



AUCKLAND CITY

MANAGEMENT PLAN April 1995

Windmill Park • Epsom

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W I N D M I L L P A R K

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For :
MT EDEN - MT ROSKILL AREA OFFICE
AUCKLAND CITY COUNCIL
April 1995



Index

Page

3	A.	Management Plan Function
4	B.	Management Planning Procedure
6	C.	Introduction
6	D.	Objectives
7	E.	Policies
7	1.	Leases, Tenancies and other Occupancies
8	2.	Buildings and Structures
8	3.	Access, Parking and Fencing
9	4.	Sports
9	5.	Children's Play Equipment
10	6.	Playing Surface Management and Vegetation
10	7.	Park Furniture
10	8.	Floodlighting
11	9.	Vegetation Management

Resource Information

12	1.	Location, Legal Description, etc.
14	2.	History and use of the Park
15	3.	Naming of Windmill Park
16	4.	Existing Tenancy Agreements
17	5.	Plan of Windmill Park



Management Plan Function

This management plan contains general objectives and policy statements for Windmill Park.

Brief background notes, a locality plan and a map of the reserve can be found at the back of this management plan.

The Auckland City District Plan spells out the policies relating to the overall provision of reserves, how these form a coherent reserve system and contribute to community development. It also sets down an overall pattern of the types of uses to which the parks and reserves can be put.

A reserves management plan is an extension of the District Plan. It is a less formal document establishing guide lines for the types of activities and leases (if any) on individual reserves; providing detail on specific items such as fencing, pathways, play equipment, maintenance etc.; and, where possible, identifying problem areas or conflicts of use. In short it is a working document designed to assist the Councillors, Community Board Members, and Council staff in making decisions about a particular reserve.



B.

Management Planning Procedure

The Reserves Act 1977 requires the Council to prepare management plans, outlining its general intentions for development, use and maintenance of nearly all parks and reserves under Council control. Public comments about the parks form an important contribution to the management plans. The Reserves Act sets out a formal procedure for the public involvement in this management planning process. It begins with public notification in the newspapers of the Council's intention to prepare a management plan for a particular reserve. Interested persons and organisations are invited to send in written suggestions.

A draft plan is then prepared, taking into consideration the current and potential use of the reserve, its classification, together with any suggestions which have been received from the public.

A second public notice will advise when and where the draft plan is available for public inspection. Individuals or organisation can lodge written submissions or objections on this draft plan and at a later date be heard by the Local Community Board in support of their comments.

All the submissions or objections will be carefully considered and where appropriate will be incorporated into the final draft of the management plan.

The final draft will then be adopted by the Community Board as the Operative Management Plan. As Windmill Park is a recreation reserve, the Council is not required to submit the plan to the Minister of Conservation for his/her approval.

The plan will still be subject to review as and when circumstances relating to the reserve change. When a comprehensive review or any major amendment is to be undertaken, the procedure outlined above will again be followed. However minor changes would normally be made by Community Board resolution.

Although there is no right of appeal under the Reserves Act, a management plan is never "final" and submissions from the public can be received at any time.



**The following management planning procedures
for Windmill Park have been actioned :**

Public Notification of intention to prepare a management plan	N.Z Herald • 21 & 28 June 1994 Central Leader • 22 & 29 June 1994
Final day for acceptance of written suggestions	22nd July 1994
Draft management plan adopted by Mount Eden Community Board and published	17 August 1994
Public notification advising availability of draft plan	N.Z. Herald • 9, 13 & 27 September 1994 Central Leader • 31 August, 7 & 28 Sept. 1994
Final day for acceptance of submissions/objections	Friday 28 October 1994
Adoption by the Mount Eden Community Board of the revised draft as the Operative Management Plan	Wednesday 15 March 1995
Operative Management Plan Published	April 1995



C.

Introduction

In 1917 the Auckland City Council acquired what is now known as Windmill Park on the amalgamation of the Epsom Road District with the City. Little development was undertaken until 1930 when a start was made on constructing the tennis/netball courts, and levelling the open grassed area for use as a football field. The stand of pine trees was planted about this time. Labour was provided by unemployed relief workers during the depression years of the early 1930's.

The Netball courts/tennis courts continue to be used by their respective codes, attracting large crowds of spectators on the weekends. The open grassed area is used for casual games of sports such as touch rugby, as a junior soccer training ground, and by the families of the area as neighbourhood recreation space.

D.

Objectives

1. To provide area's of sufficient size and standard to allow organised sports to be accommodated.
2. To provide areas of grassed open space for casual recreational uses.
3. To maintain and enhance the wooded landscape of the existing stand of pines.
4. To maintain and operate an attractive, safe amenity for the benefit and enjoyment of the community.
5. To allow the fullest public use of the reserve by minimising any possible conflict between the public and the various organised activities on the reserve.
6. To minimise any possible conflict between the park users and the adjoining residents.
7. To develop and maintain quality playing surfaces.
8. To provide a pleasant environment where children may play in safety.



E.

Policies

1. Leases, Tenancies and other Occupancies

- 1.1 Existing leases are to be fulfilled properly by each lessee; where this is not possible, the lease may need to be rewritten or reviewed.
- 1.2 Any priority use of a defined sports area by a club or code shall not preclude the general public access to the remainder of the park, or general use outside of club hours, notwithstanding that section 53(1)(e) of the Reserves Act prescribes that a club may, for not more than 40 days per year, have exclusive possession of their leased area.
- 1.3 Any future lease entered into must be directly related to the use of Windmill Park as a Recreation Reserve zoned Open Space 3 under the District Plan.
- 1.4 Access across a part of Windmill Park to No. 33 St. Andrews Road will be retained in terms of the easement agreement.

Notes

- a) *It is recognised that the part of Windmill Park formed as Netball/Tennis courts has been developed primarily for use by organised sporting groups; present and future leases of that part of the park for use by organised sporting groups are considered appropriate.*
- b) *The owner of No. 33 St. Andrews Road has been granted right of way over a part of the reserve (Marked "A" on D.P. 125064) immediately adjacent to the property. This right of way allows vehicle access to the property, as direct access from the street is limited by the contour of the land and its geology. The arrangement, which has been in place since 1949, was formalised with the consent of the Minister of Lands in March 1988, and is registered against the property title. The right of way was granted for a period of 99 years, with rental paid annually. The property owner to whom the easement has been granted is responsible for the payment of rates on the area of land covered by the easement and for maintaining fencing between the park and the right of way.*



2. Buildings and Structures

- 2.1 Any new building, extension to an existing building, or the erection of other structures will be subject to the controls set out in part 9 of the District Plan - Open Space and Recreation Activity.
- 2.2 Existing and future stone walls will be protected and maintained.

Notes

- a) *The District plan sets out the permitted, controlled and discretionary activities in the Open Space 3 zone.*
- b) *Stone walls are a feature of the area and will be maintained. Planting close to stone walls will be minimised to reduce damage caused by vegetation encroaching onto the walls.*

3. Access, Parking and Fencing

- 3.1 No additional vehicular access will be provided, although existing access's may be developed and/or rationalised.
- 3.2 Any new access-ways will be constructed from all weather surfacing.
- 3.3 Requests from neighbours for pedestrian gate access from neighbouring properties will be considered.
- 3.4 All Boundaries with neighbouring properties will be fenced.
- 3.5 The amount of traffic and demand for parking is a factor which will be assessed as part of any application to use Melville Park.

Notes

- a) *Any neighbouring property owner may apply to the Council for gate access onto the reserve. Each application will be considered on its individual merits. Some properties already have such access.*
- b) *It is recognised that the use of Windmill Park as a sports ground creates traffic and demands for parking which can at times put pressure on the surrounding residential streets. The amount of traffic generated by any new applications to use Windmill Park will be a criteria which will be assessed in determining if that use will be granted.*



4. Sports

- 4.1 Use of the Park for both organised and casual sports activities which are in accordance with the Reserves Act and the District Plan will be encouraged.

Notes

- a) *Windmill Park is one of seven public recreation reserves that cater for organised sports in the Mount Eden Ward and provides an important facility to the area. It is Council's intention that this be the predominant type of usage for the park, and that it continue.*
- b) *Use of the part of Windmill Park formed as Netball/Tennis courts for both organised and casual sports is considered appropriate.*
- c) *It is considered that the open grassed oval area of the Park should be retained for more casual recreation uses as facilities for this kind of activity in the area are limited. Uses by families, casual games of touch football, softball, etc, junior soccer practices and the like are considered appropriate.*

It is not intended to lease this area for formal usage. However, from time to time the City receives applications for one-off tournament use, games, etc. In these cases short term use of this grassed area may be granted, and the appropriate playing field marked out.

5. Children's Play Equipment

- 5.1 Children's play equipment is not currently considered appropriate at Windmill Park.
- 5.2 The possibility of providing a skateboard ramp at Windmill Park will be considered.

Notes

- a) *Shade from the stand of large Pine trees on the Park, and the implications of these on physical safety mean that children's play equipment is not currently considered appropriate. Children's play equipment is available at nearby Melville Park.*
- b) *It has been suggested that a skateboard ramp be provided at Windmill Park. The local community and children will be consulted to determine if this is an appropriate location.*



6. Playing Surface Management

- 6.1 All developed playing surfaces areas shall be maintained to acceptable management standards and in accordance with Auckland City Policy for the particular surface.

Notes

- a) *On those parts of the Park that are leased the maintenance of playing surfaces is the responsibility of the lease holder. The surface shall be maintained to a standard acceptable to the Council.*
- b) *Maintenance of the grassed oval area of the Park is the responsibility of the Council.*
- c) *An independent water supply for park maintenance purposes will be investigated in the future if circumstances warrant.*

7. Park Furniture

- 7.1 Picnic tables, seats and rubbish containers will be installed.
- 7.2 Rubbish containers are provided and are serviced regularly.
- 7.3 All parks furniture shall be inspected on a regular basis and will be repaired, refurbished or replaced as necessary.

Notes

- a) *It is not intended to "clutter" the park with furniture, but to provide a small number of seats, etc, for local use.*

8. Floodlighting

- 8.1 The use of floodlights on Windmill Park is a discretionary activity under the District Plan. Any applications for additional floodlighting must comply with the criteria set out in that document.
- 8.2 No use of the floodlights shall be permitted after 10:00pm on any evening.
- 8.2 Floodlighting shall be limited to the area currently formed as Netball/ Tennis courts.



Notes Floodlighting

- a) *The time restriction is to eliminate any conflict between park users and neighbouring residents.*
- b) *Floodlighting of any part of the grassed area of the Park is not considered appropriate.*
- c) *Any floodlighting will be positioned so as not to throw excess light outside of the reserve area.*

9. Vegetation Management

- 9.1 All new planting's will be designed to compliment the amenity of the Park.
- 9.2 All noxious plants gazetted under the Noxious Plants Act 1978 will be eliminated.
- 9.3 The stand of large pines on the Park will be managed in accordance with the Vegetation Enrichment Program and Resource Consent approved for the site.

Notes

- a) *The trees in the large stand of pines are approximately 70 years old. A report commission in 1989 indicated that while the majority of the stand is very healthy, some die off can be expected, and that at some stage in the future the stand will no longer be viable. Under planting the stand with suitable native trees to ensure the long term landscape amenity of the area was recommended.*

In 1994 public consultation was undertaken, and arboricultural advice was sought on this issue, and in particular with the need to deal with approximately 17 trees on the edge of the stand which are considered a danger to surrounding properties. The end result of that process was that many people considered that the pines should be retained for their landscape value, and that indiscriminate removal of the trees would have an adverse effect on the stability of the stand as a whole. The final recommendations where to remove the dangerous trees over a number of years to allow the stand to adjust, remove stunted trees and deadwood within the stand, to plant pines in "gaps" in the stand to allow it to strengthen over time, and to allow a native understorey to develop (as occurs naturally). Initially this understorey will consist of the Coprosma on site, but in time can be supplemented with Puriri, Pohutukawa and Totara could be undertaken.

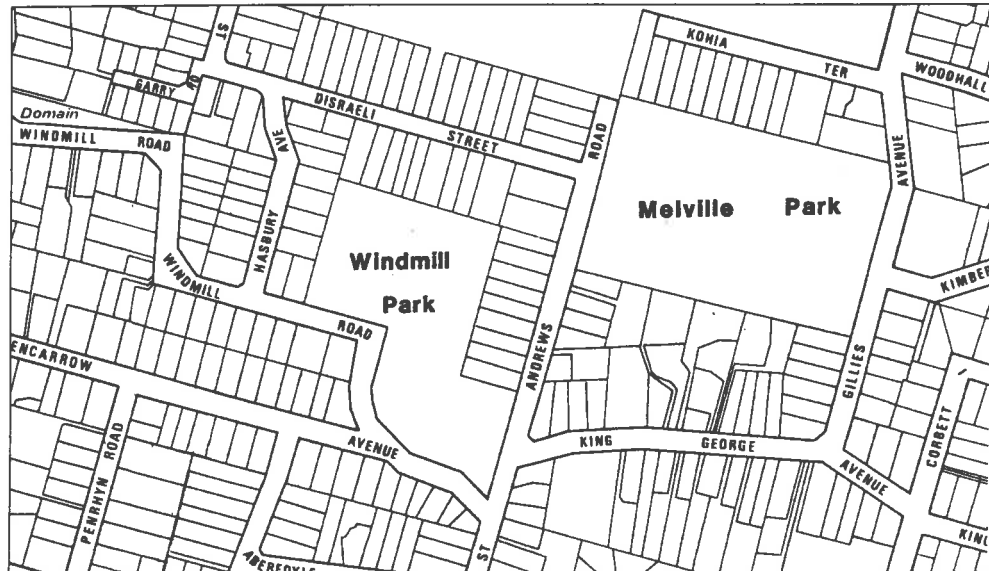
The report also recommended that the stand be reviewed every 2-3 years and the program modified as necessary. In mid September 1994 a resource consent was passed on this basis, and 3 dangerous trees plus the stunted pines and deadwood where removed shortly afterwards.

- b) *Several additional shade trees will be added on the bank around the grassed oval area, located close to the netball courts and by the intersection of Windmill Road and Pencarrow Ave.*



Resource Information

1. Location, Legal Description, etc



1.1 Windmill Park Location Plan

Windmill Park has road frontage to Windmill Road, Pencarrow Ave and St Andrews Road. The surrounding properties are residential.

1.2 Legal Description and Area

The park consists of 3 parcels of land.

- | | | |
|----|---|--------------|
| 1. | Allot 180, Sec. 10, Suburbs of Auckland
S.O.703 | Area: 2.0054 |
| 2. | Allot 180A, Sec 10, Subs of Auckland
S.O.703 | Area: 1.0026 |
| 3. | Allot 279, Sec 10, Subs of Auckland
S.O.47701
C.T.22D/585 | Area: 0.1927 |

TOTAL AREA (ha): 3.2007



1.3 Acquisition

2 Mar 1996

The two pieces of Crown Land (area 1 & 2 above) were added the Epsom Domain to be administered by The Epsom Domain Board (Gaz. 1886p.258). (At that time Epsom Domain consisted only of Melville Park).

29 Jan 1917

Epsom Domain was acquired by Auckland City Council on the amalgamation of the Epsom Road District with the City.

6 Nov 1986

Allot 279 (area 3 above) which separates the two pieces of Crown Land (areas 1 & 2) was transferred to the Crown as reserve. This had been owned by the Council and had been developed as part of the reserve. It was being given in exchange for 1002 sq. Metres of land on the South side of Allot 180A (area 2) which had some years previously been used to realign Pencarrow Ave at its inter-section with St Andrews Road and King George Ave. This part of the Epsom Domain, now formally declared road includes the triangular traffic island (with the large tree) at the intersection. (Gaz. 1986p.182).

11 Nov 1988

Allot 279 (area 2) officially became a part of Epsom Domain. (Gaz. 1988p.464).

1.4 Classification

Subject to the Reserves Act 1977.

Allot 180 & 180A classified as a Recreation Reserve - Gaz. 1979p.2693

Allot 279 classified as a Recreation Reserve - Gaz. 1988p.464.

1.5 Zoning

Recreation 3 - Organised Recreation



2. History and Use of Windmill Park

In the early years of this century, tenders were called on an annual basis, first by the Epsom Domain Board and later by Auckland City Council, for grazing on the reserve. It was infested with gorse and there was an enormous rocky hole where the tennis/netball courts are now sighted. A shallow natural lake was located on part of what is now the grassed area by Pencarrow Ave. The rocky hole and lake combined to make this an exciting area for children to play.

As with many other reserves in Auckland, Windmill Reserve was developed using the labour of relief workers. In 1930, 10 men started work on filling the enormous hole and creating an area suitable for construction of tennis courts. Fill came from the cliff area below the pines. The flat area near Pencarrow Ave was to be levelled, grassed and laid out as a full-sized football ground and a play area for local children. The council had £3747 to spend. Of this £1041 came from half the profit of a special race meeting held by the Auckland Trotting Club at Epsom; the remainder was a refund of Government taxation on the totalisator receipts.

The stand of approx. 120 Pine trees appears to have been planted by relief works about this time, in conjunction with the reserve development. They were not planted for milling purposes. In the early 1960's Henderson & Pollard declined an offer by the council for milling - the trees being unsuitable due to the lack of pruning.

In November 1930, a request was received from the Auckland Basketball Association (as netball was known in those days) for courts. The basketball courts and pavilion were ready for the latter part of the 1931 season, at a rental of 6 pence per player per hour. In November 1931, Auckland Lawn Tennis Association applied to use 15 hard courts for tennis. This was the start of a long-standing arrangement which saw Auckland Lawn Tennis Association as the head tenant using the courts and pavilion during the summer season and sub-letting them to the Auckland Basketball Association for the winter season. A letter was received from the Auckland Lawn Tennis Association in February 1932, thanking the Council for the construction of the courts and their valuable assistance to tennis. It was reported in the letter that they were "unquestionably the finest block of hard courts in N.Z."

Meanwhile, goal posts had been erected at the Pencarrow Reserve (as the grassed playing area was often called) for use by the Primary Schools Rugby Union and the Teachers Training College. This area has been variously used over the years for primary schools rugby, junior hockey and women's cricket. The park was used for junior soccer as early as the 1940's.



The Auckland Lawn Tennis Association. was severely reprimanded in December 1931 for using the courts on Sundays. The ACC Bylaw of the time stated: "No person shall play cards or engage in athletic exercise or any other game in any of the parks or reserves on Sunday". However, in 1934, this Bylaw was amended to allow Sunday play between 1pm and 6pm.

Over the years improvements have been made to the courts area and buildings. Late in 1932, concrete terraces on either side of the pavilion and grass slopes for spectators were constructed by the Council. During the War Years the wire netting fence around the courts was in a bad state of repair. It was almost impossible to obtain the product on the market, however, in 1944, the Council managed to obtain some second-hand wire netting from the Air Force. A second story was added to the pavilion and the terraces covered. The Basketball Association built their own pavilion which was removed in 1962 to make way for a new larger building. This was erected by Auckland Basketball with some subsidy from the Council. This building was raised on top of a block base thus doubling available facilities in 1974, in time for the World netball Tournament. Floodlights were installed during the mid-1960's.

For many years Easter and Labour Day Hardcourt Tennis tournaments were held at Windmill Road courts, as well as annual Ladies Tournaments.

The first week in September 1937 saw the NZ Basketball Tournament held, with approximately 1000 players taking part. Changing and toilet facilities were stretched to the limit. Temporary stands were erected in September 1948 for the NZ v. Australia Basketball Test. The 4th World Netball Tournament was held from 21 August to 4 September 1975. Some 12 to 14 countries were represented. In 1968, two extra netball courts were constructed ready for the National tournament, in August of that year.

3. Naming of Windmill Park

The park was originally a part of Epsom Domain. The courts have been known as Windmill Road Tennis/Netball Courts, and the grass playing field was often referred to as Pencarrow Reserve in the early years. On 28 May 1992, the Mount Eden Community Board formally resolved that the reserve is to be known as Windmill Park.

The Windmill reference relates to Auckland's first flour mill, built in the area in 1845 by an early farmer, William Mason. The mill saved growers from sending their crops overseas for milling, and operated for some 19 years. Windmill Road, built by the Government in 1848, was named after the Mill, and the park has in turn taken its name from that source.



4. Existing Tenancy Agreements

<u>Lessee</u>	<u>Term</u>	<u>Expiry date</u>
Auckland Netball Association (all courts & buildings)	14 yrs	31 May 2001

The lessee is permitted to sublet to the Auckland Tennis Association during the Summer Season. This sub-lease covers the original pavilion, small stand and 15 tennis courts, but not the Netball pavilion nor the 2 new netball courts to the east.



Site Plan

