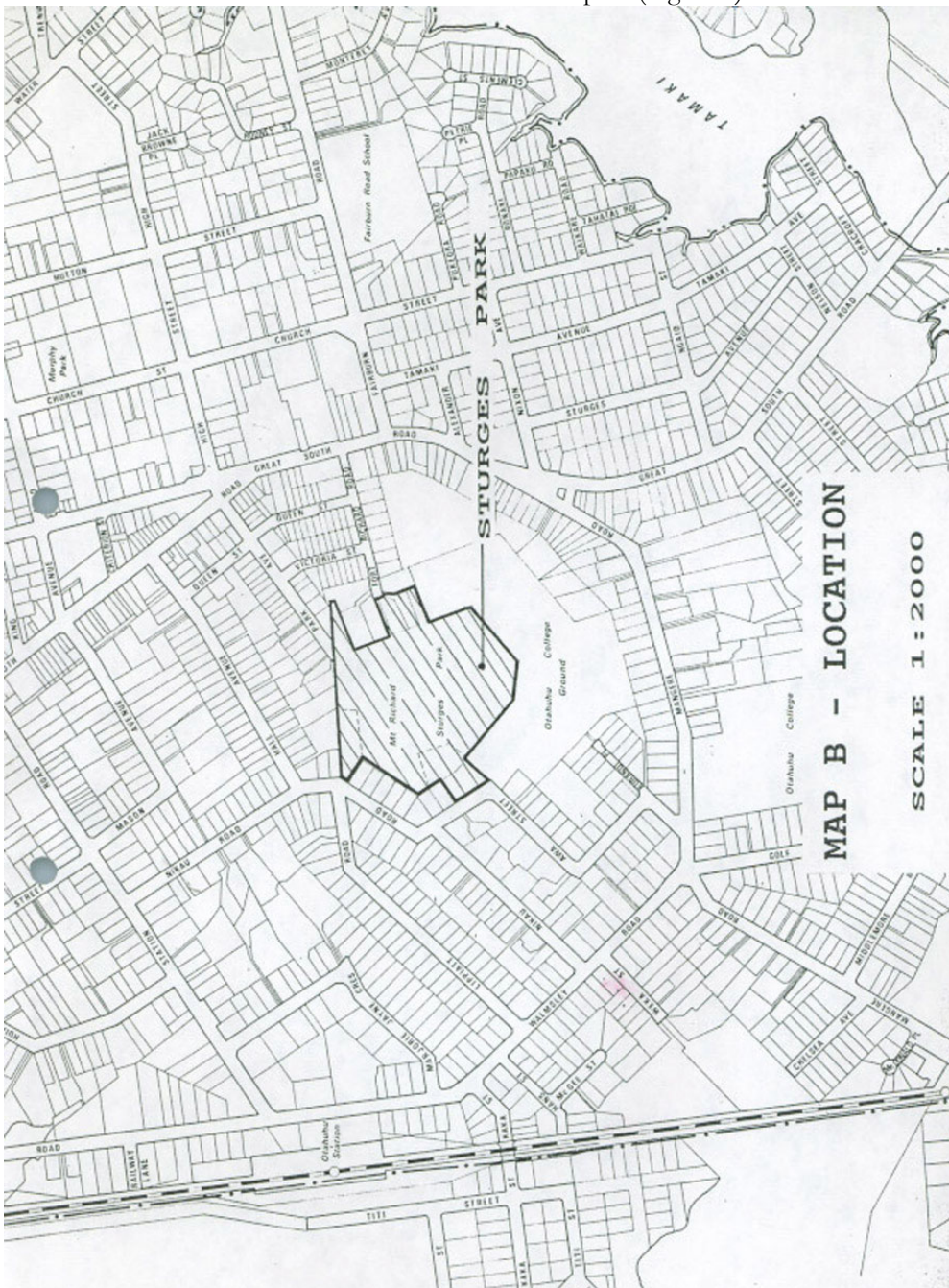
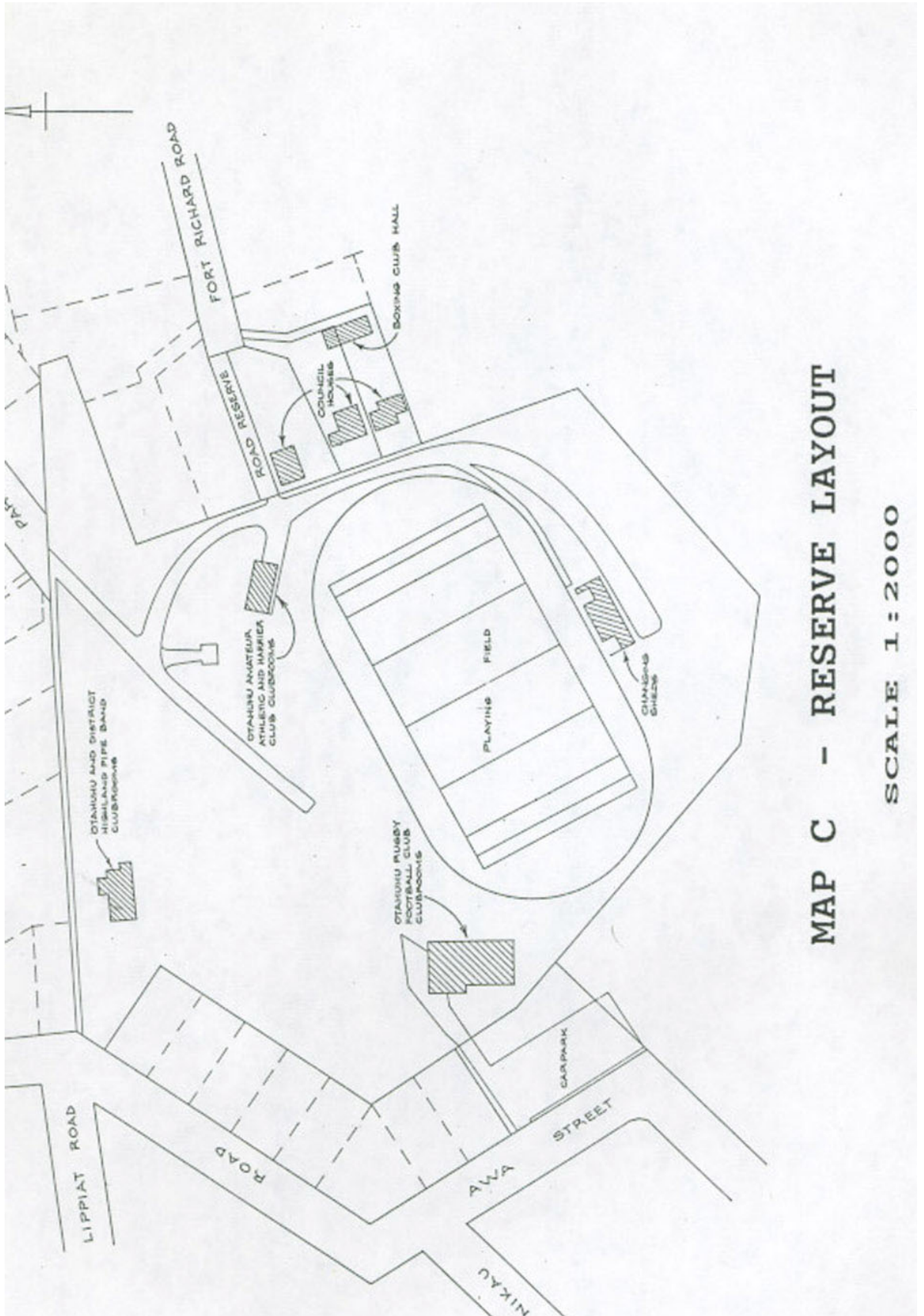


Figure 2 Location Plan

1.5 Description and use

Sturges Park is formed around a natural geological feature caused by a volcanic eruption. The area is used for both active and passive recreation. The Otahuhu Rugby Football Club and the Otahuhu Amateur Athletic and Harrier Club have facilities on the reserve and use the area for active recreation, particularly within the volcanic cone where a natural amphitheatre has been developed into a sports complex. The Otahuhu District Highland Pipe Band (Inc.) and the Boxing Club use separate facilities on the reserve located close to Nikau Road and Fort Richard Road. The Otahuhu Rovers Rugby League who have their clubrooms at Mt. Richmond also use the playing field on a regular basis. When not being used by active clubs in the area the facilities are well used (particularly in the summer for sports meetings), and by school groups and other organised groups.

Attached within the report is Plan C which shows all the facilities and buildings at present established on the reserve.



MAP C - RESERVE LAYOUT

SCALE 1:2000

Figure 3 Reserve Layout

2.0 Objectives

2.1 Objectives

- a To develop and maintain the Sturges Park Recreation area for the welfare and enjoyment of the public.
- b To encourage the maximum utilization of the existing facilities.
- c To allow the upgrading and development in compliance with the District Scheme of the existing club facilities to meet the needs of the members of the clubs.
- d To ensure that the needs of both the passive and the active recreation are provided within the reserve.
- e To promote other uses of the ground to enable as wide a use as possible of the ground and facilities.

3.0 Policies

3.1 Utilization of ground

The Tamaki City Council confirms the allocation of the ground for use of Athletics generally in the summer and for the use of Rugby and League in the winter. When the additional League field at Mount Richmond (Portage Road) is developed and available for use this shall be made available to Rugby and League for joint use unless agreement can be reached on Rugby using Sturges Park and League using the Portage Road field. Uses of the ground by other organisations will be encouraged, provided there is no conflict with the above approved and accepted activities. The Council will continue to maintain the field and running track to a standard acceptable to the Council and will be in full control of deciding when the field is unavailable for use because of weather, condition or other factors.

3.2 Council facilities

The Council owns the toilet block/ changing rooms located at the field level on the south side of the reserve. These facilities will be maintained by the Council in conjunction with the clubs on the reserve and in particular with the major users of the facility who will be required to make a commitment to the upkeep and maintenance of the facility.

The Park will be maintained to an acceptable standard and upgrading will be allowed to occur on the reserve as finances become available to improve the existing facility that is provided by the field and natural amphitheatre and to increase the usage of the facility.

3.3 Club facilities

3.3.1 Brief description

The Club facilities on the reserve are as follows:

- a Otahuhu Rugby Football Club Inc. –clubrooms and training lights.

- b Otahuhu Amateur Athletic & Harrier Club (Inc.) – clubrooms.
- c Otahuhu & District Highland Pipe Band (Inc.) – band hall.
- d Boxing Club hall.

3.3.2 Detailed Description

a Otahuhu Rugby Football Club Inc.

While rugby started in Otahuhu in 1980 the club which was formed in 1926 commenced involvement with Sturges Park in the depression years when club members worked on the development of the park. Since the 1940s both the League and Rugby Clubs have shared the use of the park on a week about basis. When the formation of an additional league field at Mount Richmond is completed the intention is for the Rugby Club to have full use of the field at Sturges Park.

In 1926 the Club purchased and built clubrooms on the corner of Nikau and Lippiatt Road adjacent to where the band hall stands today. This home of rugby in Otahuhu, affectionately known as the “tin shed” in earlier years was extended and replaced with a new complex in the 1950s. Tragedy struck, however, in 1971 when the building was destroyed by fire.

At that time the club looked at relocating at Mount Richmond or Mangere, however, the club’s roots were in Otahuhu where it wished to stay. The site where the present clubrooms stand was offered by the Otahuhu Borough Council and accepted by the club. Building commenced in 1973 and the existing buildings were constructed at a cost of \$100.000. The club has proposals to extend the existing clubroom at both levels some 8 metres to the north-east over the small parking area at the top of the access road and the Council supports this proposal.

The club also owns and operates training lights on the plateau adjacent to the clubrooms and on the adjoining Otahuhu College fields. The Council supports the continued use of the plateau for night training and the use of the main field for training, subject to the approval of its availability by Council staff.

The Club Patrons and Vice Patrons have been:

Patrons		Vice Patrons	
E.D. McLennan	1926-28	E.C. Petrie	1944-46
A.J. Hall	1929	M.W. Coutts	1947-48
Dr. A. Martin-Ross	1930-48	A.J. Murdoch	1949-58
Chas Nicholson	1949-57	Mrs. Burton	1959-64
Mrs. Burton	1958	A.G. Jerrat	1965-73
A.J. Murdoch	1959-73	F.P. Arnold	1974-79
A.G. Jerrat	1974-80	H.R. Trevena	1979-80
H.R. Trevena	1980-89	J.G. Wilcox	1980-87
		T.R.N. Edwards	1988



b Otahuhu Amateur Athletic & Harrier Club (Inc.)

This Club was formed in 1934 and the following were elected to office:

Patron	Mr. W.W. Massey
President	Mr. F.W. Grey
Vice- President	Messrs T. Faithful and A. Murdoch
Secretary/Treasurer	Mr. C.A. Porter
Committee Members:	Messrs. W. Arnold, F. P. Arnold, W. Whitmore, J. Sinclair, J. Clarke, A. Murdoch, T. Faithful, and W. Kirkwood, with power to add: club captain. Mr. S. Andrews: delegate to Auckland Centre. Mr. W. Whitmore: handicapper, Mr. W. Whitmore: starter. Mr. F. Arnold: Hon. Auditor. Mr. R. W. F. Wood

During the 1940-70 era many top athletics meetings were held at Sturges Park which was noted as one of the best grass tracks in Auckland. The clubrooms were built in 1962 and upgrading was carried out in 1984, the club's Golden Jubilee year. The club's numbers have fallen off dramatically over the last few years and currently no children's athletics operate through the club. The Auckland Veterans Athletics at present use the clubrooms and grounds on a regular basis and the Council encourages this use. Any other uses of the facility which were of a recreation nature would be encouraged by the Council so that the club can ensure that the facilities are maintained at an acceptable level.

The club has suggested that an all-weather track be established on the site. However, the Council believes there is no basis to support this, particularly bearing in mind the close proximity of the dual tracks at Mt. Smart.

The club would also wish to possibly carry out extensions to build a new toilet block adjacent to the clubrooms and subject to satisfactory plans and details being presented the Council supports this upgrading proposal.

c Otahuhu District Highland Pipe Band (Inc.)

The band was originally formed as the Otahuhu Pipe Band in 1955 and used the facilities at Otahuhu College. In the 1960s it amalgamated with the Mount Wellington Pipe Band to form the current band group. In 1964 the Band purchased the existing band hall on Sturges Park and has occupied the facility with Council's approval since. The Council encourages and approves of the Band's use of the facility and accordingly, a long-term lease has been agreed upon between the Band and the Council. This lease is for 10 years and expires on the 31st July 1995.

d Otahuhu Boxing Club

This group uses the hall off Fort Richard Road which is located on the properties which the Otahuhu Council purchased and owns in fee simple. The Boxing Club was previously established and operated as Gammicks Gym in the Community Hall building in Mangere Road opposite the monument intersection.

When the facility was upgraded by the Otahuhu Rotary Club and the Council in 1986 a new facility was provided for the Boxing Club on the Sturges Park site. This facility, a school prefab, was provided by the Boxing Club. The facility continues to provide a Boxing Club for the area and is used regularly. The Council encourages the use of this facility and wishes to formalise the use of the hall on a long-term lease to the established club which currently uses the facility. If it does not come to pass the Council will negotiate a lease with the Auckland Boxing Association or another recognised boxing trainer.

3.3.3 Leases

Once the Management Plan for the reserve is finalised, the Council intends to offer a long-term lease to the existing clubs which do not have a current lease for the facility they occupy on Sturges Park. This lease will encourage the maximum use of the facilities and will reflect the current policy Council has for charging for such facilities. The leases will be based on a five year rent review period.

3.4 Car-parking

Currently there are four carparks on the reserve. These are located at the Band Hall, at Awa street next to the Rugby Club Hall, surrounding the Park off Fort Richard Road and adjacent to the Boxing Hall. On occasions and when the area can be used the plateau training field by the Rugby Club is used for parking.

The carpark by Awa Street is the only one that is sealed and it is Council's intention to develop, form and seal the other carparks as funds allow. It is intended that funds from reserve contributions will be used to carry out within Council's reserves development programme.

The Council believes adequate parking is available on the reserve for the current developments and proposed extensions and there is no proposal to increase the areas where vehicles can park on the reserve.

3.5 Council houses

At present the Council owns three houses in Fort Richard Road on land owned in fee simple immediately adjacent to the Sturges Park Reserve. This land was purchased by the Otahuhu Borough Council to allow possible future extension to the reserve if the need and demands require it. The land is zoned Recreation 2 in the District Scheme.

The Council rents these properties out for residential use and intends to continue doing this until such a time as the land is required for extension to the Park. The Council will maintain the properties and grounds around the houses to an acceptable standard.

3.6 Landscaping

The reserve currently has a number of well-established trees and areas of landscaping. These will be maintained. In a sound condition and trees will only be removed when they become dangerous or with Council's specific approval for further development. Any new development will be required to blend in and match with existing facilities and where appropriate additional planting and landscaping will be carried out. Some areas of the reserve are difficult maintenance areas and these will be landscaped in harmony with the surroundings to minimise in the long-term the maintenance requirements.

