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**Newmarket Park
Management Plan - Second Review**

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**Newmarket Park
Management Plan - Second Review**

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Approved by the Hobson Community Board of Auckland *City* on 10 March 1999.

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Newmarket Park Archaeological Assessment

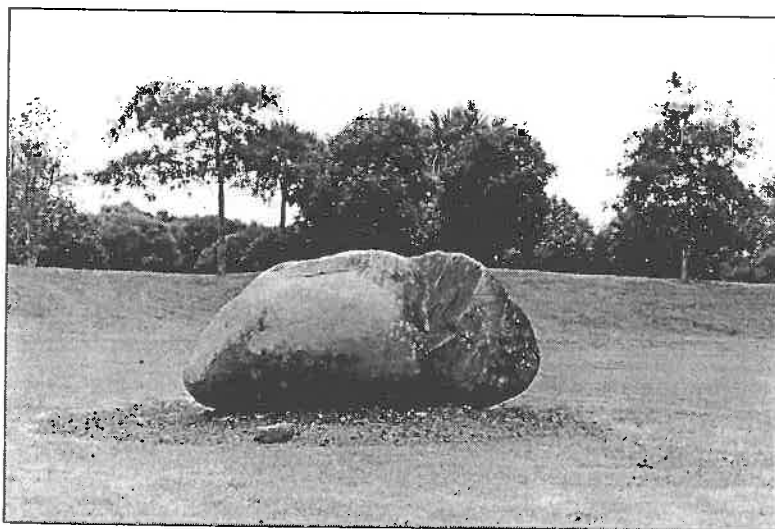
1.0 Introduction

Newmarket Park encompasses reserve land vested in Auckland City (Council), and classified for recreation purposes under the Reserves Act, as well as land owned in fee simple or acquired through esplanade reserve provisions which provide access to the stream within the Park and surrounding street network. This management plan is specifically required under the Reserves Act for the land which is formally classified as a recreation reserve. However, from a practical point of view, Council has incorporated reference to other parcels of land which make up the Park as it is perceived by the community. The description of the Park is provided in detail later in this document.

Newmarket Park has had a management plan since 1989. That plan was reviewed in 1993. This document is the second review of the management plan for the Park.

The Reserves Act 1977 (Reserves Act), provides that the administering authority (in this case Auckland City) keep the management plan under continuous review so that the plan is adapted to changing circumstances or in accordance with increased knowledge. The future of the Park has recently been considered during the preparation of the District Plan under the Resource Management Act 1991 (RMA). That process has highlighted the community's aspirations for passive recreation in the Park, as well as certain characteristics of the Park which the earlier management plan does not adequately address. For instance, the stability of the land poses severe constraints to development for a formal sports field and the Grammar Old Boys Rugby Football Club has abandoned plans for a sports field development on the Park.

In addition, issues such as public access and pedestrian connections to nearby reserves, particularly with the recent acquisition of Endeavour Park, public safety issues related to adjacent public drainage facilities (and possible development of these) and vegetation management practices need addressing. The use of the existing unfinished tea house building on the Park also remains unresolved.



Landscape feature in Newmarket Park

2.0 Statutory framework

2.1 Reserves Act 1977

2.1.1 *Definition and purpose of management plans*

Management plans are required under the Reserves Act to outline a Council's general intentions for use, development and maintenance of its reserves. The aim of this legislation is to ensure that park development and enjoyment are based on sound principles and that, through involvement, the needs of the public are clearly identified.

Reserve management plans are documents outlining a series of management objectives and policies for the development and operation of individual reserves. Each plan seeks to balance the protection of natural resources with the provision of recreational opportunities that are relevant to the needs of the city.

The process of writing these plans allows the public opportunities to have input and therefore to take part in the decision making which will affect the future of the park. This management plan process is shown below. The plan, once adopted by Council, is kept under continuous review so that it may be adapted to changing circumstances or in accordance with increased knowledge. This management plan is the result of a review of the 1993 management plan.

The purpose of this plan, therefore, is to provide for the use, enjoyment, maintenance, protection and sensitive development of Newmarket Park, in keeping with the existing character of the area and within the limits of Council's resources.

To achieve this purpose, the plan:

- speeds up subsequent Council decision making by providing a common understanding in the community of how the reserve will be managed;
- simplifies administration by providing clear Council policy statements with regard to the reserve, which are designed to encourage consistency in decision making;
- ensures that these decisions will take into account the broad public interest, rather than being made on an ad hoc basis;
- contains management policies which can readily be understood and implemented;
- is clear about general intentions and attitudes while retaining the flexibility to deal with matters of detail on their individual merits within the general framework;
- provides a procedure for public involvement during its preparation and review.

2.1.2 *Management plan preparation process*

- 1 Auckland City decision to prepare / review the Management Plan for the reserve
- 2 Public notification of intention to prepare Draft Management Plan and request for submissions (not less than 1 month period)
- 3 Issues identified from research and community feedback
- 4 Draft Management Plan produced

- 5 Draft Plan advertised for public comment, with Community Board approval (not less than 2 month period)
- 6 Council hearing of submissions
- 7 Modifications to Management Plan resulting from submissions
- 8 Council adopts Final Management Plan and advertises its availability to the public
- 9 Plan kept under continuous review by Auckland City

2.1.3 Land parcels

Certificate of Title references of the land included in this management plan are shown below and illustrated in Figure 1 overleaf.

Land vested as recreation reserve:

- 1 CT 738/252: being Lots 4 & 5, DP 28796, being Pt. Allot 18 & 19 - Section 4 Suburb of Auckland. Gazette 1982/3711 1.9128ha
- 2 CT 649/23: being all DP 24765, being Pt. Allots 18 & 19 Section 4 Suburbs of Auckland. Gazette 1982/3711. 2.6658ha
- 3 CT 7A/744: being Lot 1, DP 53284, being Pt. Allot 21 Section 4 Suburbs of Auckland. Gazette 1982/3711. 1.1230ha
- 4 CT 603/265: being Allot 35, of Section 4 Suburbs of Auckland. Gazette 1982/3711. 1322m²

Auckland City land owned in Fee Simple:

- 5 CT 730/245: being Allots. 36 & 37 of Section 4 Suburbs of Auckland. 4843m² (north west next to railway line)
- 6 CT 84B/37: being Lot 3, DP 141980, being Pt. Allot. 2, Section 14 Suburbs of Auckland. 2249m² (access to Bassett Road)

Local Purpose - Esplanade Reserve:

- 7 CT 98A/56 being Lot 2, DP 162455, Pt Allot 2, Section 14 Suburbs of Auckland. 281m²

Reserve (not classified):

- 8 CT 93D/98 Lot 4, DP153189 being Pt Allot 6 Section 14, Suburbs of Auckland. 342m²

Land gazetted for drainage works:

- 9 CT 581/49 being Pt Allot 2, Section 14, Suburbs of Auckland. 809m²
- 10 CT 581/50 being Pt Allot 2, Section 14, Suburbs of Auckland. 683m²
- 11 CT not known being Lot 3 DP 82216. 997m². Taken for drainage works by Gazette 1983/4168

Total park area: approximately 6.8542ha

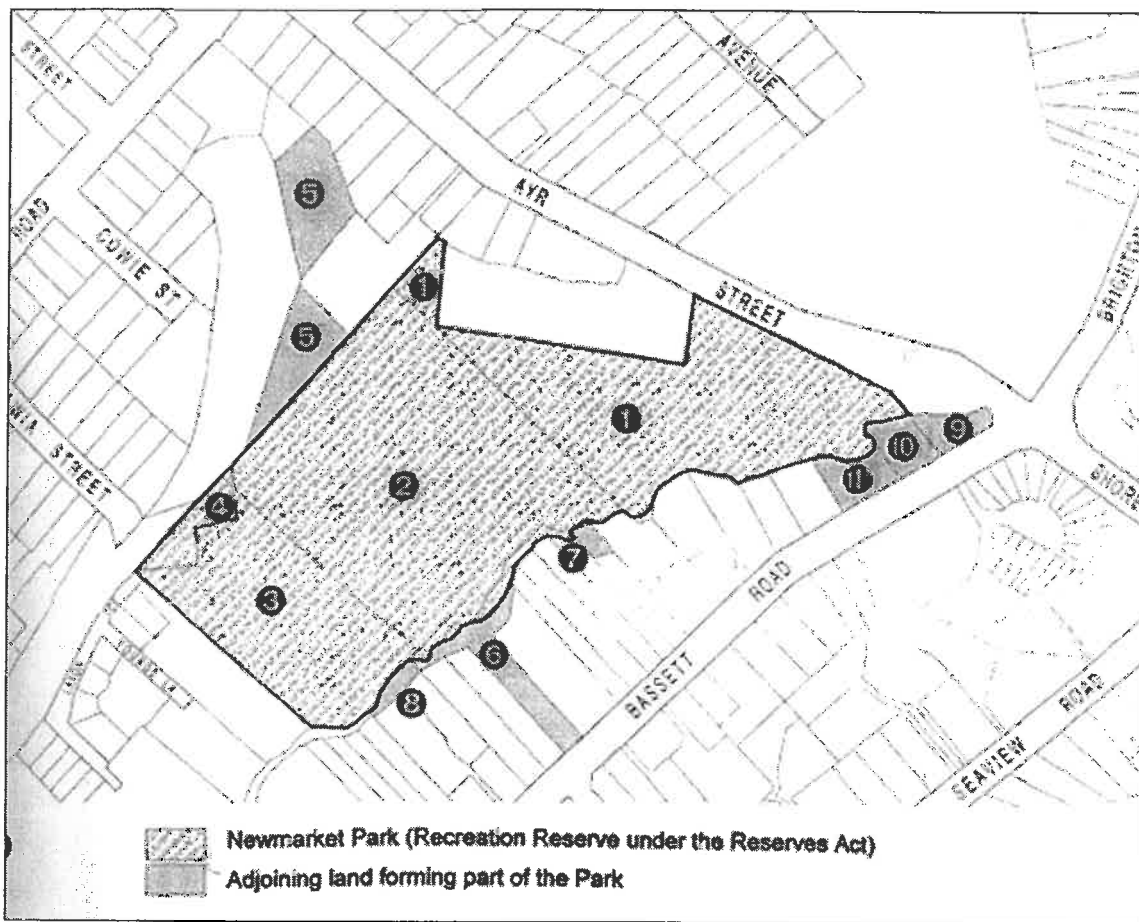


Figure 1: Diagram of land comprising Newmarket Park being the subject of this management plan

2.2 District Plan

The District Plan has recently been reviewed under the requirements of the RMA. Figure 2 overleaf shows the zones or activity areas adopted in the District Plan in and around Newmarket Park.

Essentially, the bulk of the Park is zoned for informal recreation (Open Space 2 zone). However, part of the recreation reserve at the northern end of the Park immediately adjacent to the Grammar Old Boys Rugby Football Club (GOBRFC) complex is zoned for organised recreation (Open Space 3 zone). The other land which makes up the Park is zoned for residential purposes, being the access from Bassett Road and the drainage works land on the corner of Bassett Road and Shore Road.

While the residential zoning is historical, the area of Open Space 3 zone has occurred through deliberate design as part of the settlement of appeals relating to the Proposed District Plan. This area covers the existing vacant tea house building, ornamental lake, carparking

and access area and an area known as the “nook” which immediately abuts the western boundary of the GOBRFC land.

The GOBRFC originally proposed development of part of the Park for the purposes of a sports field with associated facilities. That project was supported in the 1993 review of the management plan for Newmarket Park. However, the physical constraints of the land, land stability concerns and the local community’s aspirations for the area, have resulted in the GOBRFC coming to an arrangement with Council for “home field” status at the nearby Shore Road sports fields and Council upgrading and enhancing the facilities at the Shore Road reserve to allow for more intensive and convenient community use.

The GOBRFC have considered a proposal to redevelop their indoor training facility with a view to developing a new training shed on the area of the Park known as the “nook”. That development will be required to meet the objectives and policies of this management plan and will be subject to resource consent procedures under the RMA and the Open Space 3 zone provisions.



Figure 2: District Plan zoning for Newmarket Park

3.0 Council framework

3.1 Strategic plan

Council has in place a strategic plan for the next 20 years entitled "Towards 2020 - Outstanding Auckland". This document sets out Council's vision for the city. Council has identified in that plan that there has been a loss of private open space from increasing housing densities and that demand is increasing for casual sport and recreational pursuits. In addition there are decreasing opportunities to acquire new open space. This means that the open space which the city already enjoys is placed under greater demand.

Newmarket Park is in a built up area where infill residential development is still occurring. The surrounding network of reserves has been expanded with the addition of Endeavour Park as part of the Broadway Park residential development off Middleton Road, and the upgrading of the Shore Road sports fields. The strategic plan commits Council to, amongst other things, encouraging greater use to be made of existing community outdoor spaces, providing recreation opportunities for casual use and emphasising the development of more grassed open space for casual sport and recreation.

Also included in Council's plans is the extension of walking and cycling networks. Newmarket Park is part of a network of reserves which serves recreational needs in the Newmarket/Parnell/ Remuera area and promotion of Council initiatives expressed in the strategic plan in the context of this management plan, is appropriate.

3.2 Recreation plan

In 1994 Auckland City carried out extensive research to gather information about recreational participation issues in order to assess the city's provision of reserves and facilities, and plan for the future needs of city residents. The study identified that "*an outstanding city in recreation according to Aucklanders, is where the city can be used as their backyard*".

The two themes that were most highlighted in this study were:

- the desire of Aucklanders to protect existing open space that has recreational and/or environmental value;
- the desire of Aucklanders (individuals, groups and families) to participate in informal, spontaneous and easily accessible recreation.

Newmarket Park is a significant recreational resource for which the above findings are particularly relevant.

4.0 History

4.1 Pre-history

As part of the preparation of this management plan an archaeological assessment report was commissioned. This report is included as an Appendix to this management plan.

In summary, the archaeological report found that although there is evidence of Maori occupation of the area around Newmarket Park, the level of development undertaken within the Park since it was first acquired by the Newmarket Borough Council will have largely destroyed any archaeological evidence that may have existed.

The report concludes that it is possible that future development of the reserve could encounter remnant shell middens, probably on the steep vegetated slopes above the stream, and that this possibility should be allowed for when future development is undertaken.

4.2 European history

Newmarket Park was apparently cleared of native vegetation in the 1840s during subdivision of the area. Parts of the Park changed hands several times during the 1850's and 60's, probably as a result of speculation rather than development.

The Park is located on the western slope of the Newmarket Stream gully, previously known as Slaughter House Creek. The gully has been used as a tip site which commenced with rubbish being tipped by the Newmarket Borough Council and private citizens in the 1920s. Wood shavings and waste from a timber mill were also dumped at the site in the area of the existing carpark.

The Park was originally developed as an employment relief scheme at a cost to the Newmarket Borough Council of approximately twenty thousand pounds. This work was undertaken during the period of the great depression (1930 - 35) and just after the second world war (1945 - 6). The development involved the creation of a flat area by earthworks to cut the ridges and fill the valleys. This platform was used as an athletic track. It is understood that the fill within the valleys was not subject to controlled compaction and was placed directly on top of the existing rubbish and wood shavings waste. This has contributed to the environmental problems which the Park has suffered over the years and is addressed in more detail under the section of this Plan dealing with land stability.

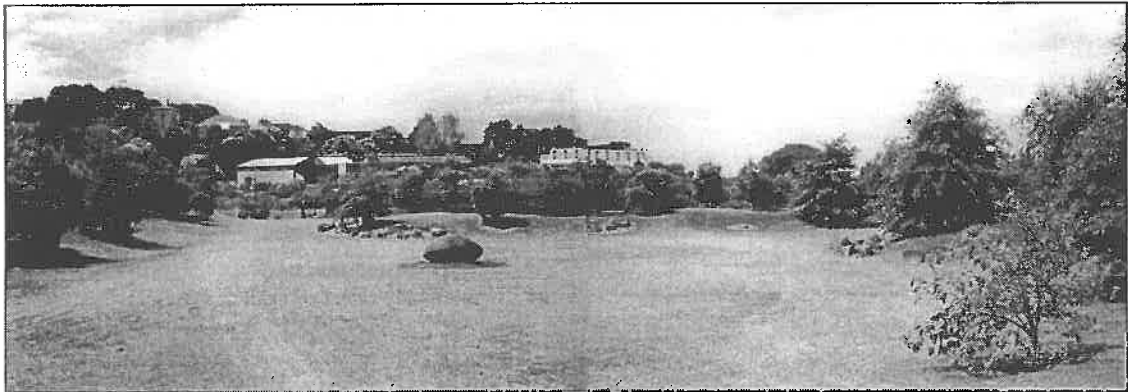
The first organised sporting use of the Park was as an athletics stadium from the 1940s through to the 1960s. This use continued until 1962, although it was interrupted briefly during that time by the use of the Park as a midget car racing circuit and as a golf driving range, both circa 1950.

After 1962 the Auckland Football Association constructed two grandstands and various other associated facilities and the Park became one of Auckland's, and indeed New Zealand's major soccer venues. The use of the Park as a major soccer venue ended abruptly in 1979 because of a landslip which carried away a grandstand, a section of the playing area and damaged many of the facilities. Although, the Auckland Football Association held a 33 year lease, which had been signed in 1976, the costs of reinstating the grounds were prohibitive.

An agreement from the Auckland Football Association to surrender the lease was negotiated in 1988 returning the Park to Council control. However, during the intervening years the Park had been largely unused and left to deteriorate.

The Grammar Old Boys Rugby Football Club premises adjoin the Park adjacent to Ayr Street. The GOBRFC enjoyed a long term lease of the Shore Road reserve for the purposes of their playing fields from the Auckland Harbour Board prior to that land being placed in Auckland City's control. In about 1990, the GOBRFC proposed the development of a rugby field with ancillary facilities on Newmarket Park and Council saw this as an opportunity to regain the Shore Road reserve for public use.

However, the development of a rugby field did not proceed due to considerable concern expressed by local residents and the Newmarket Park Protection Society, over the loss of open space and stability issues related to further large scale development of the land. As a result, the GOBRFC and Council reached agreement on a development and use strategy for the Shore Road reserve land which enhances public use of that reserve and facilitates the Club's use. With organised sport in the local area thus addressed, the pressure on Newmarket Park for organised sporting activity disappeared. The final settlement of the District Plan zoning for the land confirmed passive open space activities for the majority of the Park.



View of Newmarket Park

5.0 Natural values

Figure 3 showing the existing Park features is included on page 14.

5.1 Geology, geomorphology and topography

The Park's bedrock is formed from alternating muddy sandstone and mudstones of the East Coast Bays formation of the Waitemata Group of rocks, laid down during the Miocene period. These rocks are common in Auckland and in Newmarket Park have been overlain with unconsolidated fill over much of the area. This includes inorganic rubbish in certain areas, a reminder of the days the Park was used as a tip.

Newmarket Stream has cut a deep and narrow gully along the south-eastern edge of the Park, on its route from the north-western slopes of Mt Hobson to Hobson Bay. The steepness of the slope on the western side has been exacerbated by the introduction of the fill. The Park is located on the north-western slopes of the Newmarket Stream.

Subsequent alterations to the landform have resulted in a large flat central area with a relatively steep batter down to the stream at the south-eastern boundary and similar steep slope up to the railway line to the north-west. The gully in which the Park is located runs from the Bassett Road / Ayr Street intersection up to the Broadway Park residential development to the south-west.



Newmarket Stream

5.2 Flora and fauna

The north-western slopes of the Newmarket Stream gully contain the most mature vegetation in the Park. Weed species predominate here with the following indicative list having been identified:

- Kahili ginger
- Chinese privet
- Wandering jew
- Gorse
- Flannel weed
- Pampas
- Wattle
- Convolvulus

Some native species are to be found in the gully, primarily ponga ferns, coprosma, whiteywood, macropiper and nikau. However, many of the specimens are struggling because of climbing weed species and native seedlings are absent because of noxious ground cover species, especially Kahili ginger and Wandering jew.

Redevelopment of the central terrace area followed the adoption of the first management plan for the Park in 1989 and included extensive tree planting of both native and exotic species. Of note are the many native species planted along the south-eastern edge of the terrace along the top of the steep bank down to the gully.

These include:

- Totara
- Karaka
- Pittosporum
- Puriri

The terrace itself has had extensive planting, primarily of exotic species in association with the Japanese tea house and ornamental lake development. Species include cherries, liquidamber, blue cypress and swamp cypress.

In 1991 a joint exercise between members of the public and Council planted trees on the upper slopes of the reserve between the terrace and railway line. Most of the species planted were natives and are assisting with land stabilisation as well as improving ecological values of the Park. However, the slopes in the north-western corner of the Park, particularly around the “nook” and the slopes to the rear of the GOBRFC property, remain heavily weed infested.

There are two areas of open grass in the Park; the south-western portion of the terrace and the drainage reserve adjacent to Bassett Road at the Ayr Street intersection. There are two native specimen trees in this latter area, a stressed pohutukawa and a severely stressed puriri. Both appear to have suffered from root damage as a result of alterations to the ground level around them from illegal dumping. Remedial steps have been taken to try to save both trees but their prognosis is not good.

The control of noxious weeds and replanting of native species are ongoing management requirements of the Park. The land stability influences the method and approach taken to plant replacement and is a significant issue in the management of the Park.

The Park is home to or visited by a variety of bird species including:

- Pheasant
- Kingfisher
- Waxeye
- Grey warbler
- Fantail
- Sparrow
- Indian mynah
- Thrush
- Shag
- Heron
- Tui
- Duck
- Pukeko
- Chaffinch
- Swallow
- Rosella
- Goldfinch

There is also a thriving frog community living around the rocks in the pond.

Their well-being is an issue in the consideration of management of the Park and future development and planting proposals. Management of animal pests is an issue in relation to the protection of birds, in the Park.

5.3 Land stability

There is a record of land slippage in the Park since 1951, with the latest recorded slip occurring in 1989. It is understood that other small slips have occurred since that date.

Various engineering reports have been prepared on the land stability of the Park in past years, particularly after the largest and most destructive slip in 1979 which destroyed the playing field and associated facilities. The tidy up which followed that slip consisted of planting of the affected slope, stormwater collection and reshaping of the slip head scarp. Concrete terraces were removed on the slope below the railway line at that time and the grandstand which was located along the south-western side of the playing field was demolished.

The existing tea house and lake are remnants of reinstatement and development works instigated by the Newmarket Borough Council in 1989 to encourage use of the Park.

The 1979 slip was attributed to poorly constructed fill and very high water table resulting from high rainfall. The resulting high pore water pressure was inferred to have resulted from natural groundwater and local concentrations of piped stormwater and surface runoff. The relatively steep slope angle of the original fill batter (approximately 38° to horizontal) was also a significant factor in this slip. The slip surface is inferred to have occurred primarily along the interface between the fill and the underlying natural ground. It is thought that other slips that have occurred along the batter slope are likely to have resulted from similar factors.

The current stability of the Park is not documented. Advice provided to Council during the consideration of the GOBRFC sports field proposal, indicated that there remains a risk of future instability of the main fill slope and the original terrace slope leading from the railway to the terrace. This situation restricts development work which would require substantial earthworks to be undertaken and thus passive recreation is most suitable.

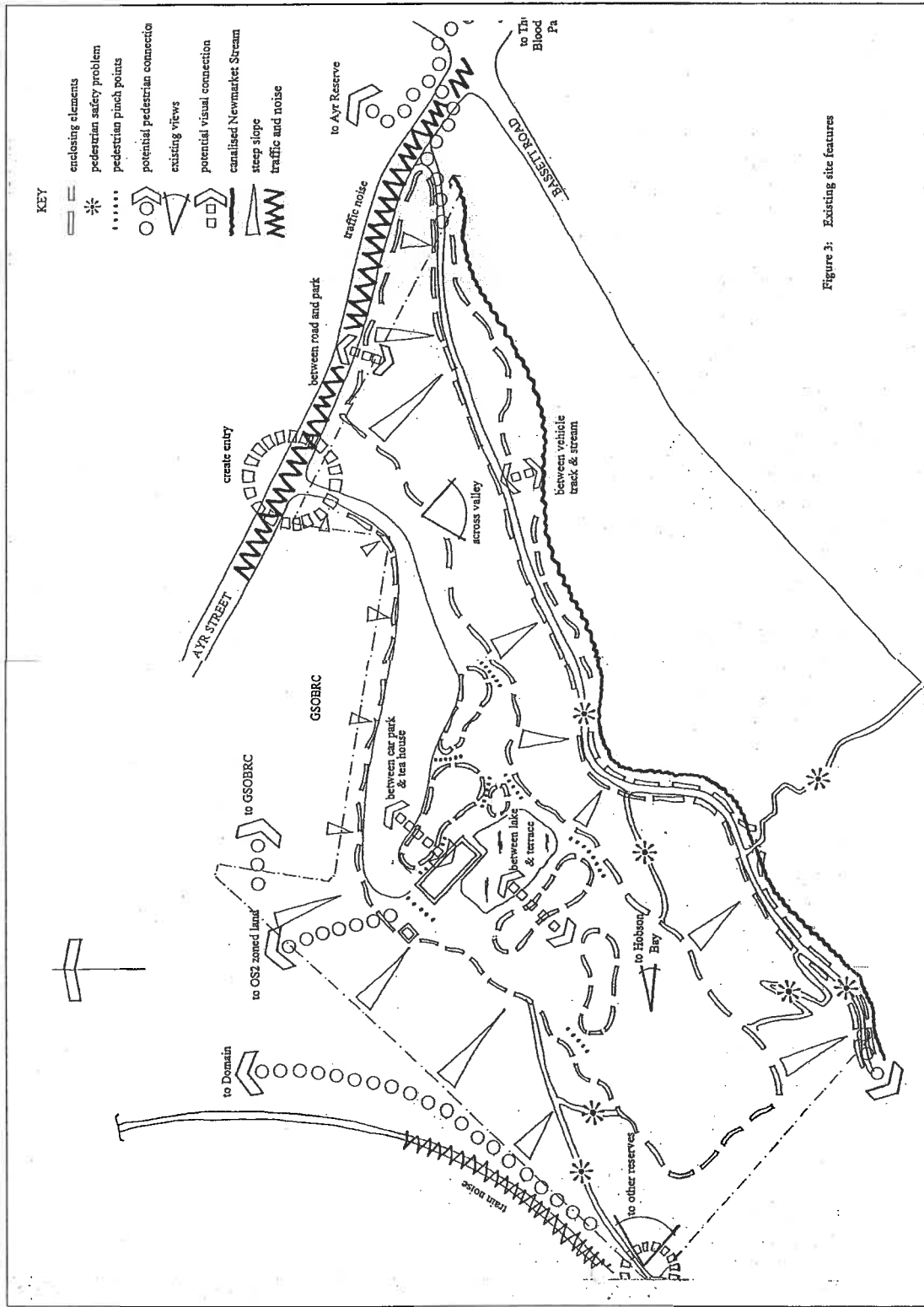


Figure 3: Existing site features

Figure 3: Existing Park features

5.4 Drainage

The Newmarket Stream gully contains complex sewer and stormwater systems serving the upper catchment of Newmarket and part of Remuera as well as being the natural drainage point for the surrounding land. Watercare Services Ltd (WSL), operates various wastewater pipes within the Park and in the gully area between the Park and neighbouring Endeavour Park. As well, Auckland City operates wastewater and stormwater pipes in the same area. The stream itself is part of the stormwater collection system.

The wastewater pipes are combined sewer / stormwater systems. Heavy rain causes the sewage /stormwater mix to overflow out of purpose built overflow structures and into the stream. As a result the stream can be polluted and odorous following wet weather.

Vehicle service access to these drainage systems is across the reserve from an entry at the bottom of Ayr Street.

WSL and Auckland City are in the process of investigating ways of improving the facilities and WSL has plans to extract foul air from its sewers and treat it. This work is on-going and undoubtedly will result in physical alterations to the systems in the future.

5.5 Landscape significance

The Park is largely enclosed by residential development with the railway forming the western boundary and GOBRFC being located on the northern side. Although there is a relatively wide frontage, some 154m, to Ayr Street, views into the Park are obscured by pampas and other noxious vegetation. The contour of the land also contributes to the lack of presence the Park has to the street.

Views into the Park are available from the railway line, although more recent planting on the steep slope below the railway has the potential to limit these views in the future. The open, drainage reserve land at the bottom of Bassett Road, provides good linkages between the street and the Park. There is the opportunity for this land and the Ayr Street frontage to be developed to enhance the streetscape of Newmarket Park.

The Park provides a buffer between development on either side of the gully and will, with the development of the adjacent Endeavour Park, provide a pedestrian connection up to the Newmarket / Remuera ridge. The Park is an important link in the network of Parks in this local area, which includes, Endeavour Park, Ayr Reserve, Shore Reserve, Thomas Bloodworth Park, and Waitaramoa Reserve. This string of Parks offers a range of open spaces to the public, both passive and active. There is also the potential for future connections to the Domain, via the old railway tunnel.

Within the Park there are a number of opportunities for views of the other local reserves, particularly at the Sarawia Street entrance and on the open grassed portion of the terrace. In contrast, the carpark and tea house area of the terrace and the track alongside the Newmarket Stream are very enclosed, with restricted views to surrounding areas. The pedestrian footpaths both between the terrace and the railway line and between the terrace and Newmarket Stream are similarly enclosed. Native vegetation planted as part of the recent improvements to the Park is, where close to footpaths, becoming a safety problem with visibility being very restricted.

If a future use is found for the tea house, views of the building from both the access road and the car park will be important. The building is currently invisible from these points, creating an ideal opportunity for vandalism, as exhibited by the current state of the built fabric. Some rationalisation of the parking area would be appropriate as part of the same exercise.

Opportunities exist to improve passive surveillance both within the Park and of the Park from outside. These opportunities, together with an analysis of constraints and opportunities of the Park are illustrated overleaf in Figure 4, the Landscape Analysis Plan.

6.0 Issues for use and development

6.1 Present use

Present use of the Park is limited. Vehicle access from the road is currently closed. In the past the chain restricting vehicle access has been removed during the day and reinstated at night only. The principle user group are local residents using the Park for passive recreation such as walking the dog, jogging and peaceful contemplation.

The existing dilapidated building and lake no doubt contribute to the lack of use of the Park, reinforcing as they do the apparent presence of undesirable persons. Similarly, the inability to see passing traffic on the road and the absence of effective passive surveillance of the Park increase the sense of insecurity and are significant detractors to possible users of the Park.

6.2 Physical constraints

The physical constraints to development and use of the Park are:

- public safety:
 - lack of passive surveillance
 - vandals and undesirables
- land stability
- existing dilapidated building and lake
- limitations of vehicle and pedestrian access

6.3 Community constraints

Community constraints to possible development and use of the Park relate to the nature of the Park, its location and the surrounding activities including housing and city infrastructure.

These are:

- compatibility with residential neighbourhood, eg. effects from noise, traffic, lighting
- open space resource allocation ie. desire for more passive open space, existing provision and upgrading of sports fields on nearby Shore Road Reserve

6.4 Existing tea house and ornamental lake

The existing tea house was built as part of a redevelopment project undertaken by the former Newmarket Borough Council prior to local authority amalgamation in 1989. It was designed by architect Simon Carnahan but was never fully completed.

The completion of the project has been a contentious issue since that time and the development has been left to deteriorate. At one stage, the building was fully enclosed and lockable. Over time, vandals have removed materials from the structure and caused fires to be lit inside. The building is, however, retrievable. It is understood that the lake may now leak and has, similarly been prone to vandalism.

Over the years there have been various proposals for use of both the building and lake. These proposals have never come to fruition.

The following estimates, prepared in 1997, give an indication of the cost of four possible options for the lake and tea house:

Capital Costs	\$
Fix and complete building	375,000
External paving, seal, planting, signage:	50,000
Convert transformer room to caretakers shed	10,000
Security system	10,000
Complete the lake and garden (includes additional lining to permit access but no waterfall)	90,000
Total:	535,000

Operational Costs	\$
Security	12,000
Caretaker / groundsman	40,000
Maintenance and other consumables - external	20,000
Maintenance and other consumables - internal	8,000
Total:	80,000

There are three alternatives to the above which are shown below:

Scenario 2	\$
Reinstate the building (as above):	445,000
Fill in lake	13,000
Total:	458,000

Scenario 3	\$
Demolish building and fill in lake, convert transformer room to caretakers shed, no security, topsoil and grass	35,000

Scenario 4	\$
Demolish building	22,000
Convert transformer room to caretakers shed, no security, complete the lake and garden (includes additional pond lining to permit access but no waterfall)	90,000
Total:	112,000

It is evident from these figures that reinstatement will involve significant costs. The appropriate reuse of the building has been supported by public submissions to this management plan. Some of the options for non-recreational activities may require the re-classification from Recreation Reserve to the applicable reserve classification.

7.0 Conclusions

The conclusions drawn from the various issues affecting the management of Newmarket Park form the basis for the Objectives and Policies which comprise the next section of the management plan.

8.0 Management objectives and policies

Vision

To develop the passive recreational values of Newmarket Park for multi-purpose public use and enjoyment, while protecting and enhancing the natural environment and landscape attributes of the land.

8.1 Role of the park

Objective 1

To manage and protect the natural attributes of the Park and encourage the enhancement of these attributes.

Explanation

The physical juxtaposition of Newmarket Park, as it fits into the gully and surrounding housing and roading network, makes it an important green space and local landscape feature. This attribute of the Park should be built upon sensitively to ensure a long term enhancement of this neighbourhood.

Policy 1.1

Undertake enhancement of the street appeal of the Park so that it has a greater visual impact on the local environment, particularly at the Ayr Street frontage and through the visual linkage with the adjoining Council owned land at the intersection of Ayr Street and Bassett Road.

Policy 1.2

Undertake the preparation of a landscape development plan which will build on the planting themes already established in the reserve, with particular emphasis on improving land stability, ecological values and the visual landscape which the Park projects beyond the site boundaries.

8.2 Vegetation management

Objective 2

To ensure vegetation management addresses the issues of weed clearance, ecological enhancement, passive surveillance and land stability.

Explanation

Noxious weeds and environmentally damaging plants are threatening parts of the native vegetation in the Park, particularly in the Newmarket Stream gully. The eradication of these species will require careful coordination to ensure land stability is not threatened by widespread clearance of vegetation. Cooperation from neighbouring property owners, particularly on Middleton Road, would be advantageous to ensure overall benefit for the whole community. At the same time, management of existing planting to improve passive surveillance throughout the Park is required.

Policy 2.1

Undertake the development of a vegetation management strategy which will set out a programme of weed eradication and appropriate replanting, building on the existing native vegetation.

Policy 2.2

Ensure the vegetation management strategy includes weed clearance techniques which will not threaten land stability, avoiding chemical sprays where appropriate in accordance with current practice as outlined in the weed management policy of Council.

Policy 2.3

Ensure the local community is encouraged to get involved in the vegetation management of the Park.

Policy 2.4

Ensure future planting and maintenance will foster bird and other wildlife in the Park.

Policy 2.5

Ensure existing vegetation and new planting are designed to encourage passive surveillance within and from outside the Park.

8.3 Future uses

Objective 3

To enhance the opportunity for the general public to use this reserve for a variety of passive recreation purposes.

Explanation

The District Plan zoning reflects the purpose of Newmarket Park which is to provide for primarily passive recreation activities. The exception to this is the Open Space 3 zone which can accommodate other, more active uses in the area known as the “nook” and within the tea house and carpark area.

Policy 3.1

Ensure that all proposed future uses for the Park are assessed in terms of the spatial qualities and passive recreational role of the Park, with particular emphasis on serving the local community.

Policy 3.2

Ensure that any proposed activities are compatible with the character of the Park and will not generate unacceptable levels of traffic, noise, night lighting, nor have any negative impacts on the passive recreation values and local community use of the reserve.

Policy 3.3

Ensure that any future use has a need to be located in the Park, with reference to other opportunities provided elsewhere in the city.

Policy 3.4

Ensure that the development plan for the Park recognises the need to incorporate an expansion of the passive recreation activities available by the provision of such facilities as:

- children’s play equipment
- seats
- improved footpaths
- appropriate tree planting
- appropriate signs, etc

8.4 Access

Objective 4

To ensure pedestrian and vehicle access to the Park, and pedestrian linkages through the Park are sufficient to provide for public use while protecting the passive recreational amenities of the Park.

Explanation

While the Park is used by local residents, by improving pedestrian access it is hoped the Park will become more inviting to a wider group of residents as well as members of the public who may not necessarily live within walking distance.

Policy 4.1

Ensure that the access from Basset Road and Endeavour Park is secure by way of an appropriate District Plan zoning.

Policy 4.2

Pursue opportunities to provide a walkway link between Newmarket business district, Endeavour Park and Newmarket Park, as they arise.

Policy 4.3

Improve Park signage generally and presentation to Ayr Street, Bassett Road and Sarawia Street in particular.

Policy 4.4

Improve vehicle access and improve the visual appearance of the parking area.

8.5 Tea house

Objective 5

To encourage appropriate, community based use of the tea house building on the Park in the near future.

Explanation

The tea house building has been left to deteriorate for a number of years and is unsightly and could be unsafe. It cannot be left in the state it is and its future needs resolving urgently.

Policy 5.1

Approve community based use(s) of the building provided Reserves Act and Resource Management Act matters are satisfied and the building is not left to deteriorate.

Policy 5.2

If suitable user(s) for the tea house building are not confirmed by 30 June 1999, Council will demolish the building and restore the Park for passive recreational activities.

8.6 Buildings

Objective 6

Limit the number of buildings on the Park to those which are appropriate within the District Plan zoning and complement the passive recreation amenity of the Park.

Explanation

The Park is naturally divided into two different areas, the part where building and parking development has already occurred and the open area beyond. The current District Plan provisions draw a distinction between these two parts of the reserve by way of the Open Space 2 and Open Space 3 zoning pattern. There is limited opportunity for another building to be located on the reserve without impacting on the landscape amenity of the Park.

Policy 6.1

Ensure buildings proposed to be located on Newmarket Park comply with the following criteria:

- Are directly related to the community based passive recreation role of the Park and cannot be accommodated more appropriately elsewhere;
- The impact(s) of any future building on the visual integrity of the Park and its landscape setting is minimal and that the buildings physical presence does not compromise the use of the Park for passive recreational purposes.

8.7 Ornamental lake

Objective 7

To encourage appropriate use of the lake either in conjunction with an activity in the tea house, or in its own right as an attribute of the Park. If this cannot be achieved, remove the lake.

Explanation

The lake requires completion including repair. In its current state it is untidy and a danger to small children using the Park. It cannot be left in the state that it is and its future needs resolving urgently.

Policy 7.1

Approve community based use(s) of the lake, for ornamental or recreation use(s), for instance for model sailing boats.

Policy 7.2

If a suitable future use for the lake is not determined by 30 June 1999, Council will fill in the lake and reinstate the Park.

8.8 Neighbours

Objective 8

To ensure that development which may occur on land adjacent to the Park does not impact negatively on the ambiance of the Park or encroach through ancillary activities, in a manner which may reduce the ability of the public to enjoy the attributes of the Park.

Explanation

The reserve is sensitive to development which occurs around its periphery which can encroach on the harmony and natural ambiance of the reserve by the physical domination of built structures or by the spilling out of ancillary activities into the reserve.

Policy 8.1

Encourage compliance with all relevant development standards for development occurring adjacent to the Park boundaries in recognition of the sensitive landscape environment and need to protect the Park from urban encroachment.

8.9 Water quality

Objective 9

To provide for a safe environment in which children can enjoy the Park and the public generally are not disturbed by unpleasant influences on the environment.

Explanation

The existing drainage infrastructure adjacent to the Park currently has a negative influence on the use and enjoyment of the Park. This situation can be improved by implementing appropriate safety and technological improvements.

Policy 9.1

Ensure improvements to the existing drainage infrastructure and further public utility systems will be subject to the provisions of the RMA and shall be designed to minimise any impact on the Park and the enjoyment of the Park for passive recreation purposes.

Policy 9.2

Ensure Council cooperates with Watercare Services Ltd and Metrowater to reduce odour effects and pollution in the adjacent water course and leakages which may impact on land stability in the Park.

Policy 9.3

Retain the vehicle accessway across the Park for servicing existing drainage infrastructure but keep closed to other than service vehicles.

Policy 9.4

Retain availability of vehicle accessway across the Park as part of the pedestrian network within the Park and ensure it is kept visually unobtrusive and informal in character.

8.10 Leases and licenses

Objective 10

To manage future leases and licenses over parts of the Park or buildings thereon in terms of the provisions of the Reserves Act and Council's current leasing and licensing policy and in accordance with the objectives and policies of this management plan.

Explanation

Reserve land is a scarce and precious community resource, exclusive use or activities which restrict public use should not generally be condoned.

Policy 10.1

Ensure no leases are entered into until all other consents, including resource consents are obtained.

Policy 10.2

Ensure no lease or license is entered into which limits the public use of the reserve for passive recreation.

Policy 10.3

Ensure lease(s) pertaining to any buildings on the land reflect a community perspective to, and multiple use of, the building.

9.0 Implementation

Implementation of this management plan will be achieved through the following means:

- 1 Reference when applications for development and use are considered under the Resource Management Act 1991.
- 2 Reference when leases and licenses are requested for use and occupation.
- 3 Reference when considering the purchase or requirement of additional reserve land adjacent to the reserve.
- 4 Reference when preparing a development plan and vegetation management strategy for the reserve.
- 5 Reference in developing maintenance specifications for the reserve.

Methods 1) to 3) listed above will be instigated through actions other than by Council. However, methods 4) and 5) are instigated by Council usually on an as need or annual basis through Council's Annual Plan and works programme.

9.1 Maintenance specification

The maintenance of Newmarket Park is carried out by contractors working to specifications which cover matters such as weeding, pest control, litter control, path maintenance, mulching, grass mowing etc. The objectives and policies of the management plan will guide the preparation of these specifications.

9.2 Development plan

At present there is no development plan in place for Newmarket Park. Development plans are prepared on an as need basis and often relate to specific projects in a Park's development, as Council finances become available. The call for a development plan and its implementation is dictated by the priority of projects around the city on an annual basis through Council's Annual Plan. The formulation of a development plan is bound by the objectives and policies of the management plan. The following matters are considered to have a high priority in terms of development of the Park:

- resolution of the future of the tea house
- improvement of passive surveillance of the reserve to enhance public safety
- enhancement of street appeal particularly Ayr Street and Bassett Road at its intersection with Ayr Street
- improved vegetation management within the Park, addressing particularly weeds, views and public safety
- linkage to other reserves in the neighbourhood
- improvement to visual appearance of the parking area

Appendix

Newmarket Park Archaeological Assessment

**NEWMARKET PARK
ARCHAEOLOGICAL ASSESSMENT**

Prepared for

Auckland City Council

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March 1998

sent by : 05070003 07 707 27/04/58 11.26 Pg. 3/8

NEWMARKET PARK

ARCHAEOLOGICAL ASSESSMENT

Introduction

Auckland City Council are preparing a new management plan for Newmarket Park. As part of that process an assessment of the archaeological values of the park was requested. The Park is situated on the corner of Ayr Street and Bassett Road, running along the steep western slopes above the Newmarket Stream which runs into the south western corner of Hobson Bay (Fig. 1.). The park's western boundary is a Railway Reserve, whilst to the north are private properties and Ayr Street. The south eastern boundary includes small areas on the south eastern side of the Newmarket Stream although the canalised stream forms the major part of this boundary.

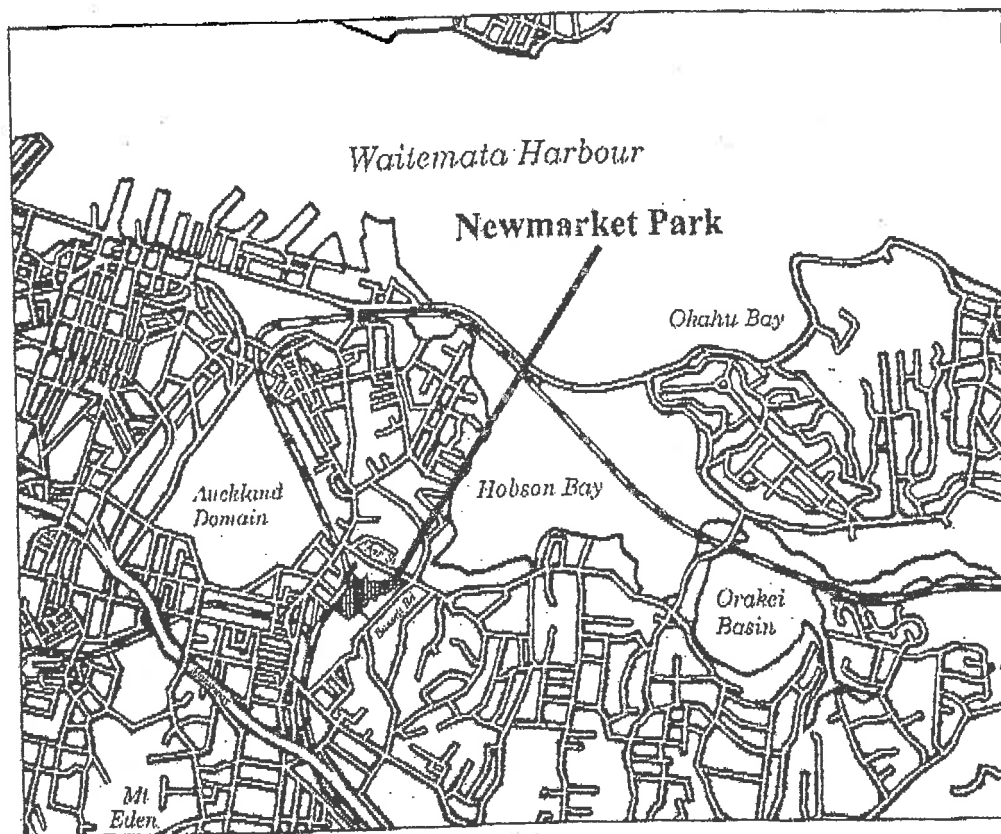


FIG. 1. LOCATION OF NEWMARKET PARK

Archaeology

The Pre-European Period

No archaeological sites have been identified within the area of the park. However, three have been recorded in the area around it. These are shown in Fig. 2., identified by their New Zealand Archaeological Association Site Record Number. Two of these

sites relate to prehistoric occupation of the area. The first of these, R11/86 was recorded as a pa, or more likely a kainga. Only the general location of this site is known, on the southern side of Shore Road, opposite Brighton Road. The name Waitararoa has also been associated with the site. This area had town houses built on it in 1981 and the last remnants of the site are believed to have been destroyed then.

The second prehistoric site is R11/1971, a shell midden in Endeavour Park, which adjoins the south western side of Newmarket Park. At the point where the stream divides there is a small headland with patches of shell midden exposed by erosion and the construction of a walkway by the stream. It is likely that this midden would have related to a small habitation site on the end of the headland between the two stream branches.

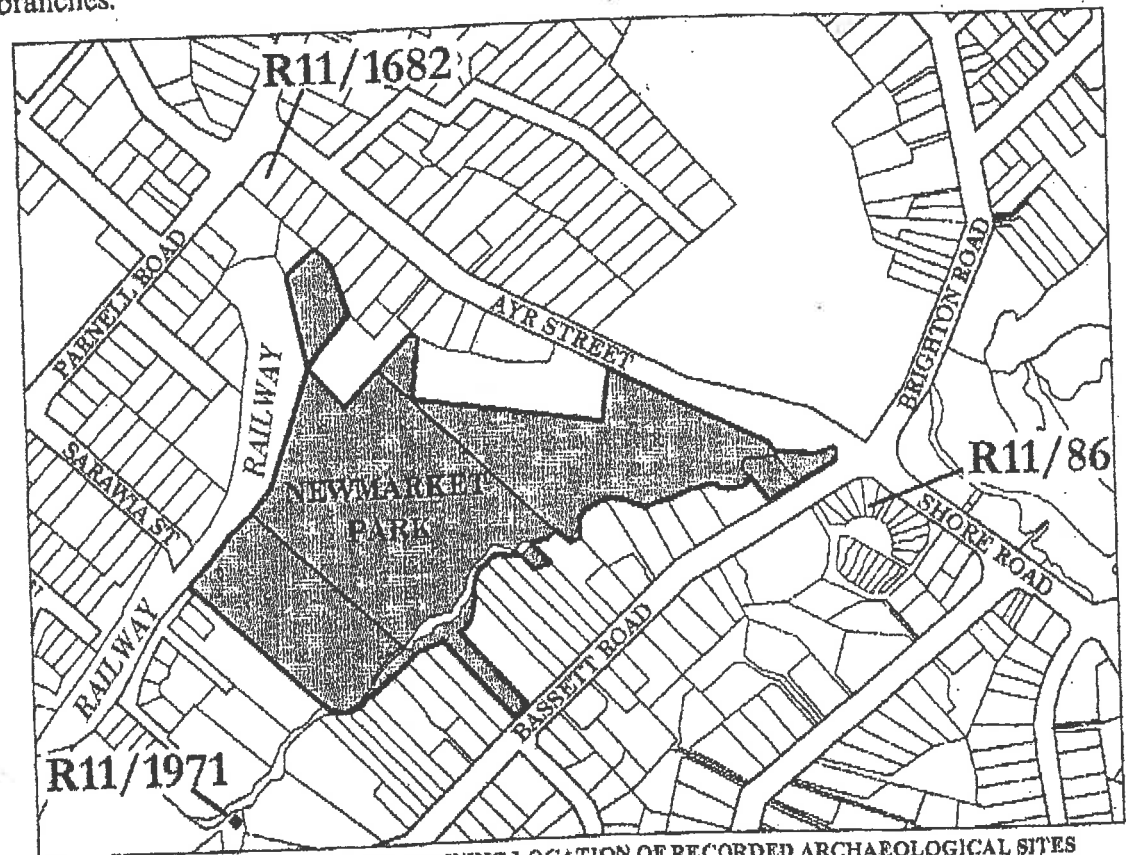


FIG. 2. NEWMARKET PARK SHOWING LOCATION OF RECORDED ARCHAEOLOGICAL SITES

Within the park itself there is no definite evidence of any prehistoric site, although there is a very thin and very patchy scatter of shell fragments on both sides of the stream at the corner of Ayr Street and Bassett Road. It is possible that this shell could have derived from the Waitararoa settlement which is likely to have reached as far as the stream, but the canalising of the stream, construction of the roads and associated works would have destroyed any archaeological evidence there. The shell could also have been brought in from elsewhere as part of the fill in on the stream banks which appears to have been placed over this area.

Elsewhere in the park there is no visible evidence of any prehistoric site. Apart from the steep slopes above the stream the park has been much modified by the former football ground, subsequent landscaping and use of some areas a tip site. If any

prehistoric sites were originally present they can almost certainly be considered to have been destroyed. A few fragments of shell are to be found in amongst the landscaping; whether these could have derived from a now destroyed prehistoric site or have been imported with modern fill is unknown.

The Newmarket stream formed the start of a track to Maungawhau (Mt Eden) and would have been in regular use at least when that pa was occupied. The presence of the two recorded archaeological sites attest that prehistoric occupation or habitation was present through the area and it is probable that some other sites may well have been present in the Newmarket Park area, although it is probable that any such site would have been destroyed by subsequent developments, although it is possible that some remnant shell midden or middens could have survived under the vegetation on the steep slopes above the stream..

The European Period

The European period starts with the original Crown Grants in the mid 19th century. The park is made up from parts of the original Allotments 17, 18, 19, 20 and 21 of Suburban Section 4 and parts of Allotments 2 and 6 of Suburban Section 14 (on the south eastern side of Newmarket Stream). Fig. 3. shows the original allotments of Suburban Section 4 in the vicinity of the present Newmarket Park and fig. 4 the original allotments 2 and 6 of suburban section 14. Fig. 5. shows the present subdivision of the properties that form the park.

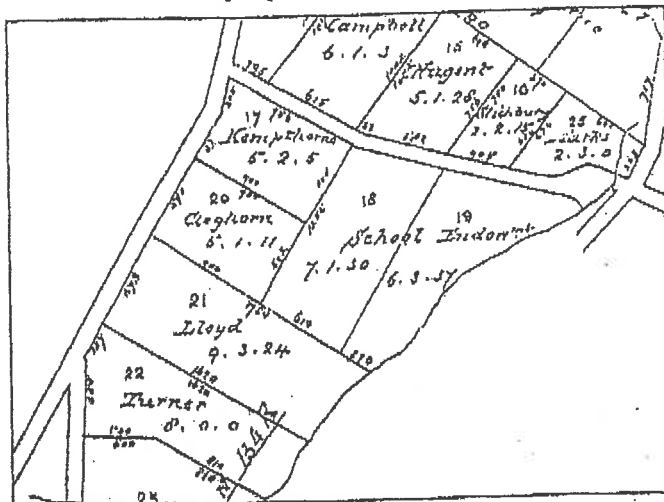


FIG. 3. PLAN OF PART OF ORIGINAL SUBDIVISION OF SUBURBAN SECTION 4 SHOWING ALLOTMENTS FROM WHICH NEWMARKET PARK IS MADE UP

The greater part of the park is made up from parts of Allotments 18, 19 and 21. The other small portions (Lots 36 and 37 to the north and the several small areas between the stream and Bassett Road) are owned by the City Council but are not yet incorporated in the reserve.

The history of the various lots that make up the park are best understood in relationship to Allotment 17. This was originally acquired as a Crown Grant by purchase to Sampson Kempthorne in 1843. He sold it to Bishop Selwyn in the same year, who placed it in a religious/charitable trust. In 1856 a grammar school¹ was built on this allotment near the corner of Ayr Street and Parnell Road (Kinder house which still stands on the opposite side of Ayr Street was built in 1857 as a house for the headmaster.).

¹ The grammar school later became Kings College.

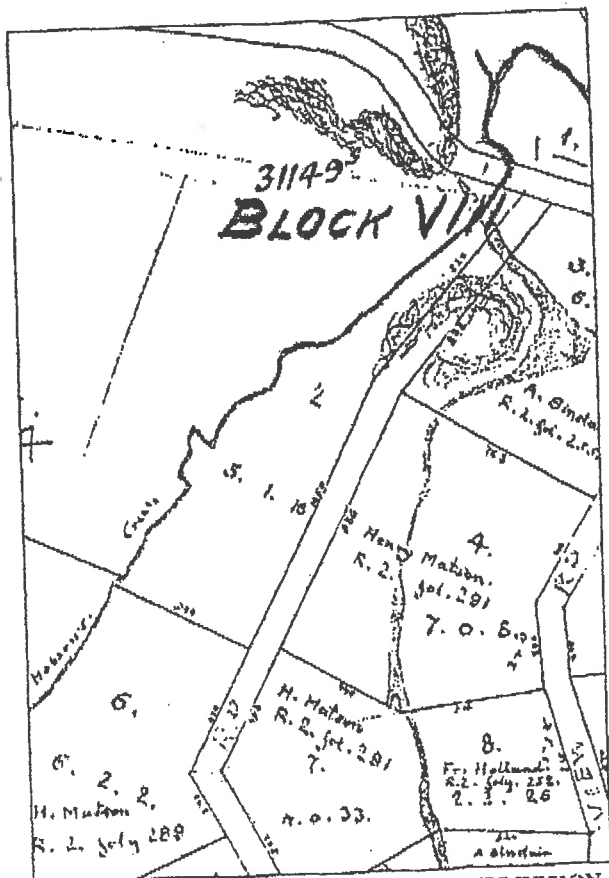


FIG. 4. PLAN OF PART OF ORIGINAL SUBDIVISION OF SUBURBAN SECTION 14 SHOWING ALLOTMENTS 2 AND 6

there was no allotment 49 in Suburban Section 4. What or where these buildings may have been on the lots is not known.

In 1866 a small corner of the western part of Allotment 18 was taken for the construction of the railway². In 1926 Allotments 18 and 19 were divided into portions (DP 24765 and DP 28796, as shown in Fig. 5). The area of DP 24765 was transferred to the Newmarket Borough Council between 1926 and 1933. It was subsequently leased to the Auckland Football Association for 33 years in a lease registered in 1964³. The remaining portion of allotments 18 and 19 (DP 28796) was divided into five lots (see Fig. 4). Of these, lots 4 and 5 were taken by proclamation for the purpose of a recreation ground and vested in the Newmarket Borough Council, lot 3 was leased by the Grammar School Board to the Parnell Lawn Tennis Club and lots 1 and 2 were vested in the King as Crown Land.

Allotment 21 stretched between the Newmarket Stream and Manukau Road (now Parnell Road) and was originally purchased as a Crown Grant to the Rev. John F. Lloyd in 1851. It was then sold to Bishop Selwyn in 1857 and transferred to the Melanesian Mission Trust Board in 1862.

² Although the railway was built in the 1860s, the proclamation formally taking the land was not issued until 1914.

³ The Football Association abandoned the football ground, previously Auckland's premier soccer ground, in 1979 after the southern grandstand collapsed.

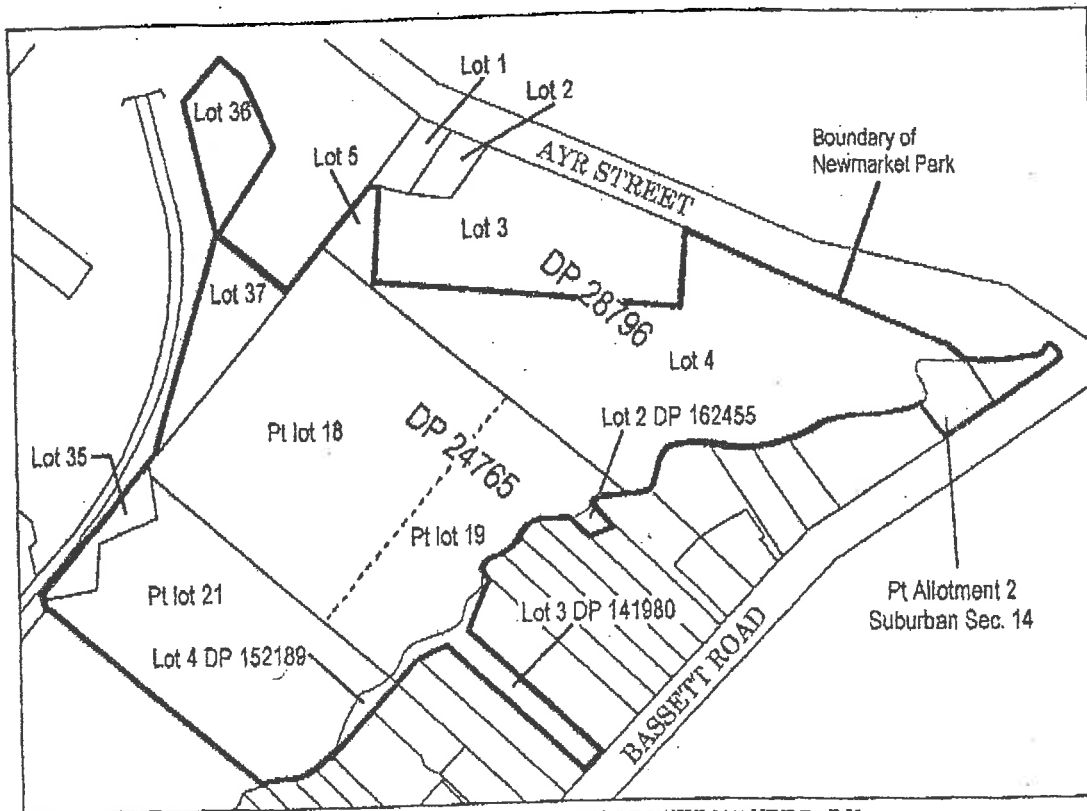


FIG. 5. CURRENT SUBDIVISION OF NEWMARKET PARK

When the railway was constructed in the 1860s the lot was cut in two by the land taken for the railway. Subsequently, the land between the railway and Parnell Road was subdivided, with Sarawai⁴ Street being formally dedicated to the King as a road in 1905. The remaining part of allotment 21 on the southern side of the railway was sold to the Newmarket Borough Council in 1927.

Lots 36 and 37 (originally parts of allotments 17 and 20 respectively) and lot 35 (originally part of lot 21 but also including the small corner area of allotment 18 taken for the railway) were part of the land taken for the construction of the railway. After it was built the land presumably became surplus to the railway's requirements and was vested in the Newmarket Borough Council in 1927.

The remaining part of the park, the land adjacent to the junction of Ayr Street and Bassett Road, and the other small areas on the south eastern side of the Newmarket Stream were originally part of allotment 2 of Suburban Section 14, although one small area (Lot 4 DP 153189) was part of allotment 6 (see Figs 4 and 5.). Allotment 2 was the portion of land between Hobson's Stream (now the Newmarket stream) and Hobson Bay Road⁵ across the stream from allotment 19 of Suburban Section 4, running up the stream from the corner of Ayr Street and Bassett Road to just past the south eastern corner of allotment 19. This allotment was a Crown Grant by purchase

⁴ It is interesting to note that the modern Sarawia Street is consistently referred to as Sarawai Street in early deeds.

⁵ Hobson Bay Road was renamed Bassett Road in 1916 after the Gallipoli Victoria Cross winner Corporal Bassett.

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to a Major Gray in 1852. The allotment was sold to Samuel Wood in 1854 who on-sold it in the same year to a Captain Andrew Russell. In 1862 the allotment was subdivided into six lots with lots 4, 5, 6 and 7 (the southern half of the allotment) sold to Henry Sewell, lot 3 to J.H.R. Harrison, and lots 1 and 2 to William Buchanan, who on-sold lot 1 to James Looms and lot 2 to Charles Osborne in 1863. The Deeds relating to this allotment do not refer to any buildings until much later in the 1880s and indeed many only appear to have been built on in the early part of the 20th century. It is possible that the early purchasers were speculating rather than developing, a common practice during the development of Auckland in the latter half of the 19th century.

The area adjacent to the corner of Ayr Street and Bassett Road was in private hands until the early 1980s when the Auckland Regional Authority acquired them for drainage work when the Newmarket Stream was canalised, with formal transfer to the Auckland City Council in 1997. The other small lots along the southern side of the stream were similarly acquired for the canalisation of the stream when parts were straightened. An exception to this is Lot 3 (DP 141980) which was part of a larger block acquired by the Newmarket Borough Council in 1939 at the same time as Newmarket Park was developed.

There is little, if any, evidence of any particularly significant historic period buildings having been built in the area now covered by Newmarket Park. It is clear that subsequent development of the football ground, use of some parts of the reserve as a tip, subsequent landscaping and canalisation of the Newmarket Stream would effectively have destroyed what archaeological evidence there may have been.

Conclusion

Currently there are no identifiable archaeological remains, either prehistoric or historic, within the bounds of Newmarket Park or the adjoining land owned by the Auckland City Council. Development undertaken within the park since it was first acquired by the Newmarket Borough Council will have largely destroyed any archaeological evidence that may have been present. The presence of some small areas where sparse and scattered shell is visible may be the remnants of prehistoric occupation, although this is uncertain. However, it is within the bounds of possibility that future development of the reserve could encounter remnant shell middens, probably on the steep vegetated slopes above the stream, and this possibility should be allowed for when future development is undertaken.