

ROSA BIRCH PARK MANAGEMENT PLAN 1995



The Reserve Management Plan has three main sections:

SECTION ONE (PAGES 2-3)
**INTRODUCTION: DEFINITION AND PURPOSE OF A RESERVE
MANAGEMENT PLAN**

The section provides information on firstly, the reasons for preparing Reserve Management Plans and secondly, the processes involved up to final approval of the Management Plan by Council.

SECTION TWO (PAGES 4-7)
RESOURCE INVENTORY

This section provides information on Rosa Birch Park. It presents a brief summary of location, legal description, reserve status and classification, District Plan zoning, historical background, natural physical features/vegetation/landscaping, Reserve Users/Leases, Landscape Modifications, Reserve management, Reserve maintenance, Future development and Development controls.

SECTION THREE (PAGES 18-22)
**OBJECTIVES AND POLICIES: FUTURE MANAGEMENT AND
DEVELOPMENT**

The objectives and policies are derived from the previous sections of the Plan and from public input sought during the process of preparing the Plan. These statements are the guidelines for the future management and development of Rosa Birch Park.

SECTION ONE

INTRODUCTION: DEFINITION AND PURPOSE OF A RESERVE MANAGEMENT PLAN

Reserve management plans are documents outlining objectives and policies for the development and operation of individual (or several) parks and reserves. Such plans should clearly outline a Council's general intentions for the use, development and maintenance of the reserve and indicate the means of implementing the provisions of the plan.

The Reserves Act 1977 requires that every administering body of a reserve prepare a reserve management plan for each reserve under its control. The legislation provides an opportunity to the public to contribute to the formulation of the plan and the making of decisions which will affect the future of the reserve. The aim of the legislation is to ensure that the development and management of reserves and the subsequent use and enjoyment of them by the public is based on sound resource management and that, through involvement, the needs of the public are identified and accommodated as appropriate.

Once adopted by Council, a reserve management plan will be reviewed from time to time so that, if necessary, it may be altered in keeping with changing circumstances.

THE MANAGEMENT PLAN PROCESS: ROSA BIRCH PARK

The process being followed with this plan is in accordance with the provisions of the Reserves Act 1977.

It is intended that the public have the opportunity to express their views before a draft is prepared.

The notice of intention to prepare a draft Management Plan was published on 2 November 1993. Submissions received, with a summary of the issues are as follows:

- Counties Tennis Association Inc - letter dated 26 November 1993

The proposals put forward in the submission were:

1. Counties Tennis to take responsibility for the area inside the existing chain netting and/or windbreak poles.
2. Counties Tennis will maintain the area between the pavilion and car park (i.e. the bark garden).
3. The Council to have full responsibility for the carpark - area between Hockey and Tennis etc.
4. That a liaison officer be appointed to liaise periodically with the users about various concerns.

5. That a wind management plan be prepared for the Park. The use of artificial shelter will accelerate the growth of any plantings. The short term aspect will be offset by a long term benefit.
6. Park users must be informed of any increase in charges and proposals which will affect their use of the facility.
7. That the Park continue to be kept well groomed.

After the Draft Management Plan has been prepared Council will:

- a. Give public notice; and
- b. Give notice in writing to the persons and organisations who or which made submissions.

Stating that the Draft Plan has been prepared and is available for inspection at a place and at times specified in the notice, and calling upon persons or organisations interested to lodge with the Council written objections, suggestions or comments before a specified date, being not less than 2 months after the date of giving the notice.

Date of notice advising availability of Draft Management Plan: 5 January 1995

Date of closing of submissions to Draft Management Plan: 31 March 1995

Submissions were received following the advertising of the availability of the Draft Plan.

A submission was received from the Counties Hockey Association (dated 31 March 1995) to the Draft Management Plan. A summary of the topics covered in the submission are as follows:

1. A further representative on the Reserve Management Committee.
2. Floodlighting required to the standard necessary for international hockey.
3. Insufficient lighting in carparks.
4. Driveways and accessways being blocked by parked cars.
5. Additional planting desirable around playing arena and hockey field boundary.
6. Weeds encroaching through the hockey ground fence.
7. Liquor licencing hours.

Date of approval of final Reserve Management Plan: 23 May 1995

SECTION TWO

RESOURCE INVENTORY

NAME

The Reserve was named Rosa Birch Park by a resolution adopted by the Franklin District Council on 24 April 1991.

Rosa Birch was born in Kawakawa and came to live in Pukekohe in 1957 with her husband Rt. Hon. W.F. Birch. The Rt. Hon W.F. Birch is the local member of parliament, a cabinet minister and was Deputy Mayor and a councillor on the former Pukekohe Borough Council.

LOCATION

The Reserve is situated in the Pukekohe township approximately 1,300 metres south west of the town centre and is in the Pukekohe Ward of the Franklin District. It occupies a corner position being bounded by West Street to the north-west, Puni Road to the west, Beresford Street to the south and residential development to the north and east.

LEGAL DESCRIPTION

The area of land purchased from the Auckland Hospital Board for reserve and residential development was 11.6508 hectares being contained in all Certificates of title 20D/1240 (8.0342 hectares) and 51D/1158 (3.6166 hectares).

The following areas (which were contained in CT 20D/1240) were developed for residential purposes leaving the remainder for reserve:

- 1.2700 hectares DP 116442
- 0.5266 hectares DP 155583
- 1.7874 hectares DP 155584
- 3.5840 total taken for residential sections

Therefore, the legal description of the Reserve is:

4.4502 ha being part Allotments 47 and 48, Suburban Section 2, Parish of Pukekohe. Balance Certificate of Title 20D/1240 (Limited as to Parcels). North Auckland Land Registry.

3.6166 ha Being part Allotment 46, Suburban Section 2, Parish of Pukekohe. All Certificate of Title 51D/1158 (Limited as to Parcels). North Auckland Registry.

The total area of the Reserve is, therefore, 8.0668 hectares. The registered owner is the Franklin District Council.

STATUS OF RESERVE AND CLASSIFICATION

The land is at present owned by the Franklin District Council in fee simple but it is intended that its status be changed to that of Reserve.

The procedure for this is outlined in Section 14 of the Reserves Act 1977 and requires that Council adopts a resolution declaring the land to be a reserve. The resolution is then forwarded to the Department of Conservation for publication in the NZ Gazette.

The Reserve will also be classified as Recreation Reserve pursuant to Sections 16 and 17 of the Reserves Act 1977.

DISTRICT PLAN: ZONING

Reserves are governed by the provisions of the Reserves Act as well as the provisions of the District Plan.

The Reserves Act places emphasis on the control, management, maintenance, preservation, development and use of reserves and is primarily concerned with the quality of reserves and the public enjoyment of them.

The District Plan establishes the permitted uses with particular emphasis being placed on the quantity, location and effect on properties surrounding the reserves.

Rosa Birch Park is zoned "Recreation Zone" under the proposed District Plan.

Conditions relating to Reserves with the designation Recreation Zone are detailed in Part II.0 and Rule 34.0 of the proposed District Plan.

The proposed District Plan states that Council in the past have been involved in providing a wide range of opportunities for the use of leisure time. In order to determine its future involvement Council has adopted a Recreation Plan.

Council's objectives under its District Plan are:

1. To provide sufficient recreation and open space land to meet the needs of present and future generations.
2. To provide for a wide range of recreational activities while ensuring that any adverse effects on the quality of natural and physical resources or the amenity of adjoining areas are avoided or mitigated.

Activities carried out on any Reserve must comply with all provisions of the proposed District Plan. In the Recreation Zone permitted activities are those which are not specified as a Discretionary Activity for the Zone and which comply with the Performance Standards for the Zone.

Resource consent is necessary for any proposed Discretionary Activity and/or any proposed activity that does not comply with the Performance Standards. Resource consent may be granted or refused by the Council.

Discretionary Activities are buildings in excess of 50m² in gross floor area but not including alterations/extensions to existing buildings provided that this does not increase the gross floor area, which exists at the date of notification of the District Plan, by more than 40% or structures in accordance with an approved Reserve Management Plan.

Performance standards apply unless an approved Reserve Management Plan specifies or provides otherwise. Performance Standards are:

1. **Height and Setbacks**

Maximum Height:	9 metres (except goal posts and floodlights)
Yards:	6 metres in respect of any boundary which abuts a site in the Residential Zone; and 3 metres from any other boundary, provided that no building may exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and the site boundary. This standard shall not apply where all adjoining, potentially affected landowners have given their written consent to any deviation from the standard.

2. **Noise**

No activity within this zone shall cause the following corrected noise levels (L10) to be exceeded at the boundary of, or within, any site zoned Residential or Rural-Residential:

- 50 dBA 0700 - 1800 hours
- 45 dBA 1800 - 2200 hours
- 40 dBA 2200 - 0700 hours

3. **Parking**

Parking areas and internal vehicular access and egress routes shall be sited a minimum of 5 metres from the boundary of any site zoned Residential or Rural - Residential. They shall be landscaped and/or screened so that these areas blend in with the natural environment or with the amenities of the area.

Sufficient sealed parking shall be available for every activity on the site, and the standards of Rule 35 (Parking, Loading and Access) shall be used as minimum where the activity is sufficiently similar to one or more in that rule.

4. **Hours of Operation**

Where a building such as clubrooms, hall or any other structure used for the gathering of 10 or more people is within 100 metres of a site zoned Residential or Rural - Residential, then the following hours of operation shall apply, except to any part of such building lawfully used as a Residential Building:

Monday to Thursday and Sunday:	7.00am to 10.30pm
Friday and Saturday	7.00am to 1.00am

5. **Illumination**

- a. All exterior lighting shall at all times be so located, directed or screened as to ensure that:
 - no direct light rays fall onto any site zoned Residential or Rural - Residential, and reflected light from any such fittings shall be minimised;
 - all reticulation to any fittings is underground and all wiring and control equipment enclosed;
 - direct light rays or illumination do not create a hazard to motorists.
- b. The use of exterior lighting, except security lighting, shall be restricted to the hours of 7.00am to 11.00pm.

HISTORICAL BACKGROUND

Prior to development the land was zoned rural under the former Pukekohe Borough Council's District Scheme and was used for market gardening.

In 1971 it was purchased by the Auckland Hospital Board and designated "Crown Land - Proposed Hospital". The land was leased out for market gardening during the entire period of the Hospital Board's ownership.

Following the Board's decision that the land was surplus to its requirements, the land was purchased by the Pukekohe Borough Council in 1986 for development as a mixture of reserve and residential. It was intended that monies received from the sale of residential sections would be used for the development of the reserve.

During the last term of the Pukekohe Borough Council (ending 1989) it was resolved that special funds be set aside for the completion of earthworks for the creation of hockey fields and tennis courts. These facilities would be made available to the Counties Hockey Association and the Counties Tennis Association with the land to be used by the Tennis Association to be leased to them and developed at their own cost.

NATURAL PHYSICAL FEATURES/VEGETATION/LANDSCAPING

Before any earthworks were carried out on the Reserve the land had a flat to easy undulating contour and incorporated areas of flood plane. At the time there were no significant trees or other vegetation on the land.

The soils are of good quality being deep volcanic loam.

The development of the Reserve with tennis courts, playing fields, parking areas, passive recreation areas and contoured embankments and mounds has required extensive earthworks, stormwater drainage and landscape planting. The stormwater drainage also had to be designed in such a way so as to ensure flood protection to the residential development along the West Street and Puni Road Boundaries.

Landscape planting of exotic and native specimen trees was carried out by the Council in 1994:

- Populus 'Manawatu Gold,' Quercus palustris and Gleditsia triacanthos have been planted around the playing fields and on the northern portion of the Reserve;
- Melia azedarach in the vicinity of the West Street entrance and in the carpark;
- Gleditsia triacanthos 'Sunburst' north of the tennis courts;
- Magnolia grandiflora between the hockey complex and West Street residential area;
- Podocarpus totara along the northern boundary of the Reserve and Paulownia tomentosa and Schinus molle (Peruvian Pepper Tree) in the playground areas.

Cupressocyparis leylandii 'Leightons Green' have been planted along the eastern end of the tennis courts to provide a substantial hedge as a windbreak.

The Hockey Association is giving consideration to planting shelter hedging inside their complex fence in the vicinity of their clubrooms.

At this stage (1994) amenity planting of suitable shrubs and garden plants in areas such as around the clubrooms and in the "planter box" areas in the carparks is not established. The exception being the Hebes in the Beresford Street carpark.

Apart from the access roads, carparks, paths, enclosed bark areas, tennis courts and the astro-turf hockey field. The Reserve is all planted in grass which is mown regularly.

RESERVE USERS/LEASES

The two organisations located at the Reserve and which have entered into formal leases with the Council are the Counties Hockey Association and the Counties Tennis Association.

The Counties Hockey Association have entered into a formal lease with Council for 21 years from 1 November 1990 with a renewal clause for a further 20 years. The leased area is approximately 2.4 hectares which includes the hockey complex (i.e. clubrooms, astro-turf field and the area enclosed within the high mesh fence) plus the access road to the east of the complex and two grassed hockey fields.

The Counties Tennis Association have entered into a formal lease with Council for 21 years from 1 November 1989 with a renewal clause for a further 20 years. The leased area is approximately 1.5 hectares which includes the pavilion and courts and all that area enclosed within the high mesh fence.

The Leases to both Associations also include the following provisos:

- Annual rental is 50% of the amount levied for general rates of the leased area, the amount to be reviewed every 3 years.
- Lessees to pay all general rates, water rates, sewerage charges, power, gas and insurance including public liability insurance.
- The leased areas to be used solely for the purposes of playing the games of hockey and tennis but if the facilities are not being used for the Associations own programmed activities they may be made available for other recreational activities.
- Construction of buildings and alterations to any structure may only be undertaken with the permission of Council.
- Lessees are responsible for maintaining their leased areas and the buildings and other improvements thereon.
- The leases are required to keep the leased areas free of weeds and noxious plants.
- The lessees may plant trees, shrubs and hedges on the leased areas only with Council's permission. Any such planting shall be maintained by the Lessees.

It is noted that, in addition to the hockey complex, the Counties Hockey Association in accordance with their lease is responsible for the maintenance of the access way and two hockey fields. The Reserve Management Committee should consider this condition and organise future responsibilities in respect to maintenance of the grassed fields and access ways.

Counties Hockey Association

The Counties Hockey Association was previously named the Franklin Hockey Association, the change of name to Counties being made in 1983.

The Associations headquarters were originally in Pukekohe. They then moved to Patumahoe and Waiuku for a few years and back to Pukekohe in the 1960's.

The Association fielded both mens and womens teams until the early 1960's when there was a split into the Franklin Hockey Association and the Franklin Women's Hockey Association.

The Franklin Hockey Association held its 70th Jubilee in 1986. Over the years it has hosted many visiting teams including the famous Indian Wanderers in 1955 and Indian team in 1961. The Association was granted minor Association status in 1976 after 60 years as part of the Auckland Hockey Association. As a minor Association their first team to enter a national tournament was the junior boys in the under 21 hatch Cup tournament.

The Franklin Women's Hockey Association was also originally a sub-association of Auckland and used to combine with Hauraki for team selection for representative teams including their team for the national tournament. they broke away from Hauraki and were given full association status in the late 1960's.

The mens and womens hockey associations amalgamated at the end of 1991. Today there are about 12 clubs with mens and womens teams entered in the senior club competitions, (about 32 teams in total). Teams are also entered in lower grade competitions, plus school age grades where many matches are played after school during the week, and junior teams which play on Saturday mornings and cater for 6 to 12 year olds.

It is interesting to note that the Glenbrook Hockey Club (affiliated to this Association) is the second oldest club in New Zealand, the oldest being the Somerville Hockey Club in Auckland.

Counties Tennis Association

Records show that the first tennis club to be formed in the Franklin area was at Waiuku in 1903 followed by a club at Pukekohe in 1905.

Prior to this there was quite a lot of tennis played on private courts, the first of these being formed in Bombay in 1980. With the coming of hard courts and the formation of clubs, the popularity of private courts diminished.

The start of organised tennis in Franklin came with the constitution of the Franklin Lawn Tennis Association in 1926. The Association became a formally constituted association of the various clubs in the Franklin County area, the purpose being to control and govern interclub matches between the clubs. There were a total of 13 clubs which originally joined the Association in 1925. The formation of the Association at the time was largely due to the work and enthusiasm of the Association's founder, Mr Adam Park Horne.

The Association is a sub-association of the Auckland Tennis Association. The name was changed to the Counties Tennis Association in the early 1980's.

The Counties Tennis Association now has 80 to 90 teams, made up from the clubs affiliated to it, involved in interclub matches at the complex during the summer season. South Auckland schools use the complex during the week for the secondary and primary schools championships. The courts are also used for midweek ladies matches, coaching at least every second day and other social grade competitions.

The courts are used throughout the winter, this use including juniors every alternate week and veterans on alternative Sundays.

The public are entitled to use the courts by arrangement with the Association and on payment of an hourly fee.

Since the completion of the courts to their present stage a national tournament has been allocated to the Association each year.

Pukekohe Metro Cricket Club

The Pukekohe Metro Cricket Club is a long established club and is the only cricket club in Pukekohe. Originally there was also a Pukekohe Cricket Club but this club merged with the Pukekohe Metro Cricket Club in the late 1980's.

The club presently fields at least 5 teams plus junior teams and a ladies team. The ladies team is the only one in the district and they, therefore, have to play in the Auckland Association's competitions although they occasionally have home games in Pukekohe.

The Club also has a close association with Pukekohe High School and provides coaching for their pupils.

LANDSCAPE MODIFICATIONS

1. Hockey Clubrooms

The Hockey clubrooms were built in 1991/92. The building is two storey, each storey being approximately 182m². The bottom storey is constructed in concrete block, painted black, and the top storey is clad with a plastered finish painted in a contrasting light colour. The roof is red colour steel. All floors are concrete.

The bottom storey contains four changing rooms with toilets and showers, an office, storage areas and further toilets.

The top storey contains a lounge, kitchen, bar and coolroom with associated fittings such as stainless steel sinks and benches, cupboards, stoves, fridges and a dishwasher.

Ranch sliders connect the front of the lounge with a covered balcony which provides excellent viewing of the astro-turf field. There are extensive windows, providing good views over the Reserve, from the top storey all with aluminium joinery.

The Counties Hockey Association applied for a liquor licence for their building in 1993. The licence was issued with hours being limited to Monday to Friday 6.00pm to 11.00pm and Saturday and Sunday 11.00am to 11.00pm. The Association may apply for a special licence to extend the hours for a special event.

The association is already finding that their building is too small with particular pressure being put on changing room facilities and office space in the winter season.

2. **Tennis Pavilion**

The Tennis Pavilion was built in 1991/92 and is a 200m² concrete block building painted blue/grey with a green colour steel roof. All floors are concrete with carpet laid in the Pro shop.

The pavilion contains a kitchen, with stove, stainless steel sink and bench, cupboards, a fridge and freezer, a long narrow lounge and a Pro shop at the front. The rear portion contains an office, storage areas, shower and toilets with an entrance from the carpark.

Ranch sliders open out from the front of the pavilion onto approximately 73m² of wooden decking large windows, along the front of the lounge area plus the expanse of decking provide good viewing over the courts.

The association's long term objective is to construct a second storey on the pavilion, the building being designed in such a way that a second storey can be added.

The association does not have a liquor licence for the pavilion.

A plaque set on a stone in front of the pavilion reads: "The Turners and Growers Tennis Centre was opened on the 28th November 1982 by the Hon. W.F. Birch M.P."

3. **Astroturf Hockey Field and Fencing**

The astro-turf hockey field was completed in 1991 in time to be used in the 1991 winter season.

It is a full sized field and has been mainly funded by the Hockey Association with additional funding from grants and a Council guaranteed loan.

The astro-turf surface has been laid on a base of slag covered by very fine scoria and rubber underlay. The estimated life of the surface is at least 10 years.

A 1.2 metre high boarded spectator fence surrounds the field. Outside this there is a path which extends around the field and, outside this, a grassed embankment.

This complex and the clubrooms are entirely enclosed by an approximately 2.7 metre high steel and diamond mesh security fence with barb wire strained around the top. Gates in the security fence provide vehicle access to the Clubrooms and can be locked.

Since the field was first available for play in 1991, it has had a very high usage during both the winter and summer.

4. **Tennis Courts and Fencing**

There are 12 flexipaved tennis courts and 8 artificial grass courts. Sixteen courts were sealed and ready for play in 1991 and the four remaining courts, all artificial grass, are at this stage unfinished.

Council assisted the Tennis Association with earthworks and other preparatory work for the courts before the final surfaces were laid, including the provision of 160 metres of piped stormwater.

The courts and pavilion are surrounded by a 2.7 metre high steel and diamond mesh fence. The fence finishes at each end of the pavilion thus there is direct access to the rear door of the pavilion from the carpark but the front of the pavilion opens into the fenced area.

The Association has expressed concern about the problems caused by wind at the courts. To help alleviate the problem the Association has gained permission from Council to erect a pole and wind cloth fence up to five metres in height along the complexes western and southern boundaries. This fence is under construction at present.

5. **Playing Fields**

In addition to the tennis courts and astro-turf hockey field, two cricket ovals have been developed on the eastern and southern portions of the Reserve. One of these is full size and the other a juniors size. The type of wickets to be used (whether grass or permanent) has not yet been decided but consideration could be given to constructing permanent wickets.

The cricket ovals will be used as hockey fields in the winter. The number of fields to be marked out will depend on demand, but the area could cater for a maximum of 3 to 4.

The grassed fields have been provided with contoured embankments around the perimeter and between the fields and other complexes.

Included in the development of the playing fields was the laying of a comprehensive field drainage system with both perimeter and lateral drains.

6. **Passive Recreation Areas**

All areas of the Reserve not already developed for sports usage, carpark and access are being developed for passive recreation. These areas are all in grass and are being landscape planted.

The largest passive recreation area is near the centre of the Reserve. Contoured mounds add to the character of this area, act as a buffer to the rest of the Reserve and adjacent residential properties and provide shelter.

Picnic tables and seats have been built in the area and in the adjacent area leading to the West Street entrance carpark.

7. **Public Toilets**

Public toilets have been built in the central area of the Reserve. they are constructed in concrete block (painted) with a colour steel roof and feature a large verandah. A sealed path connects the toilets to the access road into the hockey complex.

8. **Playground Areas**

A playground featuring brightly coloured play equipment has been constructed next to the Beresford Street entrance to the Reserve. The play equipment has been built on a prepared bark surface.

Further playing equipment (swings and a seesaw), also on bark surfaces, are situated in the passive recreation area in the centre of the Reserve.

9. **Lighting and Floodlighting**

The main entrance off West Street features three Guzzini architectural lights on poles along the left of the driveway. There are three more of these lights (with 3 lights per pole) in the carpark.

A different kind of light has been used at the Beresford Street entrance, carpark and access way into the Hockey Clubrooms. Here there are seven Kendelier lights, the design being one light per pole.

Floodlighting is provided to the astro-turf hockey field. The Hockey Association has indicated that, when funds permit, they wish to increase the number of floodlights with an additional four poles with two lights on each. The addition of further floodlights will involve re-positioning the existing floodlights.

The Tennis Association have also indicated, again when funds permit, that they wish to install some floodlights. These would probably be limited to two poles and would only be used for coaching purposes.

10. **Access and Carparks**

Wide sealed accesses with curb and channel leading into the carparks are provided from West Street and Beresford Street.

The Beresford Street access continues around the eastern end of the hockey complex ending in a turning circle. There is a sealed path from here to the Hockey clubrooms and another to the public toilets.

A path has been laid between the Hockey and Tennis complexes linking the two carpark. Shells have been added to the concrete mix to add aesthetic appeal to the path.

Both carparks are sealed and parking spaces are marked. the West Street carpark contains 106 parking spaces and the Beresford Street carpark 127 spaces.

11. **Signs and Other Structures**

At this stage (1994) further suitable signs and possibly directional arrows to provide information to Reserve users are still to be erected. Plans are being made by Council to erect such signs in the near future.

There is a sign at the entrance to the West Street carpark which reads: "Turners and Growers Counties Tennis Centre". This sign is constructed in wood and contained in a wooden planter box. A resource consent was approved by Council for the sign as it was larger than allowed for in the District Plan.

Rubbish bins are located at various points around the Reserve. They are all matching and made of a permanent dark green plastic material.

RESERVE MANAGEMENT

It is intended that a Reserve Management Committee be established. The Committee will comprise one representative from each of the following:

1. Counties Hockey Association
2. Counties Tennis Association
3. Pukekohe Metro Cricket Club
4. Franklin District Councillor (elected from Pukekohe Ward)
5. Franklin District Council's Recreation Officer
6. Tangata Whenua

The function of the Committee will be to participate in the future development and maintenance of the Reserve, initially on an advisory basis, but in the longer term it is planned to delegate the management of the Reserve to the Committee, subject to a Council approved annual maintenance programme.

A formal Constitution will be prepared for the Committee to ensure that its functions and responsibilities are clearly understood.

RESERVE MAINTENANCE

The Reserve is to be maintained by the Franklin District Council except for the areas leased by the Counties Hockey Association and Counties Tennis Association and subject to any arrangements made with new user groups in the future.

It is intended that the two associations will attend to all development and maintenance of their respective areas inside the high mesh fences which enclose their complexes.

This responsibility encompasses all development, landscaping, maintenance of gardens, shrubs and trees, lawn mowing, maintenance of buildings and all other structures including the mesh fences.

The Pukekohe Metro Cricket Club are liaising with the Council concerning their future use of the cricket ovals. After completion of the cricket wickets and if this Club's use of the Reserve is agreed to the Reserve Management Committee is to consider whether the Club should maintain the wickets. If approval is given for the Club to erect cricket nets on the Reserve, the Club will be required to maintain them.

Rubbish is collected weekly by Council from the rubbish bins located on the Reserve. However, the two associations are responsible for collecting all rubbish from their complexes and arranging for it to be put out for Council's weekly collection.

Council has responsibility for deciding whether sports games on the grassed playing fields must be cancelled due to unsuitable weather and/or ground conditions.

FUTURE DEVELOPMENT

As the development of the Reserve is in its early stages, emphasis is to be given to landscaping and ensuring, as far as possible, that newly planted trees become established.

The user groups are expected to give priority to landscaping the areas for which they are responsible including laying any additional paths considered necessary.

The Counties Tennis Association and the Counties Hockey Association have been giving consideration to improving shelter to their complexes. In August 1993 Council adopted the following resolution with respect to the tennis complex:

- a. "To approve the erection of a pole and wind cloth fence to a maximum height of five metres along the western and southern boundaries of the Counties Tennis complex.
- b. That the windbreak be constructed within one metre of the existing fence and extend two thirds of the length of the western boundary.
- c. That the work be constructed to the satisfaction of the Reserves Officer.

- d. That the Counties Tennis Association maintain the wind break to the satisfaction of the Reserves Officer.
- e. That planting of windbreak trees commence immediately on the southern end of the tennis complex and on the embankment between the tennis and hockey complexes."

The cricket ovals and hockey fields have now been levelled and grassed and will be ready for use in the 1994/95 summer season.

Both the Hockey and Tennis Associations are planning to install further floodlighting. The Hockey Association wish to install floodlighting satisfactory to floodlight the field to the standard of the New Zealand Hockey Federation for the playing of international hockey. Consideration will need to be given to ensure that glare from these lights does not impact adversely upon adjoining residential properties. Impacts may be minimised by sighting and orientation of the lights, limiting hours of operation and, possibly, appropriate landscaping. Council has the right in accordance with the District Plan to refuse approval for floodlighting if it will adversely affect adjoining properties.

Areas not occupied for organised sport, access or car parking will continue to be developed for passive recreation with appropriate landscaping, picnic tables and seats and related facilities.

DEVELOPMENT CONTROLS

Development plans will be required for any significant future development on the Reserve.

Design sensitivity will be required for any new development or alterations to existing buildings or structures, as the Reserve is an important landscape element within central Pukekohe.

Materials used in construction will wherever possible be of natural materials, neutral colours and be maintenance free.

LOCATION PLAN

Appended to the Management Plan is a plan showing the location of the Reserve and the layout of the main features.

SECTION THREE

OBJECTIVES AND POLICIES

FUTURE MANAGEMENT AND DEVELOPMENT

OBJECTIVE: STATUTORY

To ensure that all statutory requirements relating to the Reserve are met.

Policies

- To develop and administer the Reserve according to the Reserves Act 1977.
- To declare the land to be a Recreation Reserve pursuant to Section 14 of the Reserves Act 1977 and in accordance with Sections 16 and 17 of the Act.
- To classify the Reserve as Recreation Reserve pursuant to Sections 16 and 17 of the Reserves Act 1977.
- To ensure that any planned future development is compatible with the classification of the Reserve as Recreation Reserve.
- To control and direct all public activity on the Reserve in accordance with the Franklin District Council By-Laws and other relevant laws.
- To ensure that any future uses and development proposals are in accordance with the District Plan or any Resource Consent granted under the provisions of the District Plan.

OBJECTIVE: MANAGEMENT COMMITTEE

To develop the role of the Management Committee for managing the Reserve as a major recreation resource of the Franklin District.

Policies

- To establish a Reserve Management Committee as described in this Plan under the heading of "Reserve Management".
- To arrange for the appointment of members to the committee.
- To prepare a formal constitution for the Committee and define functions and responsibilities.
- To extend the role of the Committee as appropriate.

OBJECTIVE - HOCKEY AND TENNIS COMPLEXES

To ensure that the areas leased to the Hockey and Tennis clubs are well managed and maintained and that any future development is appropriate for the Reserve.

Policies

- To ensure that user groups are aware of their responsibilities and obligations pursuant to formal leases with Council.
- To ensure that rental charges contained in formal leases are appropriate and are in line with other charge throughout the District when formal leases are renewed.
- To recognise that the Hockey and Tennis Associations are responsible for future improvements within their fenced complexes and that they make plans for funding accordingly.
- To ensure that user groups maintain buildings and all other improvements such as fencing, accessways, artificial playing surfaces and underground services to a high standard.
- To ensure that liquor license conditions and licensing laws are adhered to.
- To ensure that Food Hygiene Regulations are enforced where food is sold.

OBJECTIVE: OTHER IMPROVEMENTS

To enhance the public amenity of the Reserve through appropriate management and maintenance of improvements.

Policies

- To recognise that Council should not be involved in further major expenditure for facilities that cannot be justified by demand in the community.
- To ensure that any additional facilities required in the future are sensitively designed and appropriately located.
- To maintain carparks, accessways, paths, drains, signs, picnic tables/seats, lights and rubbish bins to a high standard.

OBJECTIVE: SPORTS FIELDS

To develop and maintain the Reserve as a venue for organised sport.

Policies

- To ensure that sports fields and the turf quality are maintained to a high standard by organising mowing, undersowing, fertilising, spraying and drainage as required.
- To ensure that areas which require weeding are regularly attended to including weeding along the hockey ground fence.

- To manage the change over from winter and summer codes to allow sufficient time for ground preparation.
- To liaise with the Pukekohe Metro Cricket Club to ascertain their requirements for use of the Reserve including the provision of practice nets.
- To define responsibilities of any new user groups with respect to management and maintenance.
- To limit further buildings, building extensions and other improvements on the Reserve to ensure that sufficient open space is retained for sports fields.
- To ensure that rental charges for sports grounds are in line with other charges for sports grounds throughout the Franklin District.
- To provide sports fields in accordance with the demand and to review the requirement to provide sports fields to any particular sporting code in the future if the demands of various sporting codes should change.

OBJECTIVE: PASSIVE RECREATION

To create opportunities for passive recreation.

Policies

- To develop areas not required for sports fields as areas for passive recreation.
- To provide appropriate facilities for public picnicking.

OBJECTIVE: LANDSCAPING

To protect and enhance the landscape character and visual amenity of the Reserve.

Policies

- To give priority in future management of the Reserve to landscaping including the care and maintenance of existing planting.
- To extend responsibilities of the Hockey and Tennis Associations to include planting, landscaping and maintaining planted areas to a high standard within their fenced complexes.
- To provide shelter planting where appropriate and give careful consideration to the location of any future planting to ensure that it will not, in the future, have any adverse affect on artificial playing surfaces and other improvements.
- The Reserve Management Committee to discuss the proposal for additional planting including planting around the exterior of the playing arena and perhaps along the boundary of the hockey field.

- The Reserve Management Committee to discuss the Counties Tennis Association's proposal to have a wind management plan.
- To develop and implement ecologically sound weed control and regular maintenance programmes for all areas of the reserve.
- To ensure that any further plans for development on the Reserve include a plan for landscaping.

OBJECTIVE: PLAYGROUNDS

To provide visually attractive and safe playground areas.

Policies

- To maintain play equipment to a high standard.
- To ensure that existing play equipment and any constructed in the future conforms to Playground Safety Standards.
- To design and locate any future play equipment in such a way that it will not detract from the visual amenity of the Reserve.

OBJECTIVES: LIGHTING AND FLOODLIGHTING

To provide security lighting and create opportunities for night time use of the Reserve by providing appropriate lighting and floodlighting.

To provide floodlighting to the astroturf hockey field up to the standard of the New Zealand Hockey Federation for the playing of international hockey.

Policies

- To investigate and define the requirements for further floodlights before proposals are put forward for extending floodlighting.
- To ensure that surrounding areas are not adversely affected by lights and floodlights by implementing controls such as siting and orientation of lighting, limiting hours of operation and appropriate landscaping.

OBJECTIVE - SIGNAGE

To provide high quality directional signage and to provide any other signs required to facilitate the use of the Reserve by Reserve users.

Policies

- To ensure that signs do not affect the aesthetic appeal of the Reserve.
- To limit the number of permanent signs, to those necessary for the purpose of providing information to users.

- To ensure that signs comply with Council By-Laws.
- That the Reserve Management Committee investigate the requirement to install no parking and/or any other appropriate signs to prevent parked cars blocking driveways and accessways.

