

DRAFT

BLEDISLOE DOMAIN MANAGEMENT PLAN



prepared by:

FAR NORTH DISTRICT
COUNCIL

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BLEDISLOE DOMAIN MANAGEMENT PLAN

Introduction

The Bledisloe Domain is situated 1 km along Haruru Falls Road from the Paihia-Puketona Road and 4.5 km from Paihia and comprises an area of 10.3107 ha. It is sited on land which is a part of the Waitangi National Trust property, administered by the Waitangi National Trust Board.

The central Bay of Islands from Opuia to Haruru Falls is a rapidly growing area, permanent resident population in 1981 was 2,100 and in 1991 was 2,875. In addition to this there is a much larger transient and holiday population in the area at most times.

While the Waitangi National Reserve is of national significance and caters for the national interest, the Waitangi National Trust Board has recognised the need to cater for local interests where it can.

Within this expanded community, there are no significant sporting facilities for the general public. The nearest being at Kerikeri and Kawakawa/Taumarere. In 1982, with the approval of the Waitangi National Trust Board, and the support of the then Bay of Islands County Council, a local community group commenced work on the development of the site which was more or less a natural amphitheatre. A lease was proposed at that time but never finalised.

The Domain area is zoned "Recreation 4" in the Council's planning Scheme and this zoning has a wide range of recreational uses. Permitted uses include all the foreseeable sporting and leisure uses likely to take place. Building controls and access standards are prescribed by the District Scheme *and as detailed in the Waitangi National Trust Management Plan*. The site is largely a level area which has been partially developed with several sports fields and ancillary facilities. At present, the site has one building for changing sheds and ablutions and club facilities.

To formalise the tenure of the site, the Waitangi National Trust Board is entering into a lease agreement with the Far North District Council and administration of the Bledisloe Domain will be undertaken by a Management Committee appointed by the Council.

Management Objectives

- * To ensure the Domain is managed in terms of its reserve classification for the enjoyment and use of the local and wider community.
- * To conserve and enhance the landscape, fauna, flora and natural environment of the Domain for the enjoyment of the community.
- * To develop further and manage the Domain as a district recreational resource for the residents of central Bay of Islands.

- * To recognise in managing the Domain, the existing and potential diversity of uses and provide a balance between activities in order to minimise potential conflict between user groups.
- * To ensure that all future development within the Domain is compatible with existing uses, through the use of appropriate controls.
- * To ensure that the design and appearance of any future extensions to buildings of structures erected on the Domain are of a high standard.
- * To identify and alleviate detrimental actions, or uses within or external to the Domain which would work against the fulfilment of other objectives.
- * To provide for liquor licences only where this is appropriate to the function of the Domain.

Management Policies

Mission Statement

- * To preserve and enhance the Bledisloe Domain as a leisure and recreational facility for the community of Paihia/Waitangi and environs.

Management

- * Management of the Domain will be undertaken on behalf of the Far North District Council by the Bledisloe Domain Management Committee, appointed by the Far North District Council and comprising between 5 and 7 nominees of whom one shall be a member of the local Community Board. Membership reviewed three-yearly.

Legislation

- * Public activity on the Domain will be controlled by *both the Waitangi National Trust Bylaws*, the Far North District Council General Bylaws and any legislation appropriate to the Domain including adequate controls with regard to noise.
- * An active policy of noxious and environmentally damaging plant control will be followed.
- * All development will be in accordance with the *Waitangi National Trust Management Plan*, current District Scheme/Plan and the Resource Management Act 1991.
- * That liquor licences granted to clubs and organisations using the Domain shall be ancillary to the principal activities of any such club or organisation.
- * That liquor licensing hours are strictly in accordance with the terms of the lease agreement and the conditions of the Licensing Central authority.

- * The Domain and its Management Plan will be kept under 5 yearly review, in accordance with the Reserves Act 1977.

Buildings and Structure

- * That all new buildings and the decoration of existing buildings be of such materials and colours to be environmentally sensitive to the surrounding landscape and shall meet the Recreation and zone criteria *as well as those detailed in the Waitangi National Trust Management Plan.*
- * That planting associated with buildings shall be designed and maintained to acceptable standards.
- * That any signs on the Domain shall comply with the Council policy for Signs in Reserves.
- * That all play equipment shall be erected and maintained in accordance with NZS 5828 and Council safety standards.

Flora and Fauna

- * A planting programme will be established based on the approved development concept plan adopted after consultation with the [Department of Conservation] *Waitangi National Trust Board* , users and the public.
- * Primarily indigenous species will be used with exotic species as focal points and ascents.
- * Shrub and perennial planting will be designed to reduce, as much as possible, the need for frequent pruning of plants.

Public Facilities

- * Ensure that provision is made for adequate but modern facilities to assist the public in the appreciation of the Domain.
- * Provide a unified design standard for all signs, steps, seats, litter bins etc. and have them constructed in materials sympathetic to the Domain setting.
- * To encourage the multi-use recreation amenity of the Domain whilst maintaining the open space aspects needed to cater for large casual sporting activities.

Protection of the Domain, or any part of it will be provided by closing for an appropriate period, any area likely to suffer unreasonable wear and tear as a

consequence of weather conditions or any other cause.

Pedestrian Access and Circulation

- * Entrances and walkways be connected to provide free and unimpeded pedestrian access for the public at all times.

Carparking

- * Existing carpark to be improved and landscaped in recognition of the amenity value of the Domain and will be the basis for any further parking development.
- * Further carparking will be provided as necessary when applicable to the future development of the Domain.
- * Any future carparking will be designed to a standard that recognises the amenity value of the Domain and incorporates suitable landscaping.
- * Vehicles will continue to be confined to designated carparks only, except for maintenance vehicles and those authorised access for specific events.
- * The access road will be improved over a period as appropriate to the use of the Domain.

Management Considerations and Planning/Development Proposals

The Domain will be developed for recreation in a timeframe consistent with user demand and funding available.

Current sporting activities taking place on the Domain include Soccer, Rugby, Cricket and Touch Rugby. Future additional user codes are likely to include netball, tennis, hockey, softball and squash, but this is not necessarily all inclusive. The Management Committee is expected to encourage full utilisation of the Domain to cater for as wide a range of sporting activities as is practical. The development of new playing fields and facilities to meet future needs will take place as sufficient demand arises.

Proposals for managing, improving and upgrading the Domain have been categorised into short and long term as follows:

Short term:

1. To review the existing uses and allocate areas for sports/user groups.
2. To draw up leases and ensure lessees comply with the terms and conditions of leases and review conditions when necessary.
3. To secure the domain by erecting appropriate fences and gates, in conjunction with property owners where relevant.
4. To upgrade the entrance road to a useable standard.
5. To provide adequate and regular mowing and/or upkeep to all portions of the domain.
6. To drain, level and upgrade the fields as demand arises.

7. To provide sufficient buildings and facilities to accommodate all user groups.
8. To form and seal two netball courts initially with room to add a further two.
9. To light the grounds sufficient for training.
10. To assess the demand for additional playing grounds and facilities and plan for their development.

Long term:

1. To ensure the lessees meet the financial operating costs of the Domain.
2. To seal the main access road.
3. To carry out a replanting program after consultation with the Waitangi National Trust Board, the users, and the general public.
4. To make available any unused portion of the reserve for potential users, and accommodate other groups on leased areas where possible.
5. To develop a common carpark for all reserve users.
6. To develop playground facilities, freely available to the community.
7. To develop spectator viewing areas utilising the natural features of the site as much as possible.

BLEDISLOE DOMAIN

CONCEPTUAL

Preamble

There are numerous reasons for the selection of this site for the proposed development : the original donor, Lord Bledisloe, intended that the reserve include "recreational enjoyment" amongst its purposes. Accordingly, the Waitangi National Trust has permitted the establishment of the Bledisloe Domain to its present extent.

This does not, however, adequately reflect either the natural habitat and open space values of the Reserve as a whole, or the recreational needs of the public in the Waitangi / Paihia / Haruru Falls area. It has been recognised that space for organised recreational activities is at a premium in the area and that use of land from within the Reserve would therefore be appropriate to its' aims and objectives.

Recognising the pioneer work carried out by the original lessees - the Waitangi Recreational Society - it is intended that the codes most strongly supported in the area be given pride of place. Currently these are rugby, soccer, cricket, netball and hockey and as far as is possible, each of these codes will have their own separate areas. There is no present intention that these separate areas include buildings : provided that the existing building and/or any future extensions provide for adequate

storage and ablution facilities, the "built" features of the development may be maintained at a minimum.

Development

There will obviously need to be a physical aspect to the proposed development. Drainage of that area of the Domain which is not in native bush, is a dire necessity if recreational playing fields are to be established and maintained. The present soccer pitch has a fall of over 1.0 metre across its axis; adequate lighting for the playing fields will be required to permit evening training; and formation, levelling, draining and surfacing of sufficient carparks will be necessary as well as the upgrading of the accessway between Haruru Falls Road and the present building.

If undertaken with due regard to the exigencies of the situation, none of these matters need conflict with the Trust's aims as outlined in their Management Plan. Soil removed during drainage or levelling can be "mounded" to provide spectator embankments: this would also deflect sound levels away from surrounding properties. In some instances, playing field lighting can be a major source of contention and opposition from adjacent property owners. Noise from evening sports practice and training does not constitute as great a problem as the glare from floodlights - this potential source of neighbourhood friction will need careful investigation to determine the ideal lux level for adequate vision whilst maintaining

glare at the minimum possible.

Throughout any development, close liaison will be maintained with the National Trust to ensure any proposals coincide with the aims and objectives of the Trust's Management Plan.

Landscaping

Extensive landscaping will be undertaken as part of the proposed development of the Bledisloe Domain. This is intended to soften the impact on both the open space areas and the existing vegetation. For these reasons, plant species will be chosen to complement the existing plantings throughout the Reserve and to minimise maintenance requirements. Whilst such species will be primarily indigenous, some exotics may be used to provide focal points.

Given the nature of the use of the Domain, open space values have been given less priority in the landscaping than vegetation values : to achieve harmony with the surrounding areas it is intended that the existing high visual quality of the Domain be preserved.

Landscape development of the site may be undertaken as a necessary adjunct to the proposed drainage works. Spoil from drains or sportsfield levelling activities might be mounded to provide for spectator areas, as well as "screening" the site from neighbouring residential areas.

Any such "mounding" to be suitably stabilised and grassed: further vegetative cover, in the form of shrubs and trees, to be in keeping with surrounding flora, whilst also serving as spectator control features. Additional landscape features which require attention include litter bins and receptacles, exterior building lighting (as opposed to floodlighting, dealt with elsewhere), pedestrian paths ramps and steps, tables and seating and any signs required - this latter point to include any scoreboard equipment.

Buildings

The requirements of the operative District Planning scheme provide for any buildings to meet certain colour impact standards : in conjunction with the landscaping requirements, these are designed to minimise the visual interruption caused by any development of the site. Any modifications to the existing clubrooms and any future new buildings would also be required to meet Objective 6.19 of the Trust Management Plan. Natural timber cladding or dark green/brown colouration, with complementary roof colours will ensure that buildings impact visually neither on the skyline nor from adjacent residential areas.

Drainage

Site drainage has been recognised as a problem for a

considerable time. Upon occasions in the past, the rugby field has been unfit for play, due to the absence of adequate drainage works: a comprehensive plan is being developed to deal with both the perimeter drain and to provide for sub-soil field drains. These latter works to be undertaken with playing field levelling. Specific attention will be paid to the disposal of the subsequent concentrated stormwater discharge, to avoid erosion problems for down-slope areas of Trust property.

Carparking

Under Planning Scheme requirements for playing fields and recreation reserves, the number of carparks required per hectare of land varies from 12½ for medium density activities such as rugby, cricket, hockey and soccer, to 25 per hectare for higher intensity sports such as netball and tennis. In this calculation, the hectareage is defined as "devoted to the activity": as a compromise, however, the figure has been taken of 20 carparks to the hectare over the whole 10 hectares of the leased site. Thus not only players' and spectators' cars are provided for, but also buses: additionally, adequate turning radii might be allowed within the formed parking area.

Roading

Together with the carparking development and the perimeter stormwater drainage works, the matter of adequate roading

access to the site will need to be addressed. Sealed, or at least all-weather surfacing, (perhaps with angle parking at either side) in a one-way loop - see plan - will be required to prevent further site damage and obviate the need to park vehicles on Falls View Road.

Floodlighting

Great care will need to be taken with this matter: the glare controls for the zone require that " all exterior lighting shall be directed away from adjoining sites, roads and public places so as to avoid detracting from the amenities of the neighbourhood and adverse effects on traffic safety". Since a large proportion of the adjacent Haruru Falls residential area would overlook the site, these properties would thus be affected to varying degrees by any floodlighting installation. For this reason, the lights have been shown on the plan in a north-facing direction: the subsequent problems of vehicles travelling south on Falls View Road may be addressed by perimeter planting, to break the line of sight.

BLEDISLOE DOMAIN

DEVELOPMENT

Overview

As contained in the Concept Plan, the development of Bledisloe Domain is intended to cater for the various sports and recreational codes most strongly represented in the area. This does not restrict access to only those codes - far from it - but it does mean that "core" recreational and sporting services are provided to meet an established need.

Statutory Requirements

Any and all aspects of the Domain development will be required to adhere to the provisions of the following documents:

- a) Waitangi National Trust Management Plan
- b) Waitangi National Trust Bylaws

in addition to the operative District Planning Scheme and any relevant Statutes.

Without derogating from the remainder of the Bylaws, the following are of particular importance to the Bledisloe Domain site:

- a) Animals:
- b) Fires:
- c) Litter:
- d) Vehicular Traffic

- e) Parking
- f) Damage to property

The Trust Management Plan details other aspects such as Reserve roading, building design and public access. Whilst the above are of more especial relevance to the Bledisloe Domain, establishment and maintenance of close liaison with the Waitangi National Trust Board will lessen the potential for inadvertent breaches of either Bylaws or Management Plan objectives.

In detail, the proposal is as follows:

<i>RUGBY</i>	)	<i>Physical requirements</i>
<i>CRICKET</i>	)	<i>Building requirements</i>
<i>NETBALL</i>	)	<i>Storage requirements</i>
<i>SOCCER</i>	)	<i>Use period (season)</i>
<i>HOCKEY</i>	)	<i>Equipment (goal posts etc)</i>
<i>SITE UTILITIES</i>	)	<i>Carparking</i>
	)	<i>Roading</i>
	)	<i>Floodlighting</i>
	)	<i>Landscaping</i>
	)	<i>Drainage</i>

BUILDING EXTENSIONS / UPGRADE

RUGBY

Physical Requirements:

There is presently one field established on the site and this is "home" for the Waitangi RFC. Although a perimeter drain has been dug, and is kept clear, considerable further drainage works will be required to bring the field up to an acceptable standard for competition play. Plans of the proposed earthworks have been drawn up, and approval will be sought from Waitangi National Trustees in due course.

A Rugby field measures 100 metres by 80 metres, with an additional 10 metres at each end for the goal area. With the positioning of the ground at the far corner of the site (see map) there is no readily available spectator area, and due to the close proximity of the soccer and hockey fields, some scheduling arrangements will be necessary to allow all winter codes to use the same grounds.

Building requirements

The field is almost as far from the clubrooms/ablutions as the site will allow: there is a site marked on the north boundary for a possible future building to serve the player/officials/spectator needs of these fields. In the meantime, (and until the practical usage needs of the site and the community become better established,) all codes will utilise the existing clubrooms. There will need to be

extensions and additions to this building, to allow for multi-use and segregation of male and female ablution facilities - this aspect may in fact be the first task for the Management Committee after their appointment.

Storage requirements

Goal posts, corner- and sideline-flags, line marking equipment will need to be stored during the summer period.

Use period

The Rugby season covers the period 1 April - 31 October each year (see chart)

Equipment

Goal posts; corner and sideline flags; line marking equipment and any scoreboard equipment will probably be shared with other codes using the site, and these may even be obtained/owned by the Committee as opposed to the various Clubs.

The use of the field by Rugby is intended also to cover the sport of "touch" rugby, and possibly rugby league, if a venue is sought for this at some future time.

NETBALL

Physical requirements

Hard surfaced courts of 30.5 metres by 15.25 metres, surrounded by a 3m high link netting fence. It is intended to copy other situations whereby the sports of netball and tennis share court facilities: the play seasons have no overlap, and the layout of the courts may be achieved as suggested (see map)

Buildings

Whilst all codes will use the existing clubrooms until use requirements have been established, the physical location of the proposed netball courts may suit some extension of the building in a southerly direction, to allow for player/official/spectator requirements. Separate ablution & changing facilities will be required, from those used by rugby and soccer; additionally, sufficient facilities will need to be provided for those occasions on which competitions are hosted.

Storage requirements

Goal posts - metal poles with a hoop at one end. Shared storage with other codes during summer period ?

Use period

The netball play season is 1 April to 30 September, which fits in with the period for the other sport using the courts: the tennis season is October to March.

Equipment

Goal posts are the only physically portable equipment: as shown on the attached plan, the markings for the netball and tennis courts go in different directions, and are

different colours, to avoid confusion.

TENNIS

Physical requirements

It is intended to use the same court facilities as for the sport of netball, laid out as per attached map. A netball court measures 30.5 metres by 15.25 metres, whilst a tennis court measures 23.77 metres by 10.97 metres. The proposed perimeter fencing is for ball retention purposes.

Buildings

Again, it is intended that all codes utilise the existing clubrooms: at present, tennis and cricket are the only "summer" codes seeking use of the facilities. Any extension of the existing buildings in the direction of the courts area could be used by any and all sports codes on these courts.

Storage requirements

Tennis nets, umpires stand. All other equipment belongs to players and will be stored off-site.

Use period

The tennis play season is from October to March, thus fitting in with the netball season of April to September.

Equipment

The tennis nets and strainer posts, together with the raised umpires' stand are the only physical items of equipment needed.

CRICKET

Physical requirements

A cricket ground measures 160 metres by 140 metres, and is intended to use almost the full extent of the grassed area. The pitch has already been established in a central location, to allow for this.

Buildings

The existing clubrooms will be utilised in the meantime, although a tent pavilion may be erected if pressure on existing facilities makes this necessary.

Use period

The cricket season is from the first weekend in October to the end of March each year, and thus will not clash with any of the other codes presently seeking use of the site.

Storage requirements

All equipment will be stored off-site: pitch preparation equipment (rollers, mowers etc) will be Committee rather than club responsibility.

SOCCER

Physical requirements

A soccer pitch measures 120 metres by 90 metres, whilst junior soccer is played on a somewhat smaller field (see plan). The layout of the site, with its' physical and topographic limitations has meant that spectator "accommodation" is limited - accordingly, use of the ground by winter codes will need to be carefully scheduled in order that needs be met.

SOCCKER (cont'd)

Building requirements

Ablution facilities will be stretched to accommodate all winter codes, unless scheduling (see above) is monitored carefully. Clubrooms will be shared with other codes, although as mentioned earlier (see "RUGBY") there is a potential site for another clubhouse building on the northern perimeter.

Equipment/storage requirements

Goal frames, corner and sideline flags. The frames need to be stored out of season, whilst the netting may need repair/refurbishment during this time and be stored off-site.

Use period

The soccer season is from the first weekend of April to the end of August and thus overlaps with other winter codes (see chart).

HOCKEY

Physical requirements

A hockey pitch measures 91.4 metres by 55 metres, with a junior pitch being 55 metres long. The proposed layout (see plan) allows for the two junior fields to overlap the senior pitch.

Building requirements

As with all other codes, existing clubrooms will be used in the meantime: due to the closer proximity of the hockey fields to the existing building (than other codes, such as soccer and rugby) this facility may satisfy the needs

of hockey in the longer term.

HOCKEY (cont'd)

Equipment / storage requirements

The goalpost structures, being mounted on wheels, may be easily moved from the junior to the senior pitches as required, and stored outside, to the rear of the clubrooms.

Use period

The hockey season of play is from the first weekend in April to the end of August and will thus overlap with other winter sports (see chart).

SPORTS CODES SCHEDULING

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

RUGBY

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

SOCCER

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

HOCKEY

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NETBALL

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

TENNIS

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CRICKET

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