

Karaka Sportsground Recreation Reserve Management Plan 2000



Section 1

Introduction: Definition and Purpose of the 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 reserve management plan by Council.

Section 2

The District Plan (Resource Management Act 1991) and the Reserves Act 1977

This section explains the overall purpose of the District Plan and its relationship to the management of Reserves. It also outlines conditions applying to Reserves designated as “Recreation Zone” under the Franklin District Plan.

Section 3

Resource Inventory

Section 3 provides information about the reserve. A brief summary on topics such as name, location, legal description, classification under the Reserves Act 1977, historical background, natural physical features, vegetation, landscape modifications, reserve users and reserve management and maintenance.

Section 4

Future Development and Development Controls

The section outlines the proposals for future development for Karaka Sportsground Recreation Reserve.

Section 5

Objectives and Policies

The objectives and policies are derived from previous sections of management plans and from public input sought during the process of preparing the management plan. These statements are the guidelines for the future management and development of the Karaka Sportsground Recreation Reserve.

Section 1

Introduction: Definition and Purpose of the 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 for 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:

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 management plan for this reserve is prepared and again after the draft is prepared.

A notice of intention to review the management plan for Karaka Sportsground Recreation Reserve was advertised in the Franklin County News, Tuesday 17 August 1999.

Submissions received, with a summary of the issues raised, are as follows:

1. Mr M.A. Shaw, Chairman Karaka Sports Ground Society Inc
The submission outlines the history of the Karaka Sportsgrounds and request that Council purchase an adjoining piece of land. The submission suggests that the Karaka Sports Ground Society maintain and enhance the facility.

The submission states that without the above development the Karaka Sports Ground Society is in serious jeopardy of losing one or more of the participating sports clubs through lack of suitable facilities.

The submission lists current buildings – structures as:

- Lounge area including changing rooms
- Concrete Block wooded gear shed
- Tin changing shed
- Cricket nets
- Tennis – Netball courts
- Permanent flood lights on northern eastern boundary
- Car parking on Blackbridge & Linwood Roads.

Future Development Proposal includes:

- Further six changing rooms
- Upgrade sewerage disposal (urgent)
- Develop ladies changing area including showers
- Upgrade Hot water system to gas
- Provision for public toilets
- Ground drainage for No 2 field (urgent)
- Possible purchase of 37 acres of adjoining land.
- Development of that land into an oval field with embankment for Cricket. Further
- Development for Rugby & Practice field. Water turf for Hockey.
- Development of upstairs lounge with new changing rooms beneath
- Development of separate Netball courts
- Erection of further lighting for playing of night games of rugby
- Indoor training facility incorporating a gym
- Development of grass cricket blocks suitable for premier cricket (impossible under existing conditions)
- Administration area – meeting room

A concept plan has been drawn, based on the possible purchase of an additional 37 acres from the adjoining land owner. This concept plan is included in the appendix.

2. Consultation to discuss the proposed review of the management plan was undertaken with Mr D. Ngataki of Huakina Development Trust on 8 September

1999, and at the time of preparing the draft review of the management plan no submission has been received.

A management plan for Karaka Sportsground Recreation Reserve was prepared in June 1979. The reviewed draft management plan was approved by Council on 20 April 2000.

On publicly advertising the draft management plan for further comment or submission in May 2000 two further submissions were received. These submissions were reported to Council as part of the process to approve this management plan on 20 July 2000.

Submissions to the draft management plan were received from:

- P.K. & G.B. Matheson
- R.K. Peart

The submission from P.K. & G.B. Matheson was in support of the objectives as outlined in the draft management plan.

The submission from R.K. Peart referred to the goal of the Karaka Sportsground Society Incorporated to purchase an additional 37 acres of land and that it may be presumptuous to assume that this amount of land could be purchased.

Mr Peart has been advised that the possibility of purchasing 37 acres of adjoining land is a goal only, of the Karaka Sportsground Society.

Council are at this stage committed to purchasing additional land for recreation in Karaka and it is hoped that this land can be obtained adjacent to the Karaka Sportsground Recreation Reserve. There has been no decision made by Council as the total area of land that it is hoped Council can purchase. Discussions continue with an adjoining land owner and it is hoped that these discussions will lead to negotiations on the purchase of the much needed additional land for recreation in Karaka.

The management plan has been amended to better reflect the goal of the Karaka Sportsground Society, of the possible purchase of 37 acres of adjoining land next to the reserve. The reference to conceptual plans produced by the Karaka Sportsground Society of how 37 acres of land could be developed has also been strengthened. The management plan notes that there is no commitment to a specific total area of land in any discussions with neighbours.

The Karaka Sportsground Recreation Reserve Management Plan 2000 was approved by Council on 20 July 2000.

Section 2

The District Plan (Resource Management Act 1991) and the Reserves Act 1977

The Franklin District Plan was approved on 2 December 1999.

The purpose of the District Plan is to assist Council in the functions of achieving sustainable management of the District's natural and physical resources which is a requirement of the Resource Management Act 1991.

Key rules in the District Plan to be considered in conjunction with the goals and objectives of this management plan are as follows:

- Part 4, Partnership with Tangata Whenua

The District Council has legal obligations with respect to Tangata Whenua when managing the natural and physical resources of the District. These obligations are set out in the Resource Management Act 1991.

Consultation with Tangata Whenua is considered a first step when embarking on the process of writing a reserve management plan and a review of a reserve management plan.

- Part 11, Recreation and Reserves

Outlines the recreation and reserves issues and the links to the Recreation Plan approved 28 May 1998 which is the guiding document in addressing recreational issues facing the district.

- Part 34, Rule 34 – Recreation zone

For the avoidance of doubt, and notwithstanding the rules which follow, all activities (or applications for consent for such activities) must also comply with such other provisions as may affect the activity and which are specified in Parts 7, 8, 10, 11, 12, 15, 22, 26, 50, 51, 52 and 53 of this Plan.

Reserve Act 1977

The provisions of the Reserves Act 1977 need to be adhered to in the management and development of Council reserves.

The Reserves Act 1977 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.

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Section 3

Resource Inventory

Name, Location and Legal Description

The reserve is situated in the Karaka Ward of the Franklin District and is located on the corner of Linwood and Blackridge Road. Karaka Sportsground Recreation Reserve is located 8 kilometres west of Papakura. The reserve was named Karaka Sportsground Recreation Reserve by Council resolution in 1978.

Classification (Reserves Act 1977)

Details are given in the following legal descriptions:

4.0468 hectares Lot 2 Deposited Plan 85956 Block III Drury Survey District and being all the land comprised and described in the Certificate of Title 43D/331 (North Auckland Registry). Held in fee simple by Franklin District Council.

In 1984 part of the reserve and adjoining land was reclassified as:

A - 1172m² SO Plan 57173 being part of lot 2 DP 85956 reclassified as Local Purpose (Playcentre) Reserve.

B & C - 2571m² SO Plan 57173 being part of lot 18 DP 9285 area 2571m² and lot 1 DP 59691 area 245m² reclassified as Land required for Recreation Reserve.

Natural Physical Features and Vegetation

The topography of Karaka Sportsground Recreation Reserve is in its original form and is predominantly flat.

A macrocarpa hedge line surrounds three of the boundaries.

As the provision of the reserve is for active recreation there is limited planting on the reserve.

Flat open sportsfields dominate the reserve, with axillary buildings grouped along the boundary adjoining Blackridge Road. An equipment shed is situated adjacent to Linwood Road.

A solid hedge-line surrounds the tennis and bowling clubs.

Historical Background

The Karaka Sportsfields were first proposed for recreational activity in 1959. In 1978 the Council purchased 4.046 Hectares for reserve purposes from the Bailey Family.

Other than primary schools there was not other public land in the immediate vicinity available for sporting and recreation activities. It was for this reason that the people of the district requested that Council purchase the land. In 1978 Council purchased the land adjoining the Karaka Hall (Local Purpose Reserve).

In 1978 Council appointed a committee of local representatives to advise Council on the control and management so as to ensure the use, enjoyment, development and maintenance of the reserve meets the purposes and objectives determined by the original management plan dated June 1979.

At the time of purchase the reserve was predominantly in pasture with boundary fencing in the form of fences and a Macrocarpa hedge.

The reserve was subsequently developed into active sportsfields.

The Karaka Playcentre leased an area of land and built premises. In 1985 the land for the playcentre was reclassified as Local Purpose (Playcentre) Reserve.

The adjoining bowling club land was reclassified as Recreational Reserve in 1985.

In 1985 the Karaka Sports Ground Society (Inc) was established and the same year started construction of clubrooms. The clubrooms opened on 1 March 1986.

In an innovative move the Karaka Sports Ground Society was established to administer the reserve for all sports. One facility was built which became the clubrooms for Cricket, Rugby, Tennis, Netball, Soccer and Athletics.

In 1996 Franklin District Council leased a portion of the reserve (608m²) to the Karaka Sports Ground Society Incorporated. The lease is to establish sporting and community facilities and maintain buildings.

In 1999 the Karaka Sports Ground Society approached Council about extending the sportsground area, due to pressure on the use of the fields.

In March 1999, Council approached a neighbouring landowner to request the opportunity to purchase and or lease further land. These discussions are continuing with the neighbour.

Landscape Modifications

Karaka Sportsground Recreation Reserve has been developed into high performing recreational turf with a range of artificial or modified surfaces to accommodate a range of active recreational activities.

The following sports surfaces and fields have been developed:

Rugby
Summer Cricket wickets
Tennis courts
Netball
Soccer
Athletics

The tennis club has synthetic surface tennis courts, mesh fencing and lighting towers.

The Sports Ground Society facilities include:

- Lounge area including changing rooms.
- Concrete Block – wooden gear shed
- Tin changing shed
- Cricket Nets
- Tennis – Netball courts
- Permanent flood lights on northern eastern boundary
- Car parking on Blackbridge & Linwood Roads

Carparking:

There are two formed and sealed carparks. One centrally located adjacent to the Karaka Sports Clubrooms. The other runs parallel with Lindwood Road. This carpark is secured off from the playing fields by wooden barrier fencing.

Buildings:

The Karaka Sports Ground Clubrooms are situated on the Reserve.

On adjoining land is the Karaka Hall, Playcentre and Bowling Club providing a wider range of recreational activities.

The surrounding properties are high grade agricultural lands used primarily for dairy farming.

Current Use

Karaka Sportsground Recreation Reserve provides a venue for a variety of active recreational uses. The reserve accommodates a range of formal sporting and recreational activities.

Clubs that are resident on the grounds are:

Karaka Tennis Club
Karaka Netball Club
Karaka Rugby Club
Karaka Cricket Club
Karaka Athletics

At the time of writing this plan the Karaka Sports Ground Society were experiencing intensive use by the membership as a result of increasing demand on the sportsgrounds. This increase in use of the facility has continued for some years.

For this reason Council has agreed that the purchase of additional land adjacent to the Karaka Sportsground would be ideal. Council is presently involved in discussions with an adjoining land owner.

On adjoining land the Karaka Playcentre, Karaka Bowling Club and the Karaka Hall provide additional recreation facilities.

Reserve Management and Maintenance

The reserve is owned and administered by the Franklin District Council.

The reserve is maintained by Franklin District Council.

Section 4

Future Development and Development Controls

1 Development Controls

The vision towards which this plan steers the management of Karaka Sportsground Recreation Reserve is the opportunity to provide valuable recreational community facilities for the use of the public and specific groups.

Essentially the reserve will cater for many needs of the local and wider community while ensuring that environmental and landscape values are protected.

The reserve will continue to be developed in accordance with its Recreation Reserve status.

The Council will partner user groups to provide and or, allow user groups to further develop the reserve to cater to the specific needs of these groups. At all times the needs of the wider public must be foremost so that the public are neither disadvantaged or excluded from any part of the reserve.

Long term it is proposed that further land is purchased and developed, providing more active sportfields. A comprehensive development plan has been submitted by the Karaka Sports Ground Society. This plan forms the basis for the proposed future developments of the Reserve.

Planting:

The need for further amenity planting in the reserve is recognised. This plan provides for specimen tree planting around the sportsfield periphery of the reserve. Planting will be blending with native and other exotic specimens.

Underplanting of the existing mature specimen trees shall be ongoing to provide replacement specimens as these trees mature and become dangerous.

Fixtures:

Seating, bins, picnic tables and possibly barbeques will be considered for the reserve at locations determined by the Asset Coordinator Open Space Amenities and the Reserve Management Committee.

Signs:

Signs will be placed in the park where necessary to mark entrances and provide information to park users. Care will be taken to avoid a proliferation of signs.

Car Parking:

It is recognised that parking facilities for cars is a requirement on the reserve. Provision for vehicles is permitted in the current parking areas.

Vehicle parking shall be prohibited from sections of the reserve with the securing off areas by the use of strategic planting and bollard fencing.

Sports Grounds:

The developments to the playing facilities include drainage of turf pitches, development of premier grass cricket blocks and the provision of separate netball courts.

Club Facilities:

It should be noted that all built club facilities should be multi-use and be able to cater to a number of users. Use shall not be exclusive to any one group.

Future developments of the built facilities could include development of changing rooms, provision of ladies changing area including showers, provision of public toilets and development of upstairs lounge. Improvements to existing facilities include the upgrading of the sewerage system and improvements to the Hot water system. A long term objective of the Society is to develop indoor training and gym facilities.

Further Land Provision:

If the proposed purchase of adjoining land proceeds it is intended to be developed into further rugby playing and training fields and development of an oval cricket field with an embankment.

It is recognised that while the Karaka Sportsground Society have a goal to purchase 37 acres of adjoining land it is quite possible that less area is in fact purchased. Future development of this reserve and the sports that can be catered for here depend on the area of land that is possibly purchased.

Design, and construction of any facilities shall be in keeping with the environmental aspects of the park and must be approved by the Franklin District Council.

2 Reserve Management Committee

Where stated in reserve management plans it is Council's policy that a Reserve Management Committee be established.

The function of this committee will be to participate in the future development and maintenance of the reserve on an advisory basis.

The functions and responsibilities of this committee should be clearly understood and be documented.

Karaka Sportsground Recreation Reserve Management Committee will made up of the following representatives :

Karaka Sports Ground Society Committee

Karaka Playcentre

Karaka Bowling Club

Iwi

Patumahoe Ward Councillor(s)

Council's Asset Co-ordinator or Support Officer Open Space Amenities activity.

Section 5

Objectives and Policies Future Management and Development

1 Objective Statutory

To ensure that all statutory requirement relating to the reserve are met.

Policies

- To development and administer the reserve according to the Reserves Act 1977.
- To ensure that any planned future development is compatible with the classification of the reserve as Recreation Reserve.
- To control and direct all public activity on the reserve in accordance with the Franklin District Council bylaws and other relevant laws.
- To ensure that any future uses and development proposal are in accordance with the Proposed Franklin District Plan or any resource consent granted under the provisions of the Proposed Franklin District Plan.

2 Objective:

To enhance the public amenity of the reserve with appropriate management and development.

Policies

- To provide lease agreements for all clubs using the reserve where appropriate.

3 Objective:

Protect and enhance the natural ecological features of the reserve.

Policies

- Planting of the boundaries to provide shelter. Planting to be a mix of both native and exotic species.
- A programmed underplanting replacement programme be implemented to replace existing specimen trees as they die or become dangerous.
- Further amenity planting provided in the facilities area.
- Large open areas to be kept free of planting to provide for a wide range of recreational uses.

4 Objective: Use

To provide for the appropriate use of the reserve for informal and organised activities.

To ensure the reserve remains available to all members of the public.

To minimise adverse effects on the immediate neighbourhood of all activities conducted on the park.

To encourage the participation and use of the reserve by the Karaka Sports Ground Society other user groups and the public.

To provide a public reserve for the residents of the Karaka and surrounding districts for their outdoor recreational needs.

To provide a link with the indoor recreational, social and educational activities held in the adjacent Karaka Hall so that the whole area can be used by the residents of the district as a centre for community activities.

Policies

- That the organised use of the reserve be allowed in accordance with Council's procedures for the booking of reserves.
- That the exercising of dogs be permitted in accordance with Council's dog control bylaw.
- That all members of the public be allowed access to and through the entire reserve.

- To restrict the number of buildings on the reserve to a minimum. Recognising the ground users will require pavilions and changing facilities. Where practicable that clubs and organisations share facilities and or use the Karaka Hall.
- To define areas of use and responsibility for the Karaka Sports Ground Society.
- To partner with Karaka Sportsground Society in the provision of appropriate facilities, to ensure their design and use is consistent with the recreational reserve and public needs.
- To provide appropriate furniture and fixtures to cater to park users.
- To define the parking areas, and appropriately restrict vehicle access to the remainder of the reserve.

5 Objective: Management Committee

To provide efficient and effective reserve management.

To foster and facilitate community inclusion in the ongoing management of the park.

Policies

- The function of the committee will be to participate in the future development and maintenance of the reserve on an advisory basis.
- To encourage community/local participation in the development , protection and enhancement of the reserve.

6 Objective: Signs

To provide high quality directional signs.

Policies

- To ensure that signs do not affect the aesthetic appeal of the reserve
- To limit the number of permanent signs to those necessary for the purpose of providing information to users.
- To ensure that signs comply with Council bylaws and Franklin District Plan requirements.

Appendix List

- Karaka Sportsground Recreation Reserve – facilities and boundary plan.

- Submission to the intention to prepare the reserve management plan for the Karaka Sportsground Recreation Reserve.

- Conceptual drawing of the Karaka Sportsground Recreation Reserve in the future.

Note - This drawing is based on the goal that the Karaka Sportsground Society have, of possibly purchasing 37 acres of adjoining land.

