



Franklin District Council

Bledisloe Park Reserve Management Plan



July 2009



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Franklin District Council

Bledisloe Park Reserve Management Plan

**This Management Plan has been prepared in accordance with Section 41 of the Reserves Act 1977 and approved by Franklin District Council
Minute No. _____**

**Given under the common seal of Franklin District Council this day
_____ in the presence of:**

**Mark Ball
Mayor**

**Sally Davis
Chief Executive Officer**

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PART ONE – BACKGROUND AND PROCESS



1.0 BACKGROUND AND PROCESS



Introduction

The Bledisloe Park Reserve Management Plan has been prepared under the Reserves Act 1977, and supersedes the previous reserve management plan adopted by Franklin District Council on 28th March 1995. Section 41 of the Reserves Act sets out the purpose of a Reserve Management Plan:

“The Management Plan shall provide for and ensure the use, enjoyment, maintenance, protection and preservation, as the case may require, and, to the extent that the administering body’s resources permit, the development, as appropriate, of the reserve for which it is classified...” (NZ Government, 1997, p. 59).

Bledisloe Park is primarily a recreation reserve. Section 17 of the Reserves Act states that recreation reserves are provided for:

“The recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities...” (NZ Government, 1997, p. 31).

These purposes have been considered further through the vision and goals for Bledisloe Park.

Bledisloe Park also falls under the category of a ‘sports park’ under the Franklin District Reserves Acquisition and Development Plan. The definition of a sports park is:

“Sports Parks refers to reserves that have formal active playing fields or facilities on them. They are developed for the primary use of organised sport where sporting codes have their fields/courts/turfs located on the reserve. Grounds have maintained sports turf adequate for the requirements of the sporting code and facilities that are ancillary to organised sports, such as clubrooms and sealed car parking, are included in this category. Many sports parks provide a range of other informal recreation opportunities such as playgrounds and walkways and contain natural and landscaped areas that provide visual amenity to the surrounding neighbourhood. They are often key community gathering places”.

From: Franklin District Reserves Acquisition and Development Plan, 2007, p.21.

A small local purpose reserve on the corner of Harris and John Street, occupied by Scouts and Guides, is also included in this management plan.

The aim of the management plan is to provide direction for day to day management as well as future development of Bledisloe Park, for the next 10 years.

This management plan is divided into four sections. The 'Introduction and Background' reviews legal and historic information about the park and the groups that use the park. In Part 2, the Vision and Goals are stated. They reflect that whilst the park is a base for specific sports clubs in Pukekohe, it is important to ensure that facilities are provided for non-sports people and that the open space areas of the park are retained.

In Part 3 the policies for daily administration, restricted and prohibited activities and land management are presented. Part 3 includes policies on signs, temporary activities, promotion and dog walking.

In Part 4, the Bledisloe Park Concept Design Plan for the park is presented. The concept design plan illustrates the proposed enhancements and changes planned for the park. There are specific management statements and a summary of the actions required to achieve the improvements, as identified during the consultation with user groups.

Other Relevant Documents

Users of this reserve management plan should be aware of the following Franklin District Council documents:

1. Franklin District Recreation and Open Spaces Plan (2005).
2. The Franklin District Reserves Acquisition and Development Plan (2007).
3. Bylaws including the Public Places, Control of Signs, Dog Control and Liquor Control bylaws and
4. Policies from the Recreation and Community Development Policy Manual.
5. Franklin District Plan.

This reserve management plan replaces the previous Bledisloe Park Reserve Management Plan approved by Franklin District Council on 28th March 1995.

Consultation Process

The consultation process used to prepare this Reserve Management Plan followed the legislative requirements of the Reserves Act 1977. The process used is illustrated in the flowchart on the following page.

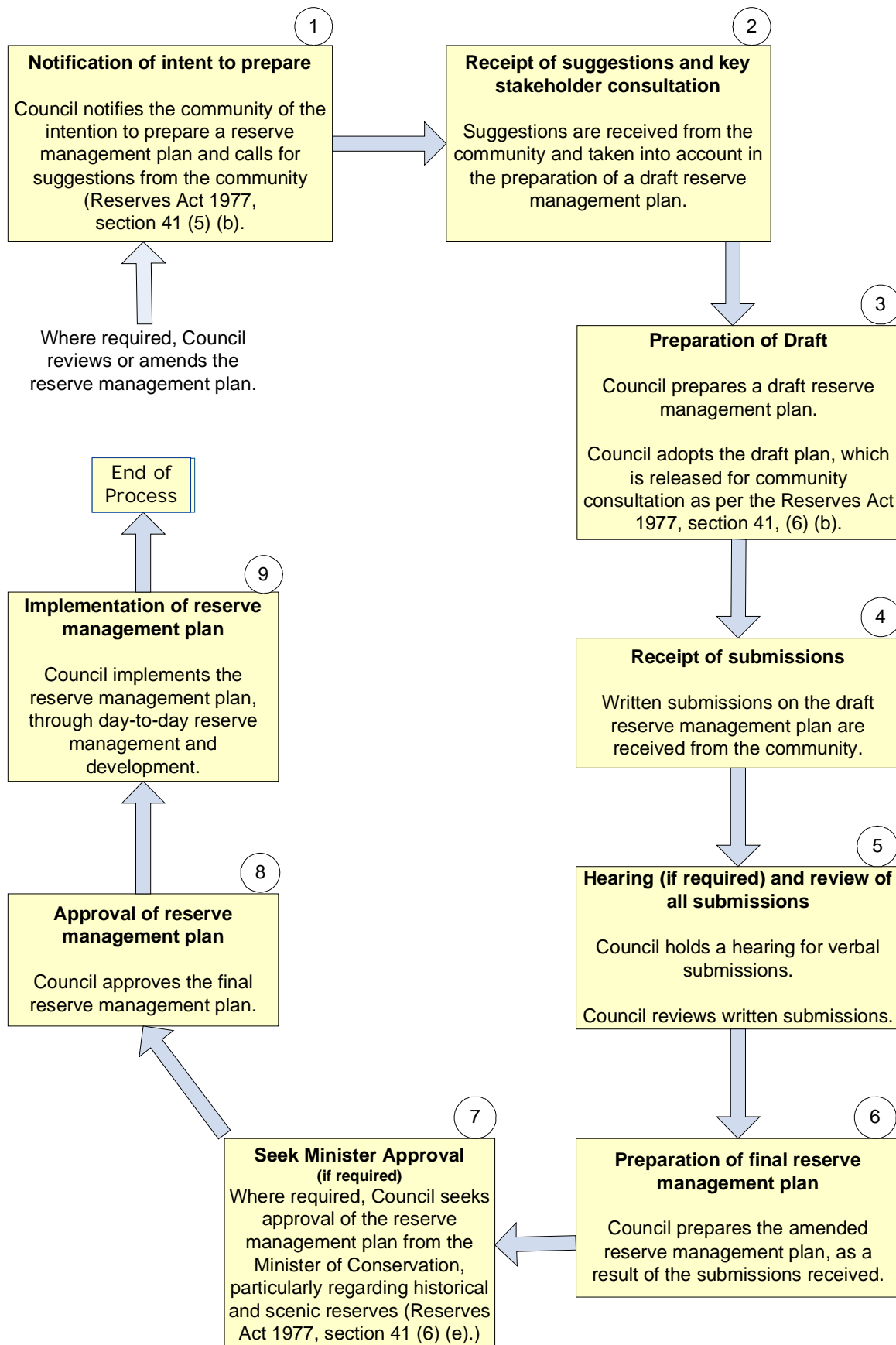
Initially Council advertised in the Franklin County News in August 2008 to notify the public of the intention to review the Bledisloe Park Reserve Management Plan. No submissions were received.

Views from representatives of the netball, soccer, and cricket clubs based at Bledisloe Park were obtained during a meeting held at the park in winter 2008. Councillor Des Morrison was also present at this meeting.

Meetings were held with representatives of Pukekohe Intermediate, Pukekohe High School, Pukekohe Residents and Ratepayers Association and CLM who manages Jubilee Pool. Representatives from scouts and guides and the Ngati Tamaoho Trust were also involved in the plan development.

Community groups who contributed to the draft reserve management plan are listed in Appendix 1. The draft management plan and draft concept design plan were then prepared.

Process for Preparing a Reserve Management Plan



Location and Access

Bledisloe Park is located in Pukekohe within the boundaries of Harris Street (to the north), Queen Street (to the west), John Street (to the east) and Collie Road which adjoins part of the southern boundary. It comprises a rectangular shaped recreation reserve surrounded by residentially zoned land. The reserve covers 12.19 hectares of land. This includes the Local Purpose Reserve, 1.68ha on the corner of Harris and Edinburgh streets.

Internal carparks are located off Queen Street, one adjacent to the netball courts, and one adjacent to Jubilee Pool. On-street parking is provided along Queen Street, Harris Street, John Street, and to a lesser degree Collie Road.

Pedestrian access to Bledisloe Park is available off Queen Street, Harris Street, John Street and Collie Road.

Bledisloe Park



The reserve boundaries are indicated by a solid red line. After this aerial photo was taken four new netball courts were constructed in the area between the swimming pool and existing netball courts.

General Information

Table 1 – General Information about Bledisloe Park

LEGAL DESCRIPTION AND RESERVE CLASSIFICATION	Legal descriptions are listed in the tables on the following page.
FRANKLIN DISTRICT COUNCIL RESERVE CATEGORY	Sports Park (local).
AREA	12.19 ha
NEW ZEALAND GAZETTE NOTICES	<p>10.5720 ha: Gazette Notice 4, 4th June 1981, No. 68, p. 1570. <i>"Classified as a reserve for recreation purposes, subject to the provisions of the [Reserves] Act" 1977.</i> This includes 3.2374 on title NA212/119 and another 7.3346 ha on title NA19/672.</p> <p>1.618² m: Gazette Notice, 4th June 1981, No. 68, p.1570. <i>"Classified as a reserve for local purposes (site for community activities), subject to the provisions of the [Reserves] Act".</i></p>
FDC ASSET REGISTRY	One toilet block by playground, 3 picnic tables, rubbish bins, dog bins, two park benches, two gates for vehicle access.
LEASES AND LICENSES	<p>Lease of land occupied by Pukekohe Netball Association Incorporated, from 1st April 1996, for 21 years with a right of renewal for a further 21 years.</p> <p>Lease of land to Pukekohe Metro Cricket Club Incorporated, from 1st June 2004 for 10 years with a right of renewal for a further 10 years.</p> <p>Pukekohe Association Football Club Lease – lease of land occupied by the Pukekohe Association Football Club clubrooms building, from 1st June 2001 for a period of 10 years, with a right of renewal for a further 10 years</p> <p>The Scout Association of New Zealand – lease of 1619m² situated on the corner of Harris Street and Edinburgh Street, on Plan SO40761, from 1st April 1981 for a term of 33 years (expires 1st April 2014).</p>

Legal Description and Reserve Classification

Area: 7.3346 ha

Title: NA19/672

Owner: FDC.

Held: Fee Simple, recreation reserve. Classified as a reserve for recreation purposes, subject to the provisions of the Reserves Act 1977

Legal Description		Location
Lot 4	DP 33368	Queen Street
Lot 16 - 17	DP 40139	John Street/Collie Road
Part Lot 1 - 3	DP 4626	Within park. Pt 3 DP 4626 is on corner of Harris/Queen
Part Lot 1	DP 27648	Collie Road
Part Lot 1	DP 43449	Queen Street
Lot 1	DP 50990	Queen Street
Part Allot 27 Suburban Sec 2 Parish of Pukekohe		John/Harris Street

Area: 3.2374 ha

Title: NA212/119

Owner: Crown

Held: Administered by FDC as recreation reserve, subject to the provisions of the Reserves Act 1977.

Legal Description		Location
Part 3	DP 4626	Adjacent to Queen Street/Harris Street

Area: 1168m2

Title: No title but is gazetted as LPR

Owner: FDC

Held: LPR (Community)

Legal Description	Location
Allot 138 Suburban Section 1 Parish of Pukekohe. Situated in Block XV, Drury Survey District. Shown on S.O. Plan 40761 DP 4626	Corner of Edinburgh Street and Harris Street

Total Reserve Area: 10.68ha

Physical Description and Use

Bledisloe Park serves the Pukekohe community by providing an area for both active and passive recreation. The park is predominantly flat land with neighbouring property owners on the southern boundary. Within the park, there is a stand of Totara trees that is over 100 years old, as well as significant pohutukawa and kauri. The mature native and exotic trees planted along Queen Street and Harris Street provide a nice structure to the park and enhance the street appearance.

Bledisloe Park Totara trees are a feature of the park.



Approximately one third of the reserve is occupied by netball courts and a 50m outdoor pool (Jubilee Pool), both located in the south western section of the park. The remaining space is used for active recreation and community activities.

Bledisloe Park is predominantly used by sports clubs and schools. Membership in the sports clubs based at Bledisloe Park and roles at local schools have been steadily increasing. This has led to increasing demand for reserve space and it is likely this will continue, based on current population forecasts for the Pukekohe area.

Facilities at the park include:

- 15 netball courts. Eleven of the netball courts have lights,
- A two storey building owned by the Pukekohe Netball Association,
- Three other buildings owned by community groups (soccer club, cricket club, scouts and guides).
- Two full size sports fields used for soccer games, two full size training fields and four junior (1/2 size) fields.
- Two grass cricket wickets and one artificial wicket,
- Two cricket practice nets,
- A 50 metre outdoor pool and associated buildings,
- An outdoor skate bowl that is available 24/7 to the public. Aside from skateboarding, it is also used for informal biking.
- A childrens' playground located near the Harris Street and John Street intersection.
- A toilet block (two toilets) located near the intersection of Harris Street and John Street.
- A sheltered barbeque area located next to the playground.

Bledisloe Park users include Pukekohe Netball Association, Pukekohe Associated Football Club (AFC), Pukekohe Cricket Club, Pukekohe Amateur Swimming Club Inc., Pukekohe Scouts, Pukekohe Guides, and informal bikers and skaters.

Pukekohe High School students also use the park, as follows:

- As an alternative area for physical education (PE) classes. Also, the Year 11 PE class holds a netball tournament once a year, at the end of the course,
- The netball courts are used for the school's inter-house netball competition once a year,
- School soccer teams use Bledisloe Park if the school has more than four home games. This is because the school can only accommodate four teams (and their opposition),
- Cross country running and orienteering,
- Swimming at Jubilee Pool during summer,
- During summer, the first XI cricket team sometimes uses the Bledisloe Park and other school teams can often be seen at the park on Wednesday afternoons for 20 over games.
- During sports exchanges, the school uses the Pukekohe AFC clubrooms so that teams can get changed.

Pukekohe High School students in the park



To date, there has been a lot of goodwill between the school and the Pukekohe AFC, Pukekohe Metro Cricket Club and Pukekohe Netball Association regarding the use of club facilities for school-based activities.

Bledisloe Park is also used for community events such as the large Christmas festival called Christmas on Bledisloe. Another event held twice a year (February and September) by personal trainers from Counties Fitness and Health Club is a programme known as 1 Zone Boot Camp. The programme offers cardio based exercise designed to increase fitness levels and strength and includes two x one hour sessions on Tuesdays and Thursday mornings at Bledisloe Park.

Primary schools in the area and Pukekohe Intermediate also use the park from time to time. For example, Aka Aka Primary School held a three day school holiday soccer programme for 5 – 13 year old children, in January 2008.

Cultural Significance and Historic Context

History of Bledisloe Park

The area known as Bledisloe Park was originally part of a land sale that took place in June 1853 (Norris, 2008), known as Pukekohe Land Deed No. II. The Crown purchased land for £200 from members of the Akitai tribe (or Ngatitamaoho) including chiefs Mohi Te Ngu, and Ikhaka Takaanini. This land included all the Karaka Parish land, as well as Pukekohe East and Buckland. The land was surveyed into sections in late 1853 and was sold to three prominent citizens in early 1855.

Chiefs Mohi and Ihaka lodged a protest and claimed a reserve area of 5,381 acres which is now the approximate area of the Pukekohe township, claiming they had not been given prior notice of the survey and did not have an opportunity to point out the limits of their reserve. It was claimed that there were areas where former settlements had existed and also a burial ground for chiefs in the vicinity. Evidence exists which shows this area includes the northern and eastern slopes of Pukekohe Hill in the vicinity of the Pukekohe Cemetery, Queen Street and Kitchener Road.

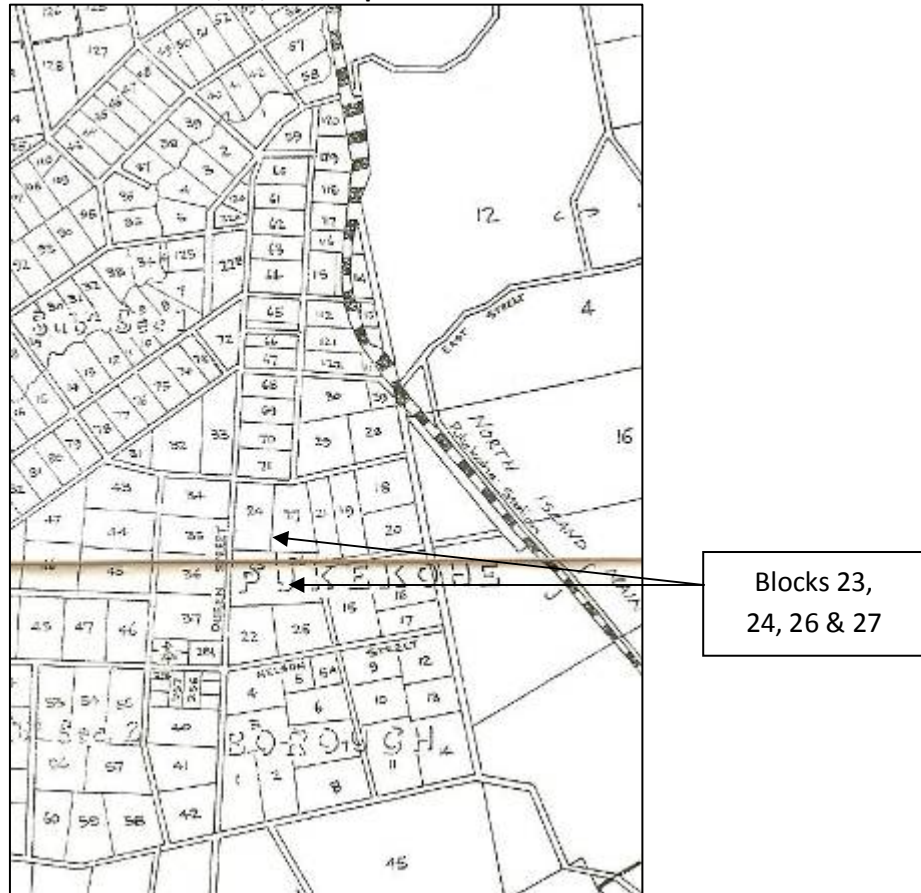
Crown grants for the land purchases were withheld for a while but were subsequently issued. Chiefs Mohi and Ihaka enlisted the help of Bishop Selwyn and eventually their land was returned to them. The three citizens who initially purchased the land from the Crown were granted land elsewhere and were compensated by the Crown. Two had already sold land to other purchasers who had put up basic buildings and made other improvements. Along the eastern boundary of the disputed land was a further 500 acres which was sold on 24th July 1858.

By 1860 the Maori tribes in the Franklin area had sold much of their land to the Europeans but still retained fairly extensive areas for their own use.

Following the Waikato land wars in 1863, the Crown confiscated 5,614 acres at Pukekohe as well as other land in the Franklin District. There were a few claims by some individual Maori to these blocks and compensation of £5,444 was paid for land in Pukekohe (Morris, 1965). The government embarked on an immigration scheme to develop the confiscated land and believed that many capitalists would be attracted as there was so much land available in the Waikato, including Franklin.

When immigrants began arriving in August 1864, they spent some time in a transit camps as there were initially delays in getting the allotments surveyed. They were then given either five acre blocks (South Africans) or 10 acre blocks (British). The area known as Bledisloe Park was divided up into 5 and 10 acre blocks as shown in the following illustration.

**Bledisloe Park would have included blocks
23, 24, 26 and part of 27**



Source: Morris, N. (1965).

Settlers were required to be in possession of their land within three months of arriving and after three years, if they had fulfilled all the conditions of their immigration agreement would be entitled to a Crown Grant for the land allotted to them.

Lots 23, 24, 26 and 27 in the illustration above were granted to early settlers and historical records from the Auckland Provincial Gazette of 1869 (also summarised in Morris, 1965) state who these lots were granted to between 1865–1869. These early settlers endured hardship from the mid to late 1860s as the country was in a depression.

It wasn't until 1905 that Pukekohe was constituted as a Town Board District which became the Pukekohe Borough Council on 1st April 1912.

In 1912 the Pukekohe Borough Council negotiated with land owners in the Pukekohe area with the aim of purchasing land suitable for a recreation reserve. Five offers were submitted to the Borough and, after reviewing all offers, the Borough decided to purchase a total of 18 ½ acres from Messrs Costello and McGough. It is interesting that in the Borough Domain Committee report they commented on the beautiful totara's on the land.

The Minister of Lands agreed to provide a Government grant for half the purchase price. Two pieces of land were vested in the Borough under the Municipal Corporations Act and part was vested in the

Crown under the Public Reserves and Domains Amendment Act 1910. At the time, reserve land had to be vested in the Crown if the Minister of Lands subsidised the land purchased.

It is likely that the reserve was known as 'the park' until 1933 when Pukekohe Borough Council renamed the reserve Bledisloe Park after the Governor-General, Lord Bledisloe. It is unlikely the land was known as "the Domain" as the original Pukekohe Domain, gazetted on 5th May 1911, was located on Block 5A in the previous illustration and comprised three acres three roods and 34 perches.

Over time, more land parcels were purchased and Bledisloe Park grew in size. For example, in 1968, 8 acres, 2 roods and 7.4 perches in the vicinity of Collie Road / John Street was purchased from the Brownlee Estate. Council purchased 126 Queen Street in 2008.

Many sporting codes have been based at Bledisloe Park over the years. Previous users of the reserve include the Rangamira Softball Club, Pukekohe Indian Sports Club, Pukekohe Rugby Football Club (1950's), Pukekohe Junior Rugby Football Club, Counties Hockey Association (1970's) and Counties Women's Hockey Association. A grandstand was once located on the Queen Street side of the road, and was used for watching various sports, in particular rugby.

The reserve is now all vested in Council including the 3.2374 ha of Crown land.

Existing Users

Pukekohe Netball Association

The Pukekohe Netball Centre at Bledisloe Park is the netball hub for the Franklin District and attracts in excess of 2000 players, coaches and spectators every weekend during the netball season. Primary schools from a wide area have joined the Pukekohe Netball Association. Parents have been encouraged to become involved and are active as umpires, coaches, selectors and administrators of netball.

Netball originated from basketball, which has been played in Pukekohe since the 1940s.

1940's – 1960s.

The first basketball association in Pukekohe was formed in 1945. In the early years, basketball was played in primary schools with inter-school games between districts. When Pukekohe Intermediate opened in 1966, Saturday basketball started for juniors and has continued (now netball) ever since.

1970's – 1990s'

The name change from 'basketball' to 'netball' occurred in 1970, the same year that a building was constructed on Bledisloe Park, by the netball association.

The Pukekohe Netball Association had its 50th Jubilee in June 1995. In 1995, nine of the courts were resealed and Council contributed \$5,000 toward the cost of lighting for the courts.

During this period, the netball courts were used for tennis during the summer. The Counties Tennis Association moved to a new venue in 1992.

2001 - present

In 2001, the old netball pavilion was demolished and a new netball centre was constructed.

Pukekohe Netball Centre



In 2002, the association became one of six netball unions within the Counties/Manukau region. By the winter of 2008, the Pukekohe Netball Association had 1630 members. The table below illustrates how the number of teams has increased over the last fifteen years.

Table 2 - Comparison of Team Numbers – 1993 and 2008

Team	1993 (No. of Teams)	2008 (No. of Teams)
Seniors	80	82 (includes 16 Premier Teams)
Juniors	36	56
Children (up to 9 years)	11	32 27 Future Ferns (7-9 years), 5 Fun Ferns teams (Under 7 years)

In 2008, the Pukekohe Netball Association had 11 astro turf courts (with lights) and four asphalt courts (no lights).

The netball courts were used every day during winter from 3pm – 8.30pm/9pm. On Saturdays, games were in progress from 9am-4.30pm. Often, tournaments were held on Sundays as well as occasional visits by the Counties/Manukau regional teams who use the courts.

From October until December each year, summer league netball is played. In the summer of 2007, 53 teams participated in the three grades (mixed, women's and collegiate). Local businesses participate in the mixed grades.

The main issues for the Pukekohe Netball Association are presented in Appendix 2.

Pukekohe Association Football Club

Pukekohe Association Football Club (AFC) was founded in 1960. Prior to 1963, when fields became available at Bledisloe Park, the club used the Pukekohe High School fields. The concrete block clubrooms were constructed in 1956.

In the early 1980s, negotiations commenced for the purchase of the Junior Boys Rugby Hall on Bledisloe Park as permanent club headquarters. A public appeal to raise the \$10,000 down payment was launched and the final negotiations were completed for the purchase of the club headquarters in 1985. A \$25,000 mortgage was taken out with the Pukekohe Borough Council. In 1998 the final instalment was paid on the mortgage so the clubrooms were owned freehold by the Pukekohe AFC.

Pukekohe AFC Building



Alterations were completed on the clubrooms in 1985/1986 and included a referee's room, two changing rooms, a storeroom and new toilet facilities.

In 1985, membership was approximately 50 senior players and 120 juniors. By 2008, this had increased to 120 seniors and 600 junior players. From 2003 – 2008, senior membership increased 10 % per annum and junior membership increased 20% per annum. In 2008, the Pukekohe AFC had 68 teams including six senior and 19 junior teams. By 2020, the club estimates there will be 200 senior members and 1300 juniors.

Growth in club membership is mainly due to the increase in population in the Franklin District. It is expected that the membership trend will continue until at least 2013 and that there will be a significant increase in junior membership and women.

Young Soccer Players at Bledisloe Park



Football is played 11 months of the year, including the summer competition. During summer, there is a five-a-side competition. This competition includes teams from the four local football clubs (Pukekohe, Waiuku, Tuakau and Drury) along with local business house teams.

The fields are used by Pukekohe High School if more than four of their teams are scheduled to play home games.

The soccer fields are as follows:

- Two full size fields for games (also use two fields at Pukekohe High School)
- Two full size training fields.
- Four junior (1/2 size) fields.

The clubrooms no longer fulfil the needs of the club due to the increasing demand for facilities from both local and visiting teams. The building is used seven days a week during the football season.

Issues raised by the Pukekohe AFC are in Appendix 2.

Pukekohe Metropolitan Cricket Club

The Pukekohe Metropolitan Cricket Club is the largest cricket club in Counties/Manukau. Cricket is promoted to all ages of school children in the Pukekohe area by the Counties Cricket Association.

There are two grass wickets and one artificial wicket on Bledisloe Park. At present, the Pukekohe Cricket Club is experiencing a shortage of grass cricket wickets.

The club owns a building in the middle of Bledisloe Park which opened in November 1974. Construction was partly financed by issuing debentures to the cricket fraternity.

In 2007/08 summer there were five senior cricket teams (60 – 70 members) and 22 junior teams. Junior teams play cricket on Friday night and Saturdays. The club has a number of girls who play cricket up until 10 – 12 years old and then stop playing. There are no women's teams.

Junior cricketers at Bledisloe Park



The main issues facing the cricket club are detailed in Appendix 2.

Jubilee Pool Users

Jubilee Pool is an open air swimming pool and was opened in 1966 and is unheated (50m x 16m). There is also an outdoor paddling pool, which is located at the northern end of the main pool. Along the side of the pool, there is a tiered concrete viewing area for spectators.

Jubilee Pool is open from November – Easter. There is high demand for pool space as the pool is used by the Pukekohe Amateur Swimming Club, local school children and the public. When the pool is being used by schools, the space is usually divided between two schools with each school using half the pool.

During summer, the pool is booked out for 12 days by local schools for swimming carnivals. This has an effect on the swimming programme offered by each of the schools, including Pukekohe High School who uses it daily for swimming lessons and the outdoor recreation programme.

Jubilee Pool



In the summer of 2007/08, there were 25,000 visits to the pool (including school groups).

Often, during the summer school holidays, the same children come to the pool every day (intermediate school age). They see the pool as somewhere to go to be with friends.

The issues regarding Jubilee Pool are presented in Appendix 2:

Pukekohe Scouts

Pukekohe scouts and guides own the Pukekohe Scout and Guide Hall, located on a section of reserve (1.618ha) at the corner of Harris and Edinburgh Streets. This section of reserve is classified as Local Purpose Reserve and has a high metal boundary fence on two sides.

Pukekohe Scout and Guide Hall



From time-to-time, the scouts cross Harris Street to practice activities on Bledisloe Park. Prior to the fence being erected around the building, they used the Pukekohe Intermediate school grounds.

There is a concrete storage shed located behind the building. It was used for storage however there have been a few fires and it is no longer used for this purpose.

An old concrete storage structure is no longer used by the scouts



The scout group has approximately 100 members including keas (6-8 year olds), cubs (8 – 10 ½ year olds), scouts (10 ½ to 14 ½ years) and Venturers (14 ½ years and up). The hall is used three nights a week as follows:

Monday: 6.30pm – 8.30pm

Tuesday: 6.30pm – 8.30pm

Wednesday: 4.30-5.30pm.

The scouts fundraise by collecting newspapers. The car park is used as the “drop off” point and newspapers are put into a container and transported to the recycling centre. This is the only fundraising activity and is on-going all year.

The car park is often used by people who park and walk to town.

The issues raised by the scout group are presented in Appendix 2.

Pukekohe Guides

Guides also use the Pukekohe Scout and Guide Hall located at 2 Edinburgh Street. The group has 90 members as follows: 15 Pippins, 30 Brownies, 35 Guides, and 10 Rangers.

This group uses the hall (2008) as follows:

Mondays 4pm – 5.30pm: Brownies

Tuesdays 3.30pm – 4.30pm: Guides
5.30pm – 7.30pm: Guides

Wednesdays 3.30pm – 4.30pm: Pippins

Thursdays 7pm – 9pm: Rangers

The main issue for this group is stated in Appendix 2.

Pukekohe High School

Students from Pukekohe High School use Bledisloe Park for a variety of school-based recreational activities including soccer, cricket, swimming (Jubilee Pool), and Physical Education (PE). Students involved in clubs (e.g., soccer, harriers) use the park outside school hours.

The existing school swimming pool (19.6m), no longer meets the school’s requirements. It is not feasible to transport children to the indoor pool at Franklin Road, therefore the school needs another pool to deliver its outdoor education and PE programme to the required standards. In 2008, the school had 80 Year 12 students and 50 Year 13 students enrolled in the Outdoor Education programme. Also, there are six Year 11 classes. Junior students are required to do PE up until Year 10.

Pukekohe High School students in the park for a PE class



The current issues identified by staff pertain to Jubilee Pool and these are presented in Appendix 2.

Pukekohe Intermediate

Pukekohe Intermediate has 600 students. Teachers take students across Harris Street to Bledisloe Park every week for between ½ - 1 ½ hours for PE and/or sport. The school also holds a cross country running event once a year.

A Kapa Haka Group practising at the Intermediate School in 2008



The school role is forecast to increase and the school wishes to build more classrooms

The school roll has been increasing and there is pressure on space to accommodate the increasing numbers of students. The issues identified by the Principal are presented in Appendix 2.

PART TWO – VISION AND GOALS



Bledisloe Park Playground

2.0 Vision and Goals for Bledisloe Park



The Vision and Goals are central to how Bledisloe Park will be managed in future. They will guide management decisions about the types of activities that can take place at the park.

The Vision and Goals reflect that the park is a base for specific sports clubs in Pukekohe. They also emphasise the importance of providing and enhancing facilities provided for non-sports people and retaining the open space areas of the park.

Over time, the needs of the community will change and the Vision and Goals will also need to change reflect this.

The Vision and Goals for Bledisloe Park are:

Vision

Bledisloe Park is a destination park for Franklin residents, providing a base for formal sports and amenities such as playgrounds, walkways and picnic areas that are used by families and casual park users. It is a safe, vibrant focal point in Pukekohe. The park provides various sporting facilities whilst maintaining the open green space and natural features that are valued by the wider community.

Goals

The goals are to:

1. Recognise the park as the home for formal sports and recreation, particularly netball, soccer, cricket and swimming, and ensure facilities meet the needs of these key user groups.
2. Provide and enhance amenities such as the playground, walking paths and passive areas to ensure the park is well used by the wider community, particularly families.
3. Maintain the park as a focal point for Pukekohe by protecting the natural features and keeping the wide open green space
4. Encourage events on the park that bring the community together, provided these are compatible with the purpose of the park and do not have major impacts on other park users.
5. Work in partnership with sports clubs, community groups and Tangata Whenua to maximise use and enjoyment of the park.

PART THREE – DAILY ADMINISTRATION AND MANAGEMENT



*Rose garden next to Jubilee Pool
car park*

Daily Administration and Management



General Park Management

Council controls the management of the reserve with the reserve management plan and a series of bylaws. The bylaws that apply to Bledisloe Park are as follows:

- Control of Signs Bylaw 2004
- Dog Control Bylaw 2004
- Fires in the Open Air Bylaw 2008
- Liquor Control Bylaw 2004
- Public Places Bylaw 2007

This sign includes regulatory information



3.1 Signs (including bill boards and hoardings)

Council bylaws and the District Plan regulate the use of advertising and hoarding signage. There are presently minimal signs at Bledisloe Park. Signs are located near the playground, at the entrance to car parks and on the fence of the Jubilee Pool.

Signs are necessary for providing information and promoting what is happening on the park, however too many signs displaying different information can be unsightly and confusing.

Policies

3.1.1 General park information will be displayed on large signs at main entrances. Other signage on the park will be kept to a minimum.

Welcome Sign at the entry to the car park by the Pukekohe Netball Centre



- 3.1.2 Leaseholders are permitted to display permanent sponsorship and advertising signs on the sides of buildings only. The exception to this policy is Pukekohe Netball Association Incorporated, who is permitted to hang billboards on the netball court fencing.
- 3.1.3 All temporary and permanent signs require approval from a Council Officer within the Open Space Amenities Team. This includes when the sign requirements for a public event in the park fall outside the Control of Signs bylaw (e.g., in the interests of public safety / information there may be a need for a temporary sign larger than 1 square metre).
- 3.1.4 Permanent hoardings are not permitted.
- 3.1.5 Election signs are not permitted.
- 3.1.6 Temporary signs promoting events or activities are permitted, subject to approval by a Parks Officer and any resource consent requirements.
- 3.1.7 Refer to Franklin District Council Signs Bylaw 2007 regarding banners, posters, sandwich boards and signs, and the location of these in public places.

3.2 Fencing

The Fencing Act 1978 details in general principle how adjoining land occupiers share equally the cost of erecting and maintaining an adequate boundary fence. This Act also details procedures for decisions to be reached through negotiation or by District Court, as to a suitable type of fence and other fencing related matters.

Fences or barriers are sometimes required on parks to protect facilities and to maintain public safety. Council has prepared Fencing and House Orientation Guidelines for Lots Adjoining Public Open Space, to provide direction on the preferred type of fencing along park boundaries.

In Bledisloe Park, a gate is used to prevent motor vehicles entering the Jubilee Pool car park at night. Although Jubilee Pool is fenced, people try to get in at night.

Policies

- 3.2.1 Council and adjoining land owners shall determine the type of fence appropriate in each case by taking into consideration the character and use of the park, with fences at a maximum height of 1.2m.
- 3.2.2 Council will apply the boundary fencing requirements of the Fencing Act 1978.
- 3.2.3 Where fences surrounding a facility are sought by a reserve occupier, the cost of erecting and maintaining an appropriate fence to the satisfaction of the Council will be borne by the occupier.
- 3.2.4 Permanent fences and barriers (excluding boundary fences) are not permitted on Bledisloe Park, except where they are required to protect facilities or to maintain public safety.
- 3.2.5 Council's Fencing and House Orientation Guidelines for Lots Adjoining Public Open Space shall apply.

Boundary Fence behind Jubilee Pool



3.3 Encroachment

Neighbouring property owners have erected fences along reserve boundaries and encroachment is not evident.

Policies

- 3.3.1 Encroachment onto the reserve from adjoining properties is prohibited.
- 3.3.2 As per the Public Places Bylaw, vegetation from a private property that obstructs or interferes with the free movement of people using a public place is not permitted.

3.4 Temporary Closure

From time to time, in the interests of public health and safety or to protect the sports fields and other facilities from degradation, Council staff will need to close the park temporarily. This could affect user groups, especially field sports teams and the schools.

Policies

- 3.4.1 Areas of the park may be closed when public safety and/or health are at risk.
- 3.4.2 Areas of the park may be closed in the event of adverse weather or to prevent overuse and therefore degradation of the turf.
- 3.4.3 Any affected groups will be notified at least 24 hours prior to closing the park, advising the reason/s if appropriate.
- 3.4.4 Additional time will be allocated for the club season for the lost play weekend/s, where necessary.

3.5 Leases, Licenses, Agreements and Temporary Activities

Under the Reserves Act 1977, Council may enter into a lease, licence or agreement with a third party for use of a recreation reserve. These arrangements are subject to a range of conditions. To follow are the definitions of a lease, license, agreement and temporary activity.

A lease:

- Means Council grants **exclusive** possession of the said area of land.
- Makes provision for some activities on the land that the lessee is permitted to carry out.

In the case of Franklin reserves, leases will normally be issued under Section 54 of the Reserves Act for buildings on reserves and sports facilities on reserves where access by the general public is restricted (such as tennis / netball courts, artificial hockey turfs).

A license:

- Means a profit or pendre or any other grant that gives a **non-exclusive** interest in the land or
- A grant that makes provision for any activity on the land that the licensee is permitted to carry out.

In the case of Franklin reserves, licences will normally be issued under section 74 of the Act for grazing, gardening or similar activities, usually carried out by an adjoining land owner.

An agreement (entered into under Section 53(1) (f) of the Act):

- Means an arrangement for the use of a reserve or part of a reserve on a specified number of days each year (note that this cannot exceed more than 40 days if public access is restricted or for more than six consecutive days if public access is restricted).
- An agreement can last for up to 10 years, but cannot cover permanent buildings (temporary structures are permitted).

In the case of Franklin Reserves, an agreement will normally be entered into for activities that are regular but not necessarily permanent, such as a Farmers Market or mobile vendors operation.

Temporary Activity

- Means a one-off event or activity that may or may not require exclusive use of the park, such as a Christmas Festival, a sports tournament or a family fun day.

Leases grant a proprietary right over the land covered by the lease agreement. This right sometimes enables the lessee to carry out activities without Council agreement and to restrict public access to the land covered by the lease agreement. Leases should therefore be restricted on parks that have high public use, such as Bledisloe Park.

Agreements and permitting temporary activities to occur may enable a sport to operate effectively, or a popular event or activity to take place. Sports, activities and events can enhance the vibrancy of a park. The impact on other users and on neighbouring properties must be considered to avoid conflicts.

Whilst a lease or license can be issued for an activity on a reserve, the activity must be compatible with the Reserves Act classification of the reserve (e.g. recreation reserve).

There are two leases on Bledisloe Park as follows:

- i) Land (2.4ha) is leased to the Pukekohe Netball Association Incorporated. The term of the lease is 21 years from 1st April 1996.
- ii) Land is leased to the Pukekohe Metro Cricket Club Incorporated. The term of the lease is 10 years from 1st June 2004.

Policies – Leases

- 3.5.1 Council will maintain current lease agreements as per existing terms and conditions.
- 3.5.2 New leases on Bledisloe Park are not permitted, except for the proposed soccer / cricket clubrooms (see specific management statements sections)
- 3.5.3 Where current leases allow for a right of renewal, or new a lease is being drawn up, the lease shall incorporate the appropriate provisions of the First Schedule of the Reserves Act 1977, except where the Council's tenure of the land requires otherwise.
- 3.5.3 Refer to policies within the Recreation and Community Development Policy Manual (s 9.3.2) regarding leases.

Policies – Licenses

- 3.5.4 Licences are not permitted on Bledisloe Park, unless the licence is considered to be the most appropriate way to manage an activity.

Policies – Agreements

- 3.5.8 Agreements may be entered into for the use of Bledisloe Park for any activities (other than regular sporting play) that will occur on a frequent basis, but do not require permanent facilities. Examples may be a mobile café or a farmers market.
- 3.5.9 Any requests for an agreement to use Bledisloe Park will be assessed on a case-by-case basis.
- 3.5.10 Where part or all of a reserve is to be closed to public access under the terms of an agreement, notification of this shall be made prior to the agreement being approved. Notification shall be made via Council public notices in the local paper circulating in the district, at the applicant's cost.
- 3.5.11 All policies for temporary activities will also apply to the assessment and granting of agreements.

Policies – Temporary Activities

- 3.5.12 Organisers of sporting events /activities that are outside regular competition must inform Council officers prior to the event. Consent will be granted unless there are conflicts with other users.
- 3.5.13 Organisers of any event/activity other than sporting events must obtain approval before proceeding and Council officers reserve the right to refuse any event.
- 3.5.14 Requests to hold an event/activity will be assessed on a case by case basis.
- 3.5.15 Consideration will be given as to how the community will benefit from having the proposed event/activity on the reserve. Events/ activities that encourage participation from the wider community will be encouraged.
- 3.5.16 Organisers may be required to provide an event plan and health and safety plan (for larger events), depending on the size and type of event.
- 3.5.17 Organisers of sporting events/activities shall inform Council officers prior to any event/activity that is outside regular competition.
- 3.5.18 Events that exclude public access to any part of Bledisloe Park and charge an admission fee (including sports games) will be restricted to a maximum of 40 days per year, with no one event/activity to occur for more than six consecutive days at a time (as set out in Section 53 of the Reserves Act 1977). This policy does not apply to an event/activity that is covered by a lease.
- 3.5.19 Where part or all of a reserve is to be closed to public access for an activity, notification may need to be made prior to the activity taking place. Notification shall be made via Council public notice in the local paper circulating in the district at least two weeks before the closure. The activity organisers will be responsible for meeting the cost of public notification.
- 3.5.20 Where there is a possibility of serious damage being caused to the reserve; or disruption to users; neighbouring properties; or property or persons on adjacent public land, Council may require the organiser to have public liability insurance and other appropriate insurance cover.

Proof of Public Liability Insurance of at least \$1 million may be required for all commercial activity on a reserve.

3.5.20 A bond may be required for using the reserve, to cover the cost of any potential damage to fields or park infrastructure resulting from the event/activity. The following factors will be considered in assessing the amount of a bond:

- a) The size of the activity.
- b) The possibility of damage to the reserve.

3.5.21 A bond will be set at such a level that any possible damage can be repaired at no cost to Council and:

- a) Amounts in excess of repair costs will be refunded.
- b) If a bond does not cover the cost of repairing damage, the difference will be charged to the concession holder and/or group using the reserve.

3.5.22 Payment of a bond is required at Council at the time approval is granted

3.6 Gifting Policy

Members of the public frequently make requests to place features on reserves. Whilst such commemorations can assist in developing community values and mark important historic events, the location and number of such features needs to be managed. Commemorative features can also add cost to the ongoing maintenance of reserves, and can cause difficulties when the features are damaged, vandalised or require significant maintenance. Difficulties can also arise where the individual or group having made the gift seeks to influence the management of the wider reserve.

Council needs to be in a position to control the nature, number and location of such features.

Policies

- 3.6.1 Assess on a case-by-case basis any requests from individuals and / or community organisations for a gift, or the gifting and/or sponsorship of the reserve feature against the:
 - a) Compatibility of the proposed feature in relation to the character and use of the reserve,
 - b) Benefit to the reserve users,
 - c) Ease and cost of maintenance and who is responsible, and the
 - d) Relevance of the feature to the community and its appropriateness.
- 3.6.2 Acknowledge any Council approved feature or gift through the attachment of a small (e.g., 230mm x 110mm) engraved or cast metal plaque associated with the feature. Where a significant gift is involved, Council and the donor group will develop an agreement regarding the administration and management of the gift.
- 3.6.3 Ensure that any bequeathed land, gifts and commemorative features are managed in a sustainable manner and are beneficial to the reserve and reserve users.
- 3.6.4 Maintain gifts and/or commemorative features except where maintenance by others is agreed as part of the gift agreement (such as in the case of some sculptures). The benefactor will generally retain no ongoing rights or responsibilities in relation to the feature.
- 3.6.5 If a gift is damaged or requires removal, provide for a replacement where deemed necessary and where the costs associated with replacement are reasonable.

3.7 Partnerships

Reserves need to be responsive to the local community, promoting community identity and sense of place. Council will endeavour to cater for as many groups as possible at Bledisloe Park providing there are positive outcomes for the community. The outcomes of increased community involvement include:

- A greater sense of community ownership of the reserve,
- Better appreciation of the reserve and the fostering of civic pride and
- The development and management of the reserve in a way that acknowledges cultural, social and community issues of people within the District.

Design, maintenance and management of the Bledisloe Park takes into account the needs of a wide range of community groups. Council staff will work in partnership with community groups to achieve the desired outcomes.

There is a management committee that includes representatives from the various park user groups. This group meets from time to time with Council officers, to discuss any management issues that arise.

Policies

- 3.7.1 Ensure that Bledisloe Park caters for the needs and values of the public in general.
- 3.7.2 Involve Tangata Whenua in reserve management processes that they have identified they wish to be involved in.
- 3.7.3 Support the initiatives of the Bledisloe Park Society Inc to establish a new clubrooms, and work with the Society to ensure the building use aligns with the purpose of the park, is multi-use, and aesthetically fits within the reserve.
- 3.7.4 Refer to policies within the Recreation and Community Development Policy Manual (s 9.8.5) regarding the Community Partnerships Loan Funding Scheme.

Restricted and Prohibited Activities

3.8 Dogs

Whilst Bledisloe Park is not a Designated Dog Exercise Area as per the Franklin District Council Dog Control Bylaw 2004, a dog owner can still use the park to walk their dog as long as the dog is on a lead. This is a popular activity in the park.

Dog owners using footpaths adjoining the reserve must be considerate of other reserve users and remove dog droppings as required by law.

Policies

- 3.8.1 In accordance with the Dog Control Bylaw, dogs on Bledisloe Park must be on a lead at all times. Dogs are not permitted on areas set aside for organised games or sports (when these activities are taking place) and are not permitted in the childrens' playground or within the Jubilee Pool complex.

Dogs are permitted in Bledisloe Park, on a lead



3.9 Other Restricted Activities

There are a number of activities that are prohibited on Bledisloe Park, where the impacts of such activities may have an adverse impact on amenities and on the enjoyment of reserve users.

Policies

- 3.9.1 Except for approved operational purposes or unless Council approval has been obtained for a Temporary Activity (e.g., a public event), the following activities are not permitted on Bledisloe Park:
- (a) Motorised vehicles,
 - (b) Firearms, slingshots or projectile firing devices,
 - (c) The lighting of fireworks and fireworks displays,
 - (d) Golf practice or playing,
 - (e) Horse riding (as it is not appropriate when maintaining the surface for sport).
 - (f) Aircraft landings and take-off, except for emergencies under the control of the NZ Police, NZ Fire Service, St John Ambulance or Civil Defence.
 - (g) Hot air balloons.
- 3.9.2 Overnight camping in a self contained motor vehicle is only permitted if it is associated with a Council approved Temporary Activity (e.g., a public event).
- 3.9.3 Prevent activities that would have an adverse impact on the environment and amenity values of Bledisloe Park or would significantly detract from the enjoyment of other reserve users.
- 3.9.4 Bike riding is permitted where the activity does not create unnecessary conflict with other reserve users or have adverse effects on the environment.
- 3.9.5 Vehicular access onto reserve land to or from private property is not permitted.
- 3.9.6 Refer to Public Places Bylaw (5 1(i)).

3.10 Utilities/Network Utility Operator

Utilities on Bledisloe Park include water, stormwater and wastewater pipes as well as telecommunications and electricity suppliers.

There are a number of utility pipes located at Bledisloe Park, including storm water and wastewater pipes running through the reserve, underground. The park also acts as a ponding area in storm events, but generally drains quickly. There is also a water main pipe along the reserve boundary, on Queen Street.

Policies

3.10.1 Generally, utilities are not permitted unless they are for servicing of the reserve. However assessment of applications will take into consideration:

- i) Proposed location,
- ii) Whether the proposed utility is underground and
- iii) Whether all costs will be covered by the utility operator.

For utilities that are approved the following policies apply.

3.10.2 Ensure that utilities are located where they will not impact on the use or general amenity of a reserve.

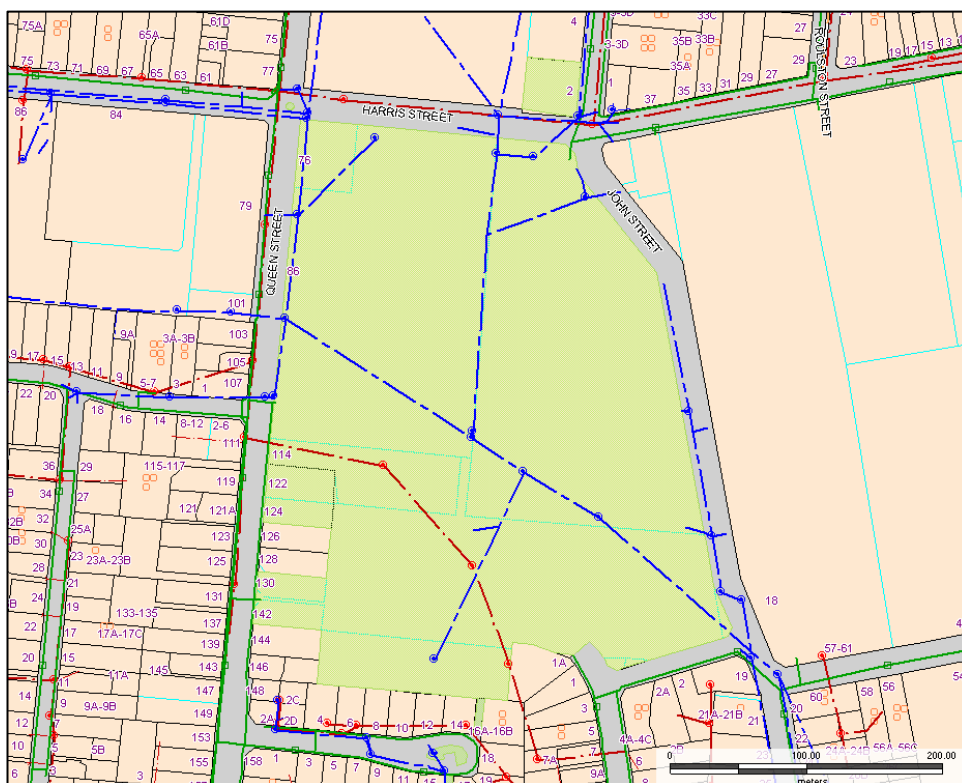
3.10.3 Bledisloe Park will continue to act as a ponding area in storm events, and may from time to time be closed as a result.

Utility services are evident within the park



- 3.10.3 Ensure that all costs associated with the installation of services under or over the reserve including costs for reinstating the affected area during or after construction, or any remedial work, are borne by the utility provider to the satisfaction of Council.
- 3.10.4 Require that network utility operators undertake full consultation with the Council where existing utilities are to be upgraded.
- 3.10.5 Minimise the impact of utilities on the public use, enjoyment or general visual amenity of Bledisloe Park.

Pipe Network at Bledisloe Park



**Key: Blue = stormwater pipe, Red = wastewater pipe,
Green = water pipes along reserve boundary.**

Land Management

3.11 Reserve Land Acquisition

As the population of Franklin grows, the demand for publicly accessible land provided for sport and recreation activities will increase.

Council has developed a comprehensive Reserves Acquisition and Development Plan which provides guidelines for purchasing land for sports parks, and sets out how much land, and where, will be required in the future.

It is desirable to increase the size of parks such as Bledisloe Park by acquiring neighbouring properties where this is possible. These properties can then be used as car parking, as space for new facilities, or to provide better views and access into the park.

Policy

- 3.11.1 Where Council has assessed that acquisition of a neighbouring property will be of significant benefit to the development of Bledisloe Park, Council will approach the property owner in the first instance to discuss possible acquisition. Purchase will be made through negotiation between the parties.

3.12 Classification, Revocation and Sale of Reserve Land

Administering bodies of reserves may wish, at some stage, to either change the classification of a reserve, or where the reserve is surplus to requirements, undertake a revocation of the reserve classification and subsequently undertake disposal of the land.

Historically, Council has retained unfettered ownership of many of its parks, enabling it to respond to changing circumstances over time without unnecessary restrictions. Currently a number of statutes afford a level of protection over the sale of parks. The Local Government Act 2002 and Reserves Act 1977 require public consultation prior to sale, and when given status under the Reserves Act, any sale would require consent of the Minister of Conservation.

To protect Bledisloe Park in perpetuity as public open space, 10.5720 of the total 12.19ha has been vested in Council as recreation reserve. The remaining 1.618 ha on the corner of Harris Street and Edinburgh Street, is classified as Local Purpose Reserve (Community).

Land will not be disposed of when:

- a) The site has historical or cultural heritage value,
- a. The site has significant bio-diversity value,
- b) There is social, economic or environmental impact on adjacent land if the land is lost as open space and /or
- c) There is a reduction of recreational opportunities in the District if the land is lost as open space.

Policies

- 3.12.1 Ensure that any change in reserve classification or revocation follows the due process as outlined in the Reserves Act 1977.
- 3.12.2 Classify any land purchased around the park as recreation reserve, and include it as part of Bledisloe Park.
- 3.12.3 Council may consider the revocation of the reserve status and sale of the Local Purpose (Community Use) Reserve in the future, subject to consultation with user groups and the community.
- 3.12.4 Refer to the Franklin District Council Acquisition and Development Plan 2007:
- 3.12.5 All proceeds from the sale of reserve land, including land held in fee simple that is used for reserve and / or recreation purposes, will be reinvested into open space or recreation projects in the district.

3.13 Landscape and Heritage

The landscape features found within Bledisloe Park include a large grassed area of open space (used as sports fields), large totara trees, two car parks, a skate bowl, cricket nets, a viewing embankment and a playground.

The park has significant mature native and exotic trees that enhance both the park and street environment. The park also features a walking path along the Queen Street boundary.

The area (now training fields) along John Street, from Collie Road to the stand of Totara trees, is known as The Fen, presumably because it was once a swampy area.

Policy

3.13.1 Enhance and maintain the landscape and heritage qualities of the reserve by:

- (a) Conserving dominant landscape features where appropriate,
- (b) Protecting cultural associations,
- (c) Retaining key reserve sightlines, vistas and panoramic views,
- (d) Ensuring that any development in a reserve is appropriate to the setting and
- (e) Removing any redundant structures and facilities
- (f) Investigating ways to interpret the heritage of the park, including reference to the area known as “The Fen” and information on the stand of Totara trees.

Features of Bledisloe Park include the open space and vistas through the park



PART FOUR – FUTURE DEVELOPMENT

4.0 Future Development



Concept Plan

The concept plan for the park and proposed car park illustrate the intended developments and enhancements for Bledisloe Park over the next 10 years.









The concept plan is indicative only and must be read in conjunction with the specific park Management Statements and Actions and Responsibilities table.



NUMBER REFERENCE:

1. Upgrade south entrance.
2. Proposed area for picnicking, pathway, seating, amenity planting.
3. Upgrade entrance to pool to meet required standards.
4. Remove existing deciduous tree and replace with evergreen.
5. Improve pathway and retain existing rose beds.
6. No 126 Queen Street acquired to allow for future carpark extension.
8. Proposed childrens' mixed recreation zone.
9. Reposition existing fence to allow for future shared pathway and improved visibility.
10. Assess the future of the skate park once the new skate park (at Nelson Street) is developed
11. Replace information sign at entrance to Netball Centre.
12. Existing totara to be managed minimizing surface slippage on courts.
13. Extend existing pathway from Queen Street under trees along Harris Street frontage to John Street.
14. Remove existing path to provide angle parking along Harris St.
15. Demolish existing storage shed and install secure paper collection facility.
16. Work with the Scouts/Guides on clubrooms opportunities, including options to relocate from the existing site.
17. Upgrade carpark to accommodate future overflow parking.
18. Retain existing carpark and toilets.
19. New Carpark subject to further design.
20. Soccer club building to be demolished when new building is constructed.
21. Existing childrens' playground - to be extended northwards.
22. Existing cricket club building to be demolished.
23. Existing cricket nets.
24. Pathway from Collie Road to Queen Street

KEY:

-  New combined soccer/cricket club building (to include public toilets).
-  Concrete cricket wicket.
-  Existing perimeter lighting.
-  Proposed perimeter lighting.
-  Future shared walking/cycleway through park - Indicative.
-  Parks main entry points to incorporate way finding signs.
-  Pathway intersections to include way finding signs.
-  Public toilets.

GENERAL:

- Develop shared pedestrian/skate/cycleway through the park to allow for recreation and create linkage through the park.
- Improve lighting along pathways and around carparks, buildings and entrances. (lighting assessment needed)
- Provide shade over play structures.
- Upgrade entrances to include signs with diagram of internal park layout.
- Identify areas where way marking should be located for sports fields so that visitors can find their way to a field easily.
- Maintain all trees with crown lifting to provide good visibility through the park.

BLDISLOE PARK DRAFT RESERVE MANAGEMENT PLAN

PROJECT: SOUL - 08/09 - 225

DATE: 3RD FEBRUARY 2009

SCALE: 1:3000

Proposed Internal Carpark to service new clubrooms facility

Carpark scheme subject to road widening proposals by Franklin District Council roading engineers in consultation with the parks department

RECONFIGURED
SOCCER
FIELDS

PLAYGROUND
EXTENSION
PEDESTRIAN

Schematic Carpark Layout to be confirmed by Franklin District Council Roading Engineers

2-WAY VEHICLES



NO.	DATE	DESCRIPTION	BY
<p>DISCLAIMER This drawing is to be read in conjunction with all relevant drawings and specifications for the project, with any conflicting information to be given to the attention of the Client before commencing on site. All dimensions and levels are to be checked and verified on drawings and site by contractor before commencement of any work on site.</p> <ul style="list-style-type: none"> Do not scale for field drawing Always mark to road dimensions All given dimensions in mm 			
<p>EXISTING STATUS: FOR INFORMATION</p>			
<p>DESIGNED BY: SOUL</p>			
<p>PG Box 100747, Auckland, PO Box 2178822, Fax 09 378887</p>			
<p>CLIENT:</p>			
<p>PROJECT TITLE: PG Bledisloe Park</p>			
PROJECT NUMBER: SOUL-08/09-225	PROJECT DATE: 28/01/09		
<p>DRAWING TITLE: Bledisloe Park Soccer/Cricket Club Building Carpark</p>			
DRAWING NUMBER: GA-01	SHEET NO. OF: 01		
SCALE: 1:50	APPROVED BY: CH		
PAPER SIZE: A3	DRAWN BY: EW		
<p>DISPERSED LOCATION</p>			

Specific Management Statements

4.1 General Use

- 4.1.1 Continue to provide the opportunity for water based recreation at Jubilee Pool.
- 4.1.2 Continue to manage the section of reserve on the corner of Harris Street and Edinburgh Street as Local purpose (community) reserve, in the medium term.
- (a) Initiate discussions between Pukekohe Scouts, Pukekohe Guides, and the sports users of Bledisloe Park to explore opportunities for new clubrooms for the Scouts and Guides.
 - (b) Consider the future of the local purpose (community) reserve in the future, if and when the Guides and Scouts have relocated from the site. It is acknowledged that Pukekohe Intermediate has an interest in this site and should be involved in any future discussions.
- 4.1.3 Ensure the formal sports use of Bledisloe Park:
- (a) Is appropriate for the park
 - (b) Only occurs where approved by Council and
 - (c) Is discouraged during times when maintenance is being carried out
- 4.1.4 Ensure that any plans for development of existing or new clubrooms on Bledisloe Park are only supported by Council where they are demonstrated to be multi-use, servicing a range of users and / or several sports and recreation clubs.

4.2 Leases and Temporary Activities.

- 4.2.1 Existing leases to Pukekohe Netball Centre, Pukekohe Metro Cricket Club, Pukekohe Association Football Club, and the Scout Association of New Zealand will continue under the current terms of their agreement.
- 4.2.2 A new lease is permitted for the new clubrooms building proposed by the Bledisloe Park Society Inc, as long as the building is proven to be multi-use and to have benefits for the community. The proposed leased area is approximately 600m², and the site is indicated on the concept plan.
- 4.2.3 If the new building proceeds and becomes the home for Pukekohe Association Football Club and Pukekohe Metro Cricket Club, Council will work with the clubs to cancel their existing leases and to remove the old clubrooms buildings from the park.
- 4.2.4 No other buildings are permitted on the park, outside of the existing leased areas.
- 4.2.5 When the lease to the Scout Association of New Zealand expires on 1st April 2014, Council will work with the Pukekohe Guides and Scouts Association on options to provide for their future needs, as set out in clause 4.1.2. This may or may not include renewing the existing lease.

4.3 Buildings, structures and formal sports facilities

- 4.3.1 The current amount and use of the fields and netball courts provided at Bledisloe Park is considered to be sufficient for the park. Sporting codes must consider other sites or redevelopment of existing facilities to cater for the future needs of their sport.
- 4.3.2 A new clubrooms building is permitted as proposed by the Bledisloe Park Society Inc. The building will be of the size and scale shown in Appendix 3, and has a building footprint of approximately 520m².
- 4.3.3 Ensure that all structures are safe and healthy, are accessible to an appropriate level depending on location, comply with appropriate legislation, and are cost effective.
- 4.3.4 Ensure that all structures are of a design and scale suited to the environment and appropriate to facilitate public recreational use and enjoyment of Bledisloe Park.
- 4.3.5 Provide only those buildings and structures that are required to meet reserve user needs.
- 4.3.6 Pukekohe Netball Association is permitted to construct a roof over one of the netball courts, subject to detailed design being approved by Council ensuring there are no major impacts on other park users.

This Council-owned umpires room adjacent to Queen Street will be considered when new clubrooms are developed



- 4.3.7 Allow for removal of buildings when no longer required in the foreseeable future.
- 4.3.8 Ensure that graffiti is removed from the club buildings, as soon as possible after it has been reported.

4.4 Lighting

- 4.4.1 Allow for lighting for training purposes only, subject to approval of siting by parks officers and any resource consent conditions.

4.5 Toilets/Changing rooms

- 4.5.1 Ensure new toilets, within the new clubrooms, are available to the public.
- 4.5.2 Retain the existing public toilets near the playground.
- 4.5.3 Ensure that all toilet facilities and changing rooms are safe and healthy, are adequate for the purpose and use, accessible to the whole community, comply with appropriate legislation and are efficient and cost effective with optimised usage.

4.6 Reserve Furniture

- 4.6.1 Provide sufficient seats, picnic tables and other furniture of a design appropriate to the reserve, to facilitate public use and enjoyment of Bledisloe Park.
- 4.6.2 Ensure that there is a consistency in furniture being installed within the reserve.

Examples of reserve seating



4.7 Parking

- 4.7.1 Internal carparking on Bledisloe Park (excluding the development of 126 Queen Street) will be kept to a minimum, with the use of on-street parking preferred.
- 4.7.2 Explore opportunities to provide angle parking along the reserve frontage with Harris Street.
- 4.7.3 Permit a car park to be developed for the new clubrooms building (off John Street) and explore opportunities to improve the on-road car parking along John Street at this time.
- 4.7.4 Develop 126 Queen Street as a carpark.
- 4.7.5 Formalise an agreement with Pukekohe High School for the use of their internal car park on weekends.

Car parks near the playground



4.8 Trees

- 4.8.1 Maintain the totara trees with crown lifting to provide for good visibility through the park.
- 4.8.2 Ensure overhanging tree branches are trimmed and kept clear of security lighting.
- 4.8.3 Continue to maintain all trees on the park as part of Council's tree maintenance programme.

Totara trees



4.9 Playground

- 4.9.1 The playground may be extended or reconfigured in the future, if the proposed new soccer / cricket clubrooms has an impact on the existing playground.

Actions and Responsibilities



Actions and Responsibilities

To follow is a list of Actions and who is responsible for carrying out the actions, and the indicative costs and timings for each action. Where the action is the responsibility of FDC, the indicative costs and timings are subject to review through the annual plan and the LTCCP.

The Timeframe used is:

Short Term 2009 /10 - 2011/12 (3 years)

Medium Term 2012/13 - 2014/15 (3 years)

Long Term 2015/16 - 2018/19 (4 years)

Indicative years have been included.

Table 3 – Actions and Responsibilities

No.	Action	Goal No.	Responsibility	Indicative Cost	Timeframe
Field Sports					
1	Construct a new clubrooms building to accommodate the Soccer and Cricket Clubs (if agreed), in the location shown on the concept plan.	1,4,5	Bledisloe Park Society Inc.	\$1,500,000	Short Term (Timing dependent on external parties)
2	Establish a lease for the new soccer/cricket building with the appropriate group/s. The building is to be of a size and scale as set out in the attached concept plan.	1	FDC Open Spaces & Property Units	Staff time only	Short Term (Timing dependent on building timeframe)
3	Review the leases to Pukekohe Metro Cricket Club Incorporated and Pukekohe Association Football Club, if the clubs agree to relocate to the proposed new clubrooms. These leases may be superseded by a new lease, in accordance with No. 2 above.	1	FDC Open Spaces & Property Units	Staff time only	Medium Term (Timing dependent on building timeframe)
4	Establish the actual and recommended 'use hours' for the park, and use these to guide the park maintenance schedule and approval of sports activities.	1,5	FDC Open Spaces Unit	\$3000 (opex only)	Short Term (2010/11)

No	Action	Goal No	Responsibility	Indicative Cost	Timeframe
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Field Sports Continued

5	Realign and upgrade existing fields to increase usage. This will also include removing the existing grass wickets and re-establishing these in an appropriate location.	1	FDC Open Spaces Unit / Pukekohe Metro Cricket Club	\$100,000	Short Term (2011/2012)
6	Dismantle the existing Pukekohe AFC (soccer club) building, as part of the project to construct a new Soccer/Cricket pavilion.	5	Pukekohe AFC	Cost external to FDC	Short Term (Timing dependent on new building)
7	If the Pukekohe Metropolitan Cricket Club moves to the proposed clubrooms of the Bledisloe Park Society Inc, dismantle the existing cricket pavilion. Costs of demolition will be determined as part of the new clubrooms building proposal, and Council may consider contributing to this cost.	5	FDC Open Spaces Unit / Pukekohe Metropolitan Cricket Club	\$50,000 (NOTE: No funding from FDC has been allocated to this action at the time of adopting this management plan)	Medium Term (Timing dependent on new building)
8	Provide way marking signs for sports participants/visitors so they can easily find the sports field they are looking for.	1,5	FDC	\$2000	Medium Term (2013/2014)
9	Install training lights in locations set out on the concept plan.	1,5	Pukekohe AFC / FDC Open Spaces Unit	\$10,000 (FDC share of cost only, full costs to be confirmed)	Short Term (2011/2012)
10	Remove the small building next to the netball car park adjacent to Queen Street subject to the outcomes of discussions with the Pukekohe Metro Cricket Club.	1	FDC Open Space Unit	\$5000	Long Term
11	Maintain the lease with the Pukekohe Netball Centre.	1	FDC Open Spaces & Property Units	Staff time only	Ongoing

No.	Action	Goal No.	Responsibility	Indicative Cost	Timeframe
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Netball

12	Minimise the effects of leaf drop from the deciduous Totara tree by court No. 5 via an increase in frequency of leaf sweeping and possibly tree pruning.	1,5	FDC Open Spaces Unit	Within existing budgets (opex only)	Ongoing
13	Assess street lighting to ascertain where lighting along pathways to/from the netball courts could be improved. Improve lighting along pathways.	1,5	FDC Open Spaces Unit	\$5000	Long Term

Children

14	Improve passive surveillance of the skate park by installing a formal walkway link to area. Assess the future of the skate park once new skate park developments are committed to.	2	FDC Open Spaces Unit	\$4000	Medium Term (2014/2015)
15	Assess the impact of new clubrooms on the existing playground, and if necessary extend playground.	2	FDC Open Spaces Unit	\$10,000	Medium Term (2013/2014)
16	Provide shade around the playground area, using trees and appropriate landscaping	2	FDC Open Spaces Unit	\$10,000	Long Term

Scouts and Guides

17	Work with the Scouts / Guides on clubrooms opportunities, including options to relocate from the existing site.	5	FDC Open Spaces Unit	Staff time only	Medium Term
18	Council and Scouts / Guides will work together to remove the old storage shed from behind the scout/guide building.	5	Scouts and Guides / FDC Open Spaces Unit	\$500	Short Term
19	Allow for a secure container to be located near the Pukekohe Scout and Guide Hall, so that the local scout group can collect newspapers (for fundraising).	5	FDC Open Spaces Unit	Staff time only	Short Term

No.	Action	Goal No.	Responsibility	Indicative Cost	Timeframe
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Parking

20	Formalise a parking agreement with Pukekohe High School for evenings and weekends, so that sports participants and visitors can park in the school grounds.	1, 5	Pukekohe Assn Football Club /Pukekohe High School/ FDC Open Spaces Unit	Staff time only	Short Term
21	Investigate, and if feasible install angle parking along Harris Street	1	FDC Transportation Unit	To be confirmed following investigation	Long Term
22	Provide funding towards the internal car park required for the new soccer / cricket clubrooms, and consider safe pedestrian access across John Street as part of this project.	1, 5	FDC Open Spaces Unit / FDC Transportation Unit	\$70,000	Short Term (Timing dependent on new building)
23	Formalise carparking on the Local Purpose Reserve to provide overflow parking for Bledisloe Park, by: <ul style="list-style-type: none"> - gravelling the area north of the existing storage shed - installing bollards around the area to remain as grass - installing a low speed bump to deter people using the reserve as a shortcut 	1,5	FDC Budget to be considered through future annual plans	\$25,000 (budget subject to Council approval)	Short Term
24.	Consider safe pedestrian access across John Street as part of John Street roading upgrade projects.	1,5	FDC Transportation Unit	To be determined through roading upgrade projects	Dependent on when roading projects will go ahead
25	Develop 126 Queen Street as a carpark	1	FDC Open Spaces Unit	\$140,000	Medium Term (2014/15)

No.	Action	Goal No.	Responsibility	Indicative Cost	Timeframe
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Signs

26	Replace the existing information sign at the entrance to the netball centre car park.	1	FDC Open Spaces Unit	\$2,500	Short Term (2010/2011)
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Access

27	Improve the entrance way into Jubilee Pool so it meets the required standards for disabled access.	2, 4, 5	FDC Property Unit	Within opex budgets	Short Term 2010-2011
28	Provide a pathway from Collie Road to Queen Street (indicative route shown on concept plan).	2	FDC Open Spaces Unit	\$4000	Long Term
29	Upgrade access from Bledisloe Court into the park, and extend the formal walkway connection to join the proposed walkway from Collie Road to Queen Street, and on into the park (indicative route shown on concept plan).	2	FDC Open Spaces Unit	\$3000	Short Term (2011/2012)
30	Tidy up vegetation behind Jubilee Pool, particularly along the fence line with neighbouring properties and pool fence line.	2	FDC Open Spaces Unit	Within existing budgets (opex only)	Long Term
31	Widen the space between the corner of the swimming pool fence and the fence around the netball courts to improve this accessway within the park.	2	FDC Open Spaces Unit	\$2000	Medium Term (2014/2015)

No.	Action	Goal No.	Responsibility	Indicative Cost	Timeframe
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Land Ownership

32	Acquire adjacent private property to improve park access and use	1, 4, 5	FDC Open Spaces Unit	\$600,000	Medium Term (2014/2015)
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Trees

33	Remove pittosporum and where necessary remove or relocate the kauri trees from under the grove of totara trees, to improve visibility	2	FDC Open Spaces Unit	Within existing budgets (opex only)	Short Term (2009/2010)
34	Remove the deciduous tree within the Jubilee Pool complex and replace it with an evergreen tree	2	FDC Property Unit	Within existing budgets (opex only)	Short Term (2010/2011)

Other

35	Construct a new public toilet as part of the proposed new soccer/cricket clubrooms.	1	FDC Open Spaces Unit	\$80,000	Medium Term (2013/2014)
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APPENDICES



Bledisloe Park Reserve Management Working Group

The following people/organisations have been involved in the preparation of this Draft Reserve Management Plan.

Franklin District Council

Greg Lowe

Jodie Rickard

Anita Legge

Progressive Group Ltd

Rosaleen Ward – Reserve plan compiler (recreation planner)

The following groups and individuals have been involved in consultation in preparing this draft Reserve Management Plan.

Pukekohe Metro Cricket Club Incorporated - John Keen, Joe Stoupe, James Anson

Pukekohe Netball Association Incorporated - Maree Bernasconi, Joanne Hardwick, Robin Mayo

Pukekohe Associated Football Club - Tony Davidson, Peter Wild

Pukekohe High School - Brian McDonald (Vice Principal), Paul Meads (Sports Co-ordinator), John Slee (HOD - PE)

Pukekohe Intermediate School - Garry Sweeny (Principal)

Pukekohe Guides - Cath Pollock

Pukekohe Scouts - Phil Allen

CLM - Judy Tipping

Ngati Tamaoho Trust – Dennis Ngataki

Pukekohe Citizens and Ratepayers Association – Helen Russell

Issues Raised by Park User Groups

Pukekohe Netball Association

The issues raised were:

- Leaf drop from a deciduous tree located near netball court No. 5.
- Limited parking outside the centre.
- Safety concerns for netball players returning to parked cars near the netball courts in the dark. The concern was about the limited street lighting.

Pukekohe Associated Football Club

The issues for the Pukekohe AFC Inc are:

- There is high demand for the field space available.
- Bledisloe Park was once considered to have one of the best playing surfaces in Auckland. Now it is considered “average”. The condition of the turf has deteriorated over many years and is uneven. With the increase in the number of teams training and playing games, the perception from the club is that field quality has declined over time. With the expected increase in membership in future, the demand for field space will continue to increase.
- The clubroom facilities are no longer adequate for the number of club members. Changing and catering facilities are only sufficient to accommodate two teams (and their opposition) at any one time.
- The clubrooms have become run down and would require major investment to bring the building up to a good standard.
- Space for storage of equipment for training and games is no longer adequate.

Pukekohe Metropolitan Cricket Club

- The club is the largest Cricket Club in Counties Manukau, and has experienced growth each year for the last 10 years.
- The existing building and facilities have recently been renovated. Maintenance can be challenging due to the number of members who are willing and able to contribute time and expertise.

- The condition of the field turf has declined over time. The grounds are suffering from overuse and are uneven.

Jubilee Pool User Groups

- High demand from schools, for pool space during summer,
- Parking. When summer sports games are scheduled at Bledisloe Park, car parks in the Jubilee Pool car park are taken by sports participants, rather than swimmers.
- Bullying/ intimidation of skaters/bikers/swimmers through the pool fence. This interaction is between children at the pool and skaters/bikers using the skate bowl.
- There is limited scope to improve/develop the pool due to its age and design.
- Leaf drop from deciduous trees around the pool, especially one deciduous tree within the pool complex.

Pukekohe Scouts

- The building requires major internal renovation and this project needs to be planned and funded.
- There has been a suggestion that the land the scout / guide hall occupies land that should be transferred to the Ministry of Education as Pukekohe Intermediate School has no more space to develop, other than the playing fields.
- Vandalism of down pipes and graffiti has become more frequent since 2003. Since the boundary fence was erected in 2006, this has been less frequent.
- The scouts prefer local people to drop their newspapers in the car park and would like to leave a container on the reserve (secured).

Girl Guides

- The building is run down and requires renovating.

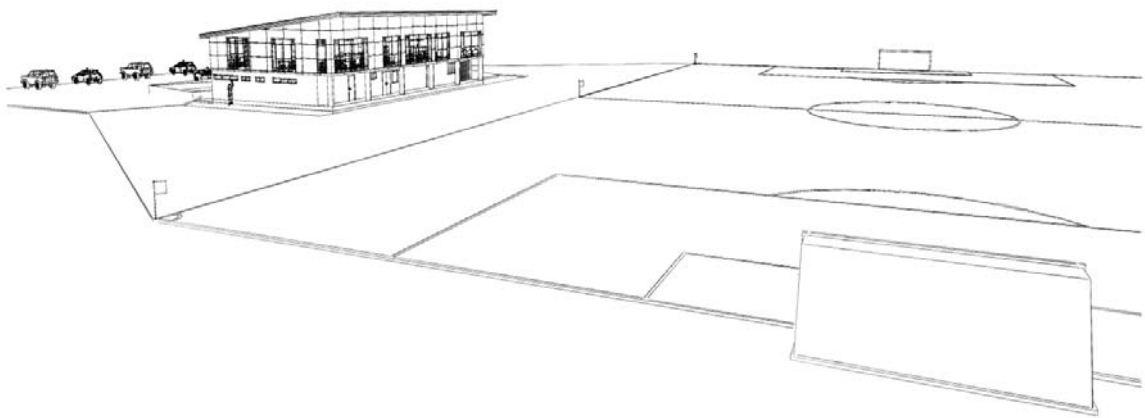
Pukekohe High School

- During summer, students walk across Bledisloe Park to Jubilee Pool for PE. The 90 students (approximately) share the pool with at least one other school during their visit. This equates to approximately 450 high school children using the pool each day it is available, from February - Easter.
- The students are required to swim widths of the pool due to the demand for pool space. One swim lane is roped off for public swimming therefore the width is not the full width.
- In the summer of 2007/2008, the pool manager (CLM) proposed to increase the price per visit for each student by 400%. Although the price increase did not eventuate, the school's management is concerned as to whether it will be able to pay for children to swim at Jubilee Pool in future. The teaching team has committed to deliver the outdoor education and PE curriculum in future years, however is unsure as to how this will be achieved if there is a significant increase in the price per child. The school has a limited budget for aquatic based programmes.
- The school has considered introducing a fee to cover the cost of visiting a swimming pool but does not want to implement a fee due to the concern that the families of many children will not have the ability to pay.
- The pool closes too early in the year. The school requires a pool that is open all year and that is deep enough for water polo and surf life saving training.
- Jubilee Pool is closed 11 – 12 days each summer for school carnivals. On these days, the high school students cannot use the pool.

Pukekohe Intermediate School

- Jubilee Pool is inadequate for their needs. The teachers take 100 students each time and are required to share the pool with another school.
- If the price for entry to the swimming pool increases, the Intermediate School will not be able to offer a swimming programme and children will only get to swim if their parents take them.
- The school roll is growing and is forecast to increase to 800 students by 2013. There is no more space to build new classrooms without encroaching onto the playing fields. The school would like to expand onto reserve land on the corner of Harris and Edinburgh Streets. This reserve is occupied by the Pukekohe Scout and Guide Hall.

Concept Drawing for new Soccer / Cricket Clubrooms



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Morris, N. (2008). Personal communication between Nona Morris and Rosaleen Ward about the history of Bledisloe Park including the confiscation of Maori land following the Waikato land wars in 1863. 17 November 2008.