

COLIN LAWRIE FIELDS MANAGEMENT PLAN 1995



The Reserve Management Plan has three main sections:

SECTION ONE (PAGES 3-4)

INTRODUCTION - DEFINITION AND PURPOSE OF A RESERVE MANAGEMENT PLAN

This 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 6-19)

RESOURCE INVENTORY

This section provides information on Colin Lawrie Fields. It presents a brief summary of location, legal description, classification, District Plan zoning, natural/physical features and vegetation, landscape modifications/users/leases, historical background, reserve management and maintenance, future development and development controls.

SECTION THREE (PAGES 20-25)

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 Colin Lawrie Fields.

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 - Colin Lawrie Fields

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 brief summary of the issues are as follows:

Pukekohe Rugby Football Club:.

Submission received 6 December 1993:

The Club provided information concerning the Club's background, the usage of the Reserve and the problems incurred by poor drainage and outlined their plans and objectives for the development of the Reserve over the next five years.

The Club's plans and objectives have been incorporated, without alteration or amendment, into the Draft Management Plan.

Pukekohe Junior Boys Rugby Club:

Submission dated 15 December 1993:

Support was given to the Pukekohe Rugby Club's submissions. They would like to see better security perhaps including a locked gate to keep the cars off the fields at night. Also a total ban on beer bottles to help keep the playing surface safe. They commented that the state the grounds are left in is sometimes a disgrace.

After the Draft Management Plan has been prepared Council will:

- a. give public notice; and
- b. give notice in writing to the organisations 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 two months after the date of giving the notice.

The public notice advertising availability of the Draft Management Plan was published on 27 September 1994 with submissions on the Draft Management Plan to be received by Council by 22 November 1994.

Two submissions were received and are summarized as follows:

Pukekohe (Python's) Rugby League Football Club: Letter dated 10 October 1994 (quoted in full) is as follows:

"The Pukekohe (Python's) Rugby League Club would like to apply for lease of additional grounds to be developed at Colin Lawrie Park.

At present the club fields nine teams, four juniors, five seniors. We are presently working with the Nga Hau e Wha Marae trustees developing marae land for a sporting complex which will also cater for winter codes. The club sees the association with the Marae as only a short term arrangement because with the expected growth of the club and the demand for the Marae sports complex is to be utilised by all sports in the community. We feel that having our own home base in the future is essential."

Mr T W Hume:

Letter dated 7 October 1994:

Mr Hume's submission addresses the provision of further parking areas in the future, business parking, marking out and signing of the present parking areas and restricted parking areas.

Amendments were made to the Draft Management Plan following receipt of the above submissions.

Following public notification of the availability of the Draft Management Plan, Council finalized the purchase of 3.2809 hectares (Lot 1, DP 163078) of adjoining land as a recreation reserve, which in accordance with this Management Plan, is incorporated into the Colin Lawrie Fields reserve.

The transfer of this land to Council was made on 5 December 1994. The Draft Management Plan was amended to include this land.

Date of approval of final Management Plan: 28 March 1995

SECTION TWO

RESOURCE INVENTORY

NAME

Colin Lawrie Fields

The Reserve is named after a local Pukekohe resident Mr Colin Lawrie who was Mayor of the Pukekohe Borough Council for 12 years from 1959 to 1972. The name was given to the Reserve by Resolution of the Pukekohe Borough Council. It is intended that the additional area of 3.2809 ha purchased by the Franklin District Council in 1994 be included in the Reserve. Therefore, on the adoption of the Reserve Management Plan by Council, the name Colin Lawrie Fields will include the additional 3.2809 ha.

LOCATION

The Reserve is located in the Pukekohe Ward of the Franklin District at the eastern end of Reynolds Road.

LEGAL DESCRIPTION

4.4427 hectares being Lot 1, DP 87259 being part Allotment 4, Parish of Pukekohe. All Certificate of title No. 44D/1090, North Auckland Registry. This area was declared a Reserve for Recreation purposes by Gazette Notice date 8 November 1979, page 3244.

3.2809 hectares being Lot 1, DP 163078 being part Allotment 12, Parish of Opaheke. All Certificate of title No. 98B/505, North Auckland Land Registry. This area was transferred to the Franklin District Council as recreation reserve on 5 December 1994 and is subject to the Reserves Act 19787 (c.689198.2) and a resolution pursuant to Section 321 (3) (f) of the Local Government Act 1974.

CLASSIFICATION

The area of 4.4427 hectares, being Lot 1, DP 87259, was classified as a Reserve for Recreation purposes by Gazette Notice No. 122, 6 November 1980, page 3078.

THE 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.

Colin Lawrie Fields 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 grass 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 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:	7.00 a.m. to 10.30 p.m.
Friday and Saturday	7.00 a.m. to 1.00 a.m.

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 7.00 a.m. to 11.00 p.m.

NATURAL PHYSICAL FEATURES AND VEGETATION

The contour of the land is best described as flat but it does slightly slope from the eastern boundary down to the western boundary.

The land form around the Reserve includes hills to the north west and the south which, to some extent, creates the effect that the Reserve is situated in a basin.

The Reserve has been extensively planted with shelter planting around the boundaries mainly with evergreen trees such as *Cupressocyparis leylandii*, *Cupressocyparis leylandii*, 'Castlewellan Gold' and other varieties of large conifers.

The shelter planting around the carpark is not as well established. However, the long narrow changing rooms and the Clubrooms provide shelter to the No. 1 playing field and the western end of the Reserve.

There are raised embankments around the softball diamond. These were contoured when earthmoving was carried out to construct the softball diamond. Specimen trees have been planted on the western portion of the embankment.

Although the Reserve is extensively planted in trees, there is very little other landscape planting.

There are some bark plots in the carpark area but planting has not yet been established in these.

Presently the fields have a very thin and structureless layer of top soil. Beneath this is a near impermeable subsoil. This clearly identifies the need for a drainage system.

The slope from east to west adds to the drainage problems. This slope and poor drainage through the subsoil causes surface water to pool on the western side of the Reserve during winter leaving the No.1 playing field in a semi-permanent state of flooding.

The above description applies to the 4.4427 ha (Lot 1, DP 87259) which is already developed as playing fields.

The area of 3.2809 ha (Lot 1, DP 163078) purchased by Council in December 1994 is presently all in pasture. This land is mostly flat except for a small low lying area.

LANDSCAPE MODIFICATIONS

(i) Present Users

The present users of the Reserve are:

1. Pukekohe Rugby Football Club Incorporated
2. Pukekohe Junior Boys Rugby Club

The Pukekohe Rugby Football Club was formed in 1955 as a result of the amalgamation of the Old Boys and Whitestar Rugby Clubs.

The Club operated for many years at Bledisloe Park. In 1979-80 the former Pukekohe Borough Council assisted in relocating them to new clubrooms (built by Club members) which are situated some 400m away on Franklin Road and to the newly developed Colin Lawrie Fields.

The Reserve is used from time to time for other activities. Other organisations which have used the Reserve in recent years have included the Franklin Marching Association, Counties Primary Schools Rugby Football Union, Auckland Rugby League Inc. and Counties Rugby Football Union.

In the 1993 season the Junior and Senior Clubs fielded some 15 teams. All teams play and train on the Reserve. In 1993 the fields commanded up to 9.5 hours per week use in the winter months dropping to 4 hours per week during the Touch Rugby season in the summer.

Touch Rugby commenced in 1985 and by 1993 involved 46 teams and approximately 730 players weekly.

(ii) Leases/Rentals

There are, at present, no formal leases between Council and any of the Reserve users. As the Pukekohe Junior Boys Rugby Club own their Clubrooms, a formal lease should be entered into between the Club and Council as owners of the Reserve.

The user groups pay annual rental charges to the Franklin District Council for the use of the playing fields.

(iii) Changing Rooms Building

A building permit was issued on 8 February 1984 for the changing rooms which were built by Pukekohe Rugby Football Club members with materials supplied by the Pukekohe Borough Council.

The Rugby Club is responsible for paying charges for power and water.

The changing rooms building is a long narrow building constructed in concrete block (unpainted) with a colour steel roof. There are 6 changing rooms with a toilet, showers, a handbasin and seating in each. Two of the changing rooms also contain a fixed table in the centre.

In addition there are a referees room containing a toilet, shower, handbasin, hot water cylinder and sink bench and ladies and gents public toilets.

The building has concrete floors throughout. There is no lined ceiling beneath the roofing and building paper/netting. Problems are being experienced with birds getting into the changing rooms making it much more difficult to keep the interior of the building clean.

The lighting and floodlighting switches and a meter board are located in one of the changing rooms.

There is a covered alleyway through the building between changing rooms 4 and 5 which gives access from the carpark at the rear of the building to the front. The roof extends out to incorporate a verandah along the front of the building and wooden seating has been provided under the verandah.

Concrete has been laid around all sides of the building.

(iv) Pukekohe Junior Boys Rugby Clubrooms

The Clubrooms were built after the changing rooms with a building permit being issued on 14 December 1984.

The Pukekohe Junior Boys Rugby Club own the building. The finance needed for the Club to build was obtained partly from proceeds from the sale of their former clubrooms on another Reserve and partly from an interest free loan from the Pukekohe Borough Council.

The Club is responsible for paying charges for power, water and telephone.

The building is constructed in concrete block, painted cream, with a colour steel roof. There are ample windows and a ranchslider, all with aluminium joinery.

The building contains a carpeted lounge and a kitchen which is separated from the lounge by a long bench. There are a stainless steel sink and bench, stove, refrigerator and cupboards in the kitchen and on the north end of the kitchen, a canteen. Food and drinks can be served to persons outside the building from the canteen through an opening in the exterior wall. A roller door covers the opening when the canteen is not operating.

Seating is provided in a setback area on the northern corner of the building, this area being protected by a verandah.

The Clubrooms are also entirely surrounded by concrete with the concreted area extending between the Clubrooms and the Changing Rooms.

(v) Storage Buildings: Garage and Shed

There is a Skyline single garage, constructed in colour steel, located on the eastern corner of the Reserve.

The Pukekohe Softball Club were given permission by the Pukekohe Borough Council to erect this building at the end of 1983. It is now used for storing equipment.

There is also a small and old corrugated iron shed located on the eastern side of the Reserve.

(vi) Softball Diamond

A permanent softball diamond is located on the eastern side of the Reserve. The diamond is partly enclosed with steel pipe and mesh fencing.

In December 1982 the Pukekohe Borough Council resolved that they would do the earthworks necessary to enable the Pukekohe Softball Club to build a permanent diamond. This was done and the diamond constructed by the Club during 1983/84.

The Pukekohe Softball Club is no longer in existence but previously was a club affiliated to the Counties Softball Association. Softball is not now played on the Reserve and the diamond has not been used since 1986.

As the diamond has not been used for 80 years it is recommended that it be removed. The proposal to remove the diamond has been included later in the Plan as a policy.

(vii) Sports Fields

There are three full sized rugby fields on the Reserve, the No. 1 field being closest to the Changing Rooms and Clubrooms.

In addition to rugby during the winter, the fields are used for touch rugby in the summer. Touch Rugby fields are smaller (approximately 90m x 50m) and 7 fields can be laid out for training sessions.

(viii) Passive Recreation

The Reserve is predominately used for rugby. However, improvements can be made to the landscape character for the benefit and enjoyment of casual users, rugby players and spectators.

(ix) Carpark

The Carpark is situated to the south west with entry directly from the end of Reynolds Road.

The Carpark is sealed and provides angle parking for approximately 60 cars plus no stopping zones which are reserved for parking for doctors, an ambulance and the Pukekohe Rugby Football Clubs club captain.

(x) Lighting and other Structures

The Pukekohe Rugby Football Club erected floodlighting on the Reserve in 1981 with finance being provided by an interest free loan from the Pukekohe Borough Council.

Two sets of floodlights are located along both sides of each rugby field, there being a total of eight. The Club is responsible for maintenance of the floodlights.

A powerful light is located on the rear of the changing rooms. This was erected in 1993 to provide lighting and security for the carpark.

Apart from the parking restriction sign on the back of the changing rooms, there are no permanent signs on the Reserve. The only sign showing the name of the Reserve is an AA directional sign at the intersection of Reynolds Road, Cape Hill Road and Franklin Road.

There are no permanent rubbish bins on the Reserve. The Clubs using the Reserve use 200 litre drums and extra bins are hired on days when large crowds are expected.

(xi) Additional Land

The above landscape modifications are all situated on the original area making up Colin Lawrie Fields. Development of the additional 3.2809 ha purchased in December 1994 had not commenced at the time of writing of this Reserve Management Plan.

HISTORICAL BACKGROUND

The 4.4427 hectares of land which makes up Colin Lawrie Fields was vested in the Pukekohe Borough Council as reserve from a subdivision undertaken in the late 1970's of the Council owned land.

This subdivision, known as the Cape Hill Subdivision, was of some 70 acres of land which was purchased by Council from Mr Gordon Brownlie.

Before being owned by Mr Brownlie, the land had been owned for many years by the Adams family and had been used for dairy farming. The area making up Colin Lawrie Fields plus the other flat land to the west of the Reserve was then referred to as the Adams' Flats.

The additional area of 3.2809 ha was purchased in 1994 from Mr and Mrs N Gillott.

RESERVE MANAGEMENT AND MAINTENANCE

It is intended to establish a Reserve Management Committee comprising one representative from each of the following:

1. Pukekohe Rugby Football Club
2. Pukekohe Junior Boys Rugby Club
3. Franklin District Councillor (elected from the Pukekohe Ward)
4. Franklin District Council Recreation Officer
5. Tangatawhenua

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.

Maintenance of the grounds including sports fields, is carried out by the Franklin District Council.

The Pukekohe Rugby Football Club attend to line marking of the rugby fields which includes strip mowing before the lines are marked. They are also responsible for erecting and taking down goal posts.

With respect to the buildings, the Pukekohe Rugby Football Club arrange for the Changing Rooms to be opened and locked as required and arrange cleaning. The Pukekohe Junior Boys Rugby Club are fully responsible for their Clubrooms and attend to all maintenance.

FUTURE DEVELOPMENT

In May 1991 the Franklin District Council resolved to give approval to the Ministry of Agriculture and Fisheries to use the northern portion of the carpark for use as a headquarters site in the event of a Fruitfly outbreak subject to:

1. A plan showing the location of facilities on this site is to be approved by the Manager Community Services and Promotion prior to any site work commencing.
2. The area is to be security fenced to the satisfaction of the Manager Community Services and Promotion.
3. Vehicle access to Colin Lawrie Fields to be available at all times.
4. The site is to be reinstated to the satisfaction of the Manager Community Services and Promotion and at no cost to Council.

A Fruitfly outbreak is likely to be classified as a national emergency and although the carpark may not have to be used, the undertaking given to the Ministry of Agriculture and Fisheries by Council must be considered when planning future developments

In July 1984 the Pukekohe Borough Council resolved:

"That as a matter of policy Colin Lawrie Fields be allocated for the use of the Pukekohe Rugby Football Club Incorporated during the winter season and to the Counties Softball Association for the summer season and further that the Pukekohe Rugby Football Club be granted the right to use the Colin Lawrie Fields during the summer season at such times as the grounds are not required for use by the Counties Softball Association."

The softball diamond has not been used for matches, practice or casual play since 1986.

One of the policies of this management plan is:

"To review the requirement to provide sports fields to any particular sporting code in the future, should the demands of various sporting codes change."

It is therefore, put forward in this management plan that because there is a demand for the area taken up by the softball diamond to be better utilised, the diamond should be removed.

The major problem being experienced with the present use of the Reserve is inadequate drainage. Council obtains reports from the NZ Turf Culture Institute on soil and turf quality to assist in the planning of suitable methods of drainage, undersowing, mowing, fertilising and spraying etc. It should be noted that the Pukekohe Rugby Football Club obtained a report from the Institute at their own expense before drafting their 5 year plan. The most recent report obtained from the Institute was received in August 1993.

Several different drainage systems were investigated by the Pukekohe Rugby Football Club, from single parallel drains down each touch line to the installation of a sand carpet. In investigating these different systems, particular emphasis was given to cost and appropriateness. The Club concluded that a mole-pipe drainage system should be used.

The Clubs plans for improving drainage are included under objectives and policies.

During discussions with the user groups, both the Pukekohe Rugby Football Club and the Pukekohe Junior Boys Rugby Club have indicated that their membership continues to grow and that this is creating a demand for more playing fields and more carparking.

Council has since purchased the additional 3.2809 ha of land which will allow for the provision of more playing fields and carparking. The purchase of this land now necessitates planning for its future development. The Community Services and Promotion Department have recommended to Council that funds be made available in the 1995/96 financial year to prepare plans and estimates of cost for the development of the land and, subject to funds being available, development will commence in the 1996/97 financial year.

It is intended that an additional two full sized rugby fields be developed on this land and according to demand one field could be allocated to Rugby League.

The Pukekohe (Python's) Rugby League club's requirement for additional fields can be considered when the completion date for these new fields is known. It should be noted that this Club has also requested playing fields at Bledisloe Park and is liaising with the Nga Hau E Whau Marae with respect to obtaining playing

fields. Thus the allocation of a field to the Rugby League Club will be dependent on whether they have already obtained fields elsewhere.

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 to ensure that the aesthetic quality of the Reserve is not compromised.

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

LOCATION PLAN

- A plan of the developed portion of the Reserve is appended to the Management Plan (See Appendix 1).
- A plan of the additional area of 3.2809 hectares is also appended (See Appendix 2).

SECTION 3

OBJECTIVES AND POLICIES: FUTURE MANAGEMENT AND DEVELOPMENT

Note: The Pukekohe Rugby Football Clubs plans for improvements to the Reserve over the next 5 years (commencing 1994) are included as policies with the year (1st to 5th) included in brackets.

1. OBJECTIVE - STATUTORY

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

Policies

- To ensure that any planned future development is compatible with the classification of the Reserve as Recreation Reserve.
- To develop and administer the Reserve according to the Reserves Act 1977.
- 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.

2. OBJECTIVE - MANAGEMENT COMMITTEE

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

Policies

- To establish a Reserve Management Committee as described in this Plan under the heading of "Reserve Management and Maintenance".
- 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.

3. OBJECTIVE - DRAINAGE

To progressively develop the playing fields to a premier standard.

Policies

- To drain the No. 1 field and have all the drains flowing north into the open drain on the northern side of the Reserve by:
 - a. Run 160mm punched PVC drainage lengthwise down each touch line of the No. 1 field about 2 metres from the actual touch line.
 - b. Then run 110mm PVC punched drainage laterally across the field and between 3 to 6 metres (depending on available funds).
 - c. Mole plough into these lateral drains

(Pukekohe Rugby Football Club 1st year plan)
- Structure the soils on the 3 fields with the use of appropriate machines at the correct times of the year.

(Pukekohe Rugby Football Club 2nd year plan)
- Drain on a lesser scale the No. 2 field.

(Pukekohe Rugby Football Club 3rd year plan)
- Drain on a lesser scale the No. 3 field.

(Pukekohe Rugby Football Club 4th year plan)

4. OBJECTIVE - SPORTS FIELDS AND OTHER FACILITIES

To ensure that sports fields and other facilities are well managed and maintained and that future development is appropriate for the Reserve.

Policies

- 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.
- To ensure that charges for sports grounds are in line with other charges for sports grounds throughout the Franklin District.
- To prepare and administer maintenance programmes to ensure that sports fields and turf quality are maintained to a high standard.
- To maintain other structures on the Reserve, or to be erected on the Reserve, such as fencing, lights, tables, seats, rubbish bins and signs to a high standard.
- Review security and investigate the feasibility of erecting a gate (which can be locked) at the entrance to the Reserve.
- To ensure that arrangements are made for cleaning up the Reserve after matches and practice sessions.
- To protect the surfaces of the playing fields by ensuring that casual users obtain permission from the principal user group for the use of any playing field (s).
- Remove the softball diamond and develop a 3/4 size rugby field.
(Pukekohe Rugby Football Club 1st year plan)
- Complete the development of the 3/4 size rugby field for training and Junior Boys use, thus allowing spelling of fields on a rotational basis. (This would relieve heavy usage on No.1 and No.2 fields during wet winter months).
(Pukekohe Rugby Football Club 2nd year plan)
- Erect a low fence around the No. 1 field thus giving it the final appearance of a premier field and acting as a barrier to vehicles, bicycles and a certain amount of pedestrian traffic as well as crowd control.
(Pukekohe Rugby Football Club 2nd year plan)
(Pukekohe Rugby Football Club 4th year plan)
- Upgrade lighting
(Pukekohe Rugby Football Club 5th year plan)

- To prepare estimates and draw up plans for the development of the 3.2809 ha presently in pasture, incorporating the following principles:
 - a) That the area be developed to provide sports fields
 - b) That the balance of the Land which cannot be incorporated into the sports fields be developed for passive recreation.
 - c) That in the preparation of plans attention be given to the objective and policies relating to carparking and to all other relevant Objectives and Policies contained in this Management Plan.

To review the requirements of the Pukekohe (Python's) Rugby League Club, with a view to the possibility of allocating them a full sized playing field, when the development of the new playing fields commences.

5. OBJECTIVE - PARKING

To provide appropriate parking for Reserve Users

Policies

- To investigate overall parking requirements for the Reserve and plan for necessary changes when plans are drawn up to develop and incorporate the additional 3.2809 ha into the Reserve.
- That the Reserve Management Committee give consideration to the submission received from Mr T W Hume (letter dated 7 October 1994 on file 38703/446.01) and address the appropriateness of the marked out parking areas with respect to:
 - a) the number of restricted parking spaces required
 - b) keep clear areas
 - c) bus parking
 - d) suitable signs and sighting of signs

6. OBJECTIVE - BUILDINGS

To ensure that buildings are well managed and maintained and that any future development is appropriate for the Reserve.

Policies

- To arrange for a formal lease to be entered into between Council, as owner of the Reserve, and the Pukekohe Junior Boys Rugby Club, as owners of the Clubrooms.

- To ensure that all users maintain buildings to a high standard and fulfil their obligations as specified in formal leases or under any other arrangements for the use of buildings.
- To ensure that Food Hygiene Regulations are enforced where food is sold.
- To limit future buildings on the Reserve to those appropriate to the Reserve and to ensure that sufficient space is retained for sports fields.
- To ensure that conceptual plans and development plans are prepared for any future buildings and extensions or alterations to existing buildings.
- Construct a further dressing room and shower to assist in coping with winter demand.

(Pukekohe Rugby Football Club 2nd year plan)

- Construct a large open barn style building at the southeast corner of the Reserve with a saw dust base for training purposes on wet nights, relieving heavy usage on the fields at damaging times.

(Pukekohe Rugby Football Club 3rd year plan)

7. OBJECTIVE - LANDSCAPE CHARACTER AND PASSIVE RECREATION

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

Policies

- To ensure that any future plans for proposed developments on the Reserve include a plan for landscaping.
- To carry out appropriate landscaping on those areas of the Reserve not used for active recreation.
- To prepare and administer maintenance programmes for trees and other planting.

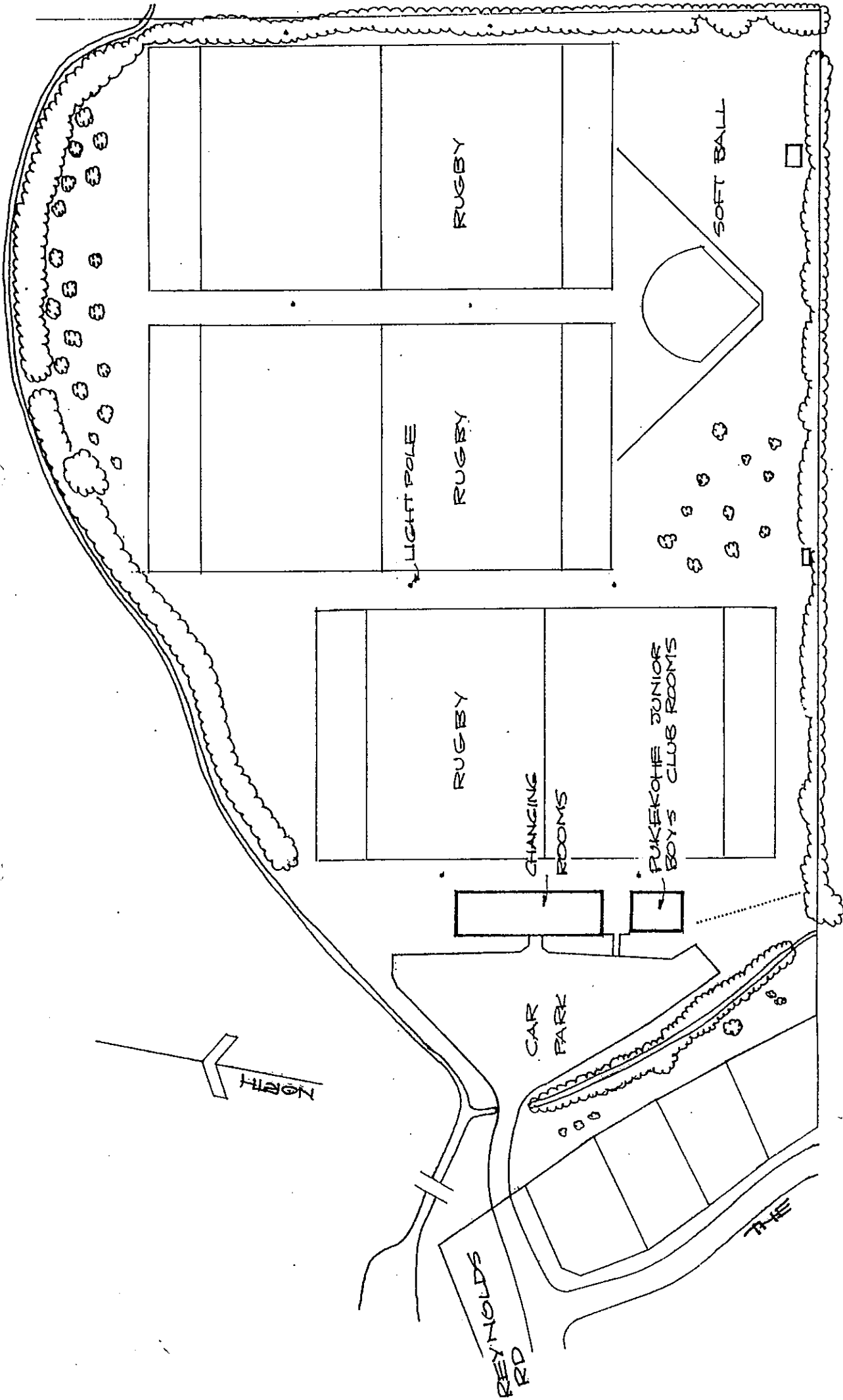
8. OBJECTIVE - SIGNAGE

To provide high quality signage.

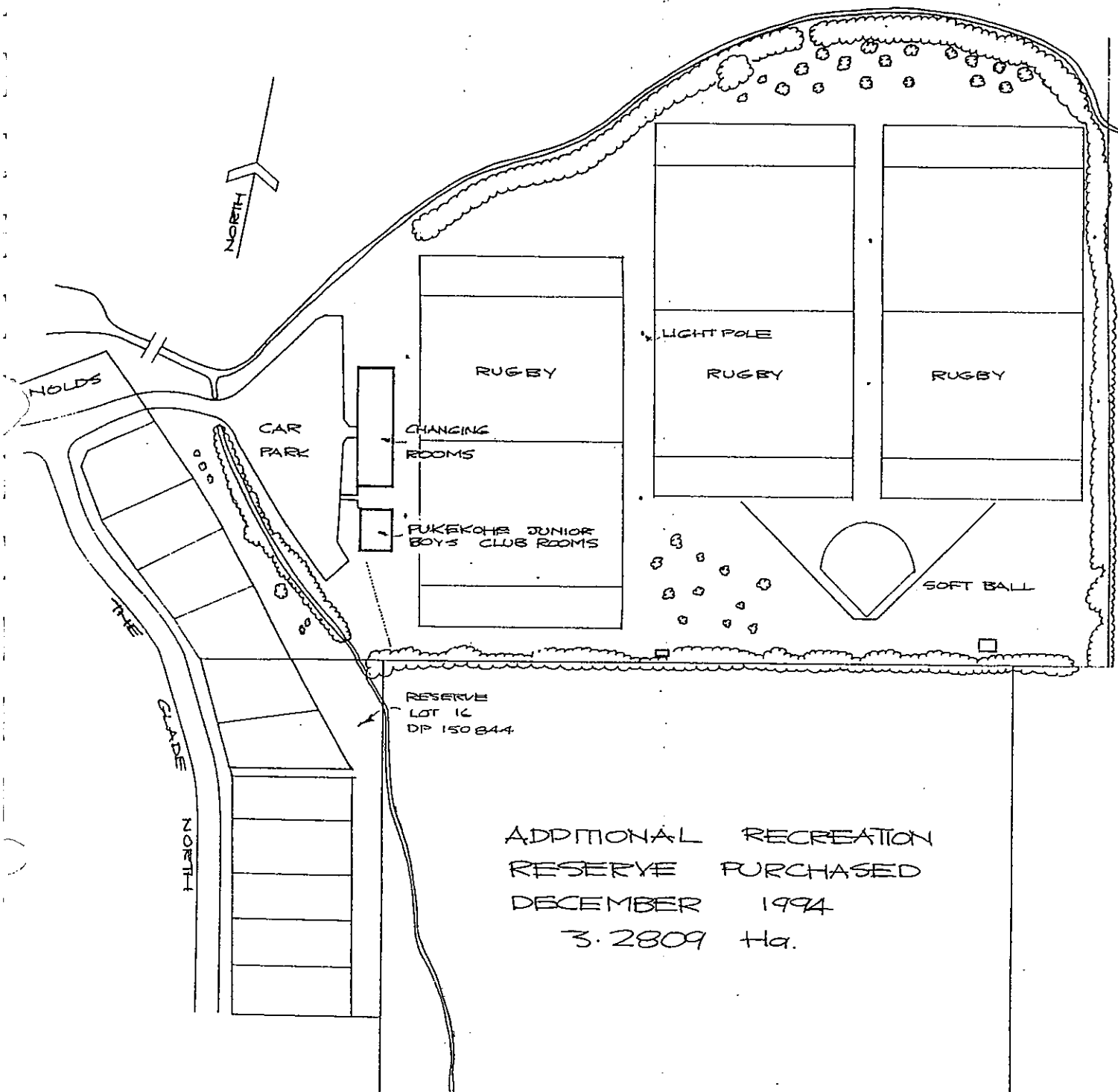
Policies

- To discuss the feasibility of erecting a suitable sign naming the Reserve.

- 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.



COLIN LAWRIE FIELDS



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