

Wellsford Centennial Park Masterplan (Draft)

Auckland Council



Contents

Contents..... ii

Appendices..... ii

1. Pepeha (Introduction) 1

1.1 Current Structures and Features 1

1.2 Strategic Context..... 1

1.3 Partnering with mana whenua 2

1.4 Working with stakeholders 2

1.5 Wider community consultation 3

2. Feedback summary 4

3. Values and Principles..... 6

4. Draft Masterplan..... 7

5. Masterplan implementation 8

Appendices

Appendix A. Additional information..... 9

A.1 Mural used for Stakeholder..... 9

Appendix B. Additional information 10

B.1 Mural used for Wider Community..... 10

Appendix C. Photographs..... 11

C.1 Site Photographs from Stakeholder site visit 6 April 2022..... 11

1. Pepeha (Introduction)

The purpose of the Wellsford Centennial Park masterplan (the masterplan) is to guide future decision making on investment for the park. The masterplan will provide the approximate location of new assets or the improvements to existing assets and park features.

Development of the draft masterplan has occurred with oversight by the Rodney Local Board. The local board have considered ideas raised by the community throughout the development of this masterplan. A partnership with mana whenua has embedded Māori outcomes in the plan to guide the development of the park. The draft masterplan is aspirational and will assist the local board and community groups with identifying and securing funding for implementation.

The process and timeline of this project is shown in Figure 1 below.

- **April 2022** - Engagement with mana whenua and key stakeholders
- **April** - Initial public consultation for masterplan ideas
- **May** - Development of initial masterplan maps based on engagement and consultation
- **June** - Share initial masterplan maps and ideas from consultation with Rodney Local Board
- **July** - Completion of Desktop Geotechnical Assessment



Figure 1. Project Timeline

1.1 Current Structures and Features

The structures and features present on the park (as at December 2020) are:

Asset	Owner	Condition if known
Netball courts x6	Netball Rodney Centre Incorporated	
Tennis courts x4	Auckland Council	Poor Condition grade 4
Cricket wickets x2	Auckland Council	
Cricket practice net	Auckland Council	
Sportsfields x3	Auckland Council	
Sportsfield lighting	Auckland Council	
Athletics track		
Rugby club rooms	Wellsford Rugby Football Club Inc	Satisfactory Requires maintenance
Tennis club rooms	Wellsford Tennis Club Incorporated	

A+P club rooms	Wellsford Agricultural & Pastoral Society	Poor
Toilet/changing block		
Toilet		
A+P sheds	Wellsford Agricultural & Pastoral Society	
Netball shelter	Netball Rodney Centre Incorporated	Poor condition grade 4
Car parking		
Pedestrian bridges		
Caravan dump station		
Tanker filling station	Watercare	
Playground	Auckland Council	

Leases include:

Lease group name		Lease start date	Final expiry
Netball Rodney Centre Incorporated	Courts and shelters	1/05/2006	30/04/2026
Wellsford Agricultural & Pastoral Society	Building footprint hall and animal shelters		
Wellsford Athletics Incorporated	Building footprint – shipping container	1/06/2001	31/05/2020
Wellsford Rugby Football Club Inc	Building footprint	1/01/1996	31/12/2014
Wellsford Tennis Club Incorporated	Building footprint	1/12/2003	surrendered 2019

1.2 Strategic Context

In the 2020 Rodney Local Board Plan, under Outcome 5, Wellsford Centennial Park was identified as a key park to develop and deliver a plan for, to meet the needs of the growing community.

Wellsford Centennial Park Needs Assessment determined the need for a masterplan for the park, along with consideration for the following improvements:

- provide open space that can be used for events
- provide BBQ/picnic areas and park furniture
- identify the best locations for the courts and supporting infrastructure consider the best way to provide for a single a multi-sport hub building for meeting/social space, food service, A&P show needs, health and fitness activities and storage
- improve pedestrian and cycle connections to the residential areas of Wellsford
- create a walking and cycling circuit around the perimeter of the park, and connections to the residential areas of Wellsford.

Various asset assessments have been carried out in parts the park, with particular focus on drainage. Due to the ongoing drainage issues in and around the netball courts, the potential long-term option of relocating the courts to the upper car park terrace should be explored.

Outcome 5: Our local parks and recreation facilities meet the needs of our growing communities



Figure 2. Community plans, assessments and strategic documents reviewed

1.3 Partnering with mana whenua

We invited four mana whenua to participate in the development of the masterplan, including:

- Ngāti Manuhiri
- Ngāti Whātua o Kaipara
- Te Uri o Hau
- Ngāti Wai

An online hui was held 13 April 2022 with mana whenua partners Ngāti Manuhiri who were unable to make the site meeting on a separate occasion. Themes discussed included;

- User needs:** safety (including for tamariki - children), improve lighting, connections, state of assets, a facility that supports current and future users and sports, support for elderly and for accessibility
- Water:** flooding, the sacred Hotoe (stream tributaries in the catchment which run through the park and are discharged into the Hotoe)
- Planting and habitat:** enhancing existing, the importance of natives for taonga (treasured) species, habitat for lizards, allowing manu (birds) to feast without being chased by dogs
- Narrative:** support for cultural narrative (in design, in signage interpretation)
- Health of the park:** take rubbish home, weed removal (with the native planting), the health of the water.

The korero further led to a set of values for the park. They are:

- Manaaki** – to cherish, conserve and sustain
- Taiao** – to encompass the natural environment that contains and surrounds us
- Hauora** – to be healthy, vigorous, in good spirits
- Whanaungatanga** – bringing family together, relationship, kinship and a sense of family connection.

The mana whenua values, along with feedback from the stakeholders and wider community, are used to guide the development of this draft masterplan.

1.4 Working with stakeholders

During the first phase of engagement, the project team met with stakeholders on site to share further knowledge, and collectively understand the site constraints and opportunities. Then the following day an online meeting was held as a follow up to the site meeting and to give stakeholders who could not attend the physical meeting, a chance to talk through their clubs aspirations and ask questions. Feedback was collated via sticky notes on an online tool called Mural, which was made available for comment for a week following the meeting. This enabled the stakeholders to see each other's comments.

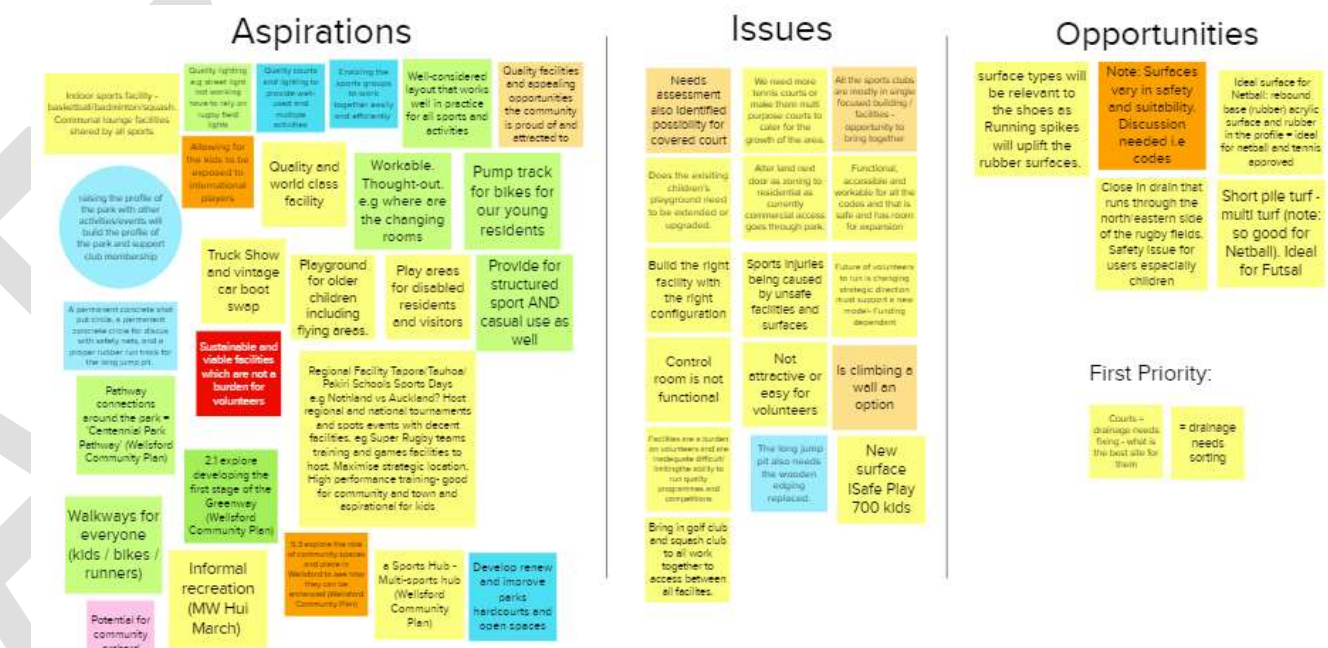


Figure 3. Sticky notes from the Mural board at the first online stakeholder meeting.

1.5 Wider community consultation

An online consultation was held 12 April 2022 using an online Mural to capture feedback. The Mural board remained open until the 22 April 2022. Hard copy feedback forms were provided at the Wellsford Community Library during this period and there were 5 responses.

Three questions were asked:

- What do you like about Wellsford Centennial Park?
- How do we make Wellsford Centennial Park a key sports and recreational hub?
- Is there anything else you would like to see at Wellsford Centennial Park?

All the feedback has been collated and forms part of the 'Feedback Summary' chapter in this document.



Figure 4. Sticky notes from the Mural board at the first wider public consultation held online.

2. Feedback summary

The feedback received during the first round of engagement was analysed and themed. The following table gives an overview of the key feedback themes which have been listed as potential key moves. The potential key moves are split into potential long term (indicative 5 -10+ years) and short term (indicative 1-5 years).

Feedback theme	Key feedback	Potential Key Moves	
		Indicative long term: 5-10+ years	Indicative short term 1-5 years
What people like about the park	- Mix of uses and variety of uses the park caters for - mature trees - rural feel - easy to access - a green space in town.	Long term: Maintain and enhance: - the rural character - retain shade trees - promote access (with improvements where noted).	
Facilities	New facilities - Wide support for multi-use facility with shared communal spaces such as lounge, kitchen - the park and park facilities should be able to cater for large events such as truck show - importance highlighted to build right facility, with right configuration in the right place (good layout, functional) - desire for a quality, regional and world class facility - a facility that the community can be proud of - new facility needs to be functional, accessible, sustainable to operate for clubs - various new uses suggested - should provide opportunity to socialize. Existing facilities - Poor condition of existing facilities and assets was noted. - many not fit for purpose and current use, or set up to cater for population growth - toilets and other assets need to be maintained better. Courts - Better drainage needed around courts - support for shared, multi-use courts, - support to retain/ improve existing single use courts - strong feedback about need to design courts properly and use appropriate court surfaces for new and existing courts - lack of shelter around existing courts.	Facilities long term: - Plan/advocate for a new multi-use, versatile facility (suggested location on the masterplan) which provides for existing clubs and users as well as annual shows and future events/activities. Include a variety of adaptable spaces (size and feel) and a commercial kitchen. Opportunity to incorporate new toilet/changing room as part of park facilities upgrade. - consider sustainable options that demonstrate ingenuity and sustainability such as solar power, rainwater harvesting, reuse of materials, locally sourced materials for the building. This should be supported by supporting the groups to operate in a financially sustainable way - adapt and reuse existing buildings where possible. Courts long term: - There will be up to six courts including two multi-lined courts to allow for basketball and tennis - consider covering and lighting one to two of the multi-lined courts to cater for all weather training and games.	Existing facilities short term: - Toilet/changing rooms: refurbish to provide an accessible toilet and privacy to changing room for improved interim use of existing facility. Courts short term: - Re-purpose of two to three tennis courts for netball while further investigation is undertaken to determine feasibility of remediation or relocation. Note: one to two tennis courts to remain as dual marked - retain shelters for archery and provide a gate to the car park to secure the area.
General park development	Access (to the park/ facilities) and circulation (through the park) - Importance was highlighted that all facilities within the park should have all abilities access - a connecting pathway should be created to the public toilet - improved signage – signage should be bilingual (Te Reo Māori and English). Safety - Safe access to the park, especially for tamariki (children), was raised as a concern by some - safety of tamariki (children) in the car park was a concern - lack of adequate lighting was raised as a concern by some (streetlight not working have to rely on rugby field lights) - some antisocial behaviour happens in the park - there are currently two public toilets on site. Pathways - Support for the greenways connection, a loop for passive recreation (for all users) - people suggested the installation of a perimeter track, possibly to include outdoor fitness equipment - should be for everyone, kids, bikes, runners. Road	Connections long term: - Pedestrian/cyclist: determine hierarchy of paths and allow for accessible connections where possible (consideration for surfaces) - advocate for funding to develop the greenway loop (G2) i.e., shared path width, surface to be accessible; Note: some grade challenges may need further investigation - plan for future connections into the park from neighbouring development sites - section of road dissecting the park could be raised elevation to minimise flood disturbance; - slow speeds of vehicle should be implemented to allow for safer movement through the park and fluidity for park users during peak time and events (safer for pedestrians and cyclists). Amenities long term: - Landscaping improvements to areas of respite such as the hill above the tennis courts i.e., improve accessible connections to,	Connections short term: - provide safer, designated connections across carparks and to buildings, i.e., lighting, line markings on existing asphalt - improve crossing points between the north and south sides of park across Centennial Park Road - connection/circulation for vehicles including parking: designated car parking for kaumātua (elders) in close proximate to facility or field - temporary road closure of Centennial Park Road during events to enable better connectivity between the north and south sides of park (and to test intervention of this land for park use) - concrete gravel access driveway. Amenities short term: - Utilise the natural form of the hill area above the tennis courts as a picnic area - lighting of the loop track, car park and toilets

Feedback theme	Key feedback	Potential Key Moves	
		Indicative long term: 5-10+ years	Indicative short term 1-5 years
	- Suggestion to improve Wharehine access road - gravel driveway at top is an issue - commercial access that runs through the park should be removed. Park amenities - Some requests for new assets such as picnic tables, seats and BBQs and improving general amenity of park - requests for water fountains for people and dogs - suggesting that area above tennis court could be improved. Play/ equipment and assets for young people - Concern was expressed about condition of existing playground and its location - a desire was expressed to create an inclusive/ all abilities playground - other requests for play equipment included: a basketball court, a skate park, pump track for bikes, climbing wall - explore if the playground surface from Nike grind (rubber material derived from recycled materials) can be used.	e.g., path along contour at accessible grade down to tennis court, sensory considerations such as planting and textures - opportunity for tree species recognition through arboretum, i.e., species naming (in conjunction with long term replacement of trees). Play and activation long term: - Playground upgrade/renewal to include inclusive play and cater to a wider age range i.e., climbing wall for a range of ages, and include disability accessible equipment. Investigate if the playground will remain in the current location or be relocated - opportunity for outdoor fitness equipment alongside perimeter loop as part of (G2) - potential for pump track or side spur pump trail route for bikes alongside (G2).	- investigate potential location for the installation of picnic tables, seats, BBQ and improve amenity areas - drinking fountains (people and dogs) - bilingual signage with renewal of park signage (Te Reo Māori and English) - designate clear bus parking for sports events and sports teams / visitors - remove the toilet by the athletics track. Play/activation short term: - Host the mobile pump track as part of park activation (north field potentially) - trial climbing wall (through vendor or school holiday programme or community initiatives).
Natural environment	Drainage/ streams/ wetlands - Issues with drainage at netball courts were highlighted - some expressed concern about the safety around many of the open drains in the park - request for rain gardens to help remove pollutants and slow down stormwater flows. Native plantings - Respondent and mana whenua identified the potential for additional plantings of native trees - mana whenua expressed strong desire for any plants planted on site to be native, grown from locally collected seeds (eco-sourced) - create a wilderness area to assist with stormwater collection and drainage. Community gardens - Some respondents suggested that the park would be a good site for a community garden or orchard.	Native planting long term: - Replacement programme in place for fallen large exotic trees to appropriate natives (leaves said to blow on tennis courts and block drains) - set long term contracts to grow on native trees in local nurseries (with seed harvest short term action) - native wetland planting in the flood prone area.	Planting short term: - Contract seed harvesting (eco-source) through local nurseries for wetland area long term planting) - continue to support community volunteer work on native restoration within the park - retaining fallen/felled large stumps/trunks of exotic for lizard habitat (under the gradual replacement programme) - potential for fruit trees as part of community gardens - explore if there are opportunities for rain gardens to be implemented.
Other	Collaboration - Some highlighted the need for the groups located on site and council to collaborate - dual naming opportunity, 'Whakapirau' is the traditional Māori name for the area. The park could be dual named Whakapirau/ Wellsford Centennial Park - suggestions of collaborating with mana whenua regarding a themed playground. Mix of use - Park should provide for active and passive recreation, for organized sport and casual use - continue to provide for the existing activities; Rugby, Athletics, Archery, Tennis, A&P events. Wayfinding - Some respondents suggested incorporating Te reo Māori and dual signage throughout the park.	Collaboration long term: Maintain key park user network connections through the Wellsford Sports Collective.	Collaboration short term: - Explore the possibility of setting up a channel to stay connected or maintain the one opened through the masterplan development - support for passive recreation through assets proposed - continue to support the organized groups and promote the casual use through social media. - explore if there can be a Te reo Māori dual park map located at the front of the park which shows the location of the parks amenities and facilities.

3. Values and Principles

The values below encapsulate a set of principles which have been derived from working with mana whenua partners, stakeholders and the wider community. They also reflect the ideas and direction from the Wellsford Community Plan and Centennial Park Needs Assessment and strategic documents such as the Wellsford Greenways Plan and the Rodney Local Board Plan. It is intended that they guide the potential outcomes for the masterplan and the development of the park.



Manaaki – to cherish, conserve and sustain

Principles to guide development:

- Rural character and landscape i.e., open space, large trees, views to the pastoral backdrop
- cherish rich culture; recognition of history; in the story telling, narrative, educate to carrying on the knowledge (Whakapirau - the rotten canoe / marks of the tainui canoe)
- display and/or install a 'sense of ownership' and respect of assets (demonstrate this to visitors)
- our identity as Wellsford.



Taiao – to encompass the natural environment that contains and surrounds us

Principles to guide development:

- Support natural systems that improve the health of Wellsford Centennial Park;
 - o planting within the park and within the wider area (i.e., corridors / planting days)
 - o creating and connecting ecological corridors and webs, the Hoteo is a taonga (treasure)
 - o taonga species like lizards and manu (birds); respect for their habitat
 - o bringing appropriate plant species and bird species together to support ecosystems and biodiversity.



Hauora – to be healthy, vigorous, in good spirits

Principles to guide development:

- Support park use by wider community (i.e., more events, more casual and organized activities)
- promoting health for the diverse range of abilities
- improving the health of natural systems.



Whanaungatanga – bringing family together, relationship, kinship and a sense of family connection

Principles to guide development:

- Support park users of all ages, abilities: a park for everyone
- bringing of activities together (i.e., multi-court and shared path for walking and wheeled play)
- diverse use: for active and passive recreation / for organized sport and casual use
- maintaining relationships and lines of communication between users and council
- support positive and collaborative relationships within the community.

4. Draft Masterplan

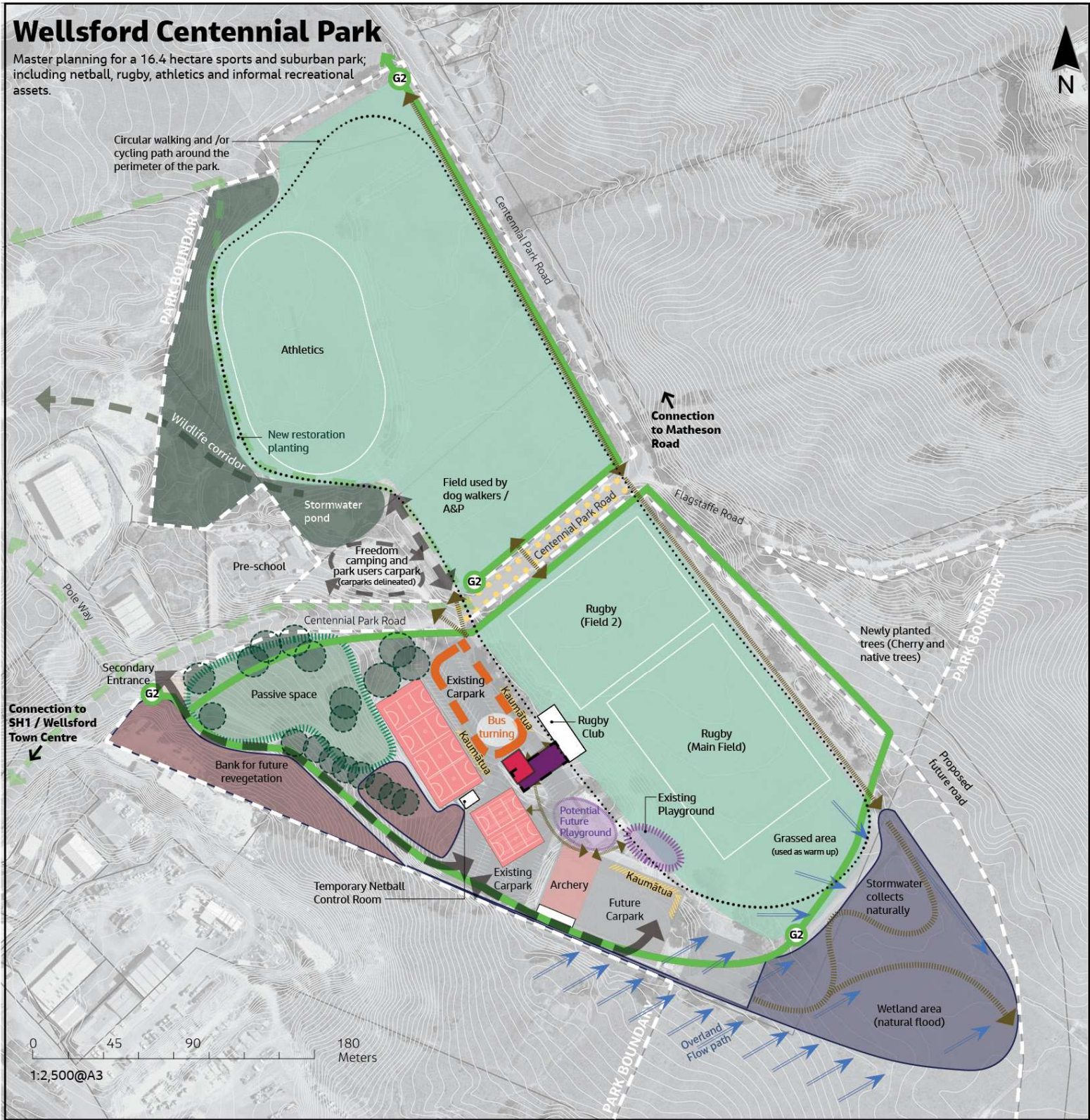
Values and Principles:

 Manaaki

 Taiao

 Hauora

 Whanaungatanga



Key Moves (Short and Long Term)



Play

- Short term: Consider potential new location for existing playground (see map).
- Short term: Consider hosting a mobile pump track and climbing wall as part of park activation.
- Long term: When the opportunity arises consider upgrading/renewing the playground to an inclusive play space which caters for all ages and abilities.
- Long term: Explore whether a pump track or pump trail route should be included at the park as part of the greenway loop.



Passive space

- Short term: Develop this area as a social space, including picnic area with seating and BBQ areas.
- Short term: Improve access into this area.
- Gradual replacement of large exotic trees to appropriate natives trees over time.



Wetland area

- Natural low point prone to flooding, ideal for naturalisation of a wetland
- potential connections to proposed road and future development
- improve water quality in connection to the discharge with the Hoteo Stream.



Connection

- Short term: Create safer, designated connections across carparks and to buildings, courts and fields.
- Short term: Pedestrian/cyclist: Determine hierarchy of path / access connections.
- Long-term: Advocate for funding to develop the greenway (G2) loop.



Connection/circulation

- Short term: Vehicle including parking: Designated car parking for kaumātua (elders) proximate to facility, or field to watch sport.
- Short term: Designated bus parking for sports teams and events.



Multi-use facility

- Short term: Further investigate feasibility of a multi-use building.
- Short term: Explore through potential external partnerships and funders, the development of a new community multi-use building.
- Long term: Explore through potential external partnerships and funders, the development of a new community multi-use building.
- Long term: Continue to explore through potential external partnerships and funders, the development of a new community multi-use facility to offer a variety of shared and versatile spaces e.g., boxing and gym.



Changing rooms

- Short term: Explore if the changing rooms and public toilets can be catered for within a new multi-use building.



Courts

- Short term: Re-purpose two to three tennis courts for netball, while further investigation is undertaken to determine feasibility of remediation or relocation.
- Short term: Retain shelters for archery and provide a gate to the car park to secure the area.
- Long term: Provide six courts, including two multi-lined courts to allow for basketball and tennis
- Long term: Covering and lighting of one multi-lined court.



Safety across Centennial Park Road

- Pedestrian improvements for safer connection between the North and South.



Open Space

- Retain for active sports and events, A&P, rugby, athletics, archery, warm up area, dog walking, recreation. Note: picnic tables, seating, bins and a drinking fountain will be additional features at the park, located where appropriate.



Wildlife Corridor

- Nature connections and potential access for people into the park from the wider landscape.



Land forms

- Bank for future revegetation planting.



Trees

- Existing exotic trees for gradual replacement with appropriate native species. Appropriate native species from local nurseries where possible.



Carparking

- Existing carparking areas to include better configuration, lighting, pedestrian safety and kaumātua parking.
- Rain gardens to be integrated into surface car parking to assist with regulating stormwater flow.

Values and Principles



5. Masterplan implementation

The Wellsford Centennial Park masterplan priorities are underpinned by a series of actions that will require securing funding and further project planning, designing and the necessary consents or tender processes. Following the adoption of the masterplan by Rodney Local Board, staff will work with the local board to identify priority key moves to include in the local board work programme.



View across the rugby fields, March 2022.



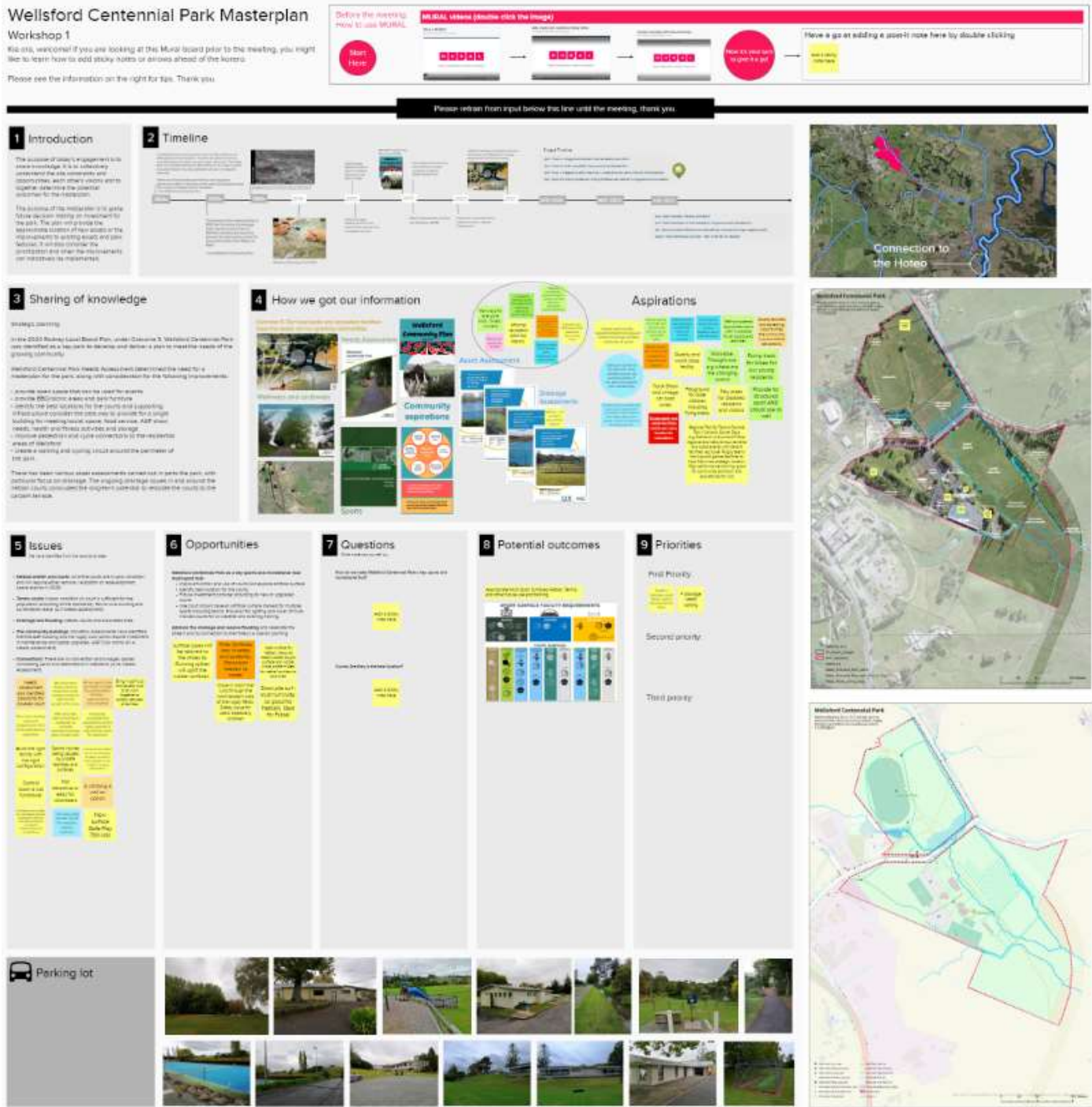
View towards the A&P Building, Rugby Club on the right, March 2022.

Appendix A. Additional information

A.1 Mural used for Stakeholder

Stakeholder Mural board, provided post site visit Thursday 7 April 2022:

<https://app.mural.co/t/jacobs8974/m/jacobs8974/1646699273385/bcf60ba283b59e0617a62f6765f602653fb6e1fb?sender=uce7ee7721c5c2bed54ae2406>



Appendix C. Photographs

C.1 Site Photographs from Stakeholder site visit 6 April 2022



Existing Toilet and Changing Block



Top carpark

Existing Tennis Courts

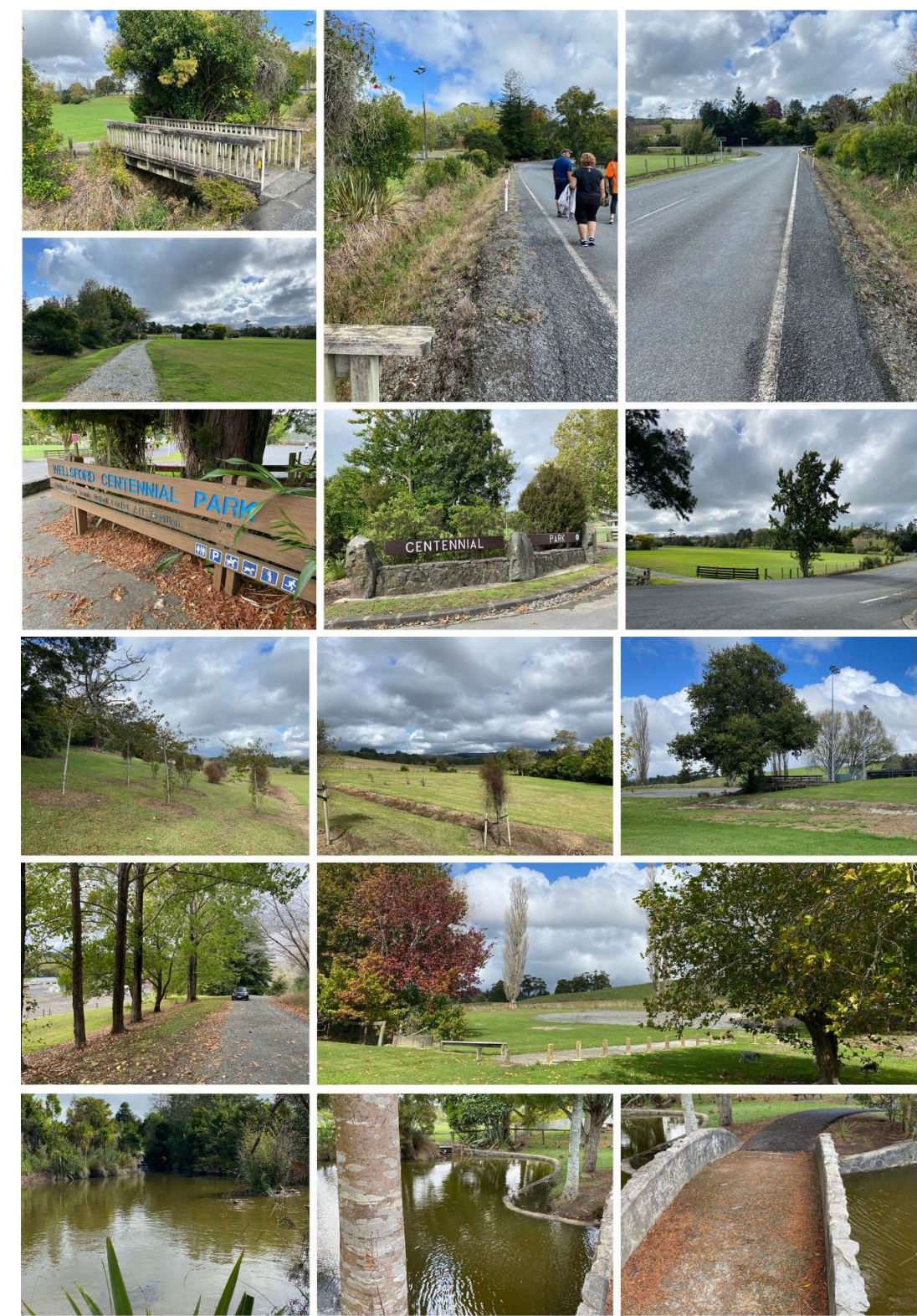
Existing Netball Courts



Rugby fields and adjacent

Carparking hardstand adjacent the rugby fields

Existing Playground



Connections to Centennial Park Road from the fields

Park entrances from the lower area of Centennial Park Road

Existing trees, including large deciduous exotic species

Stormwater pond on adjacent the northern fields