

**TE HIKU SPORTS HUB
MOERUA PARK
Recreation Reserve Management Plan**

September 2014

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1. Introduction and Background Information

1.1 Purpose of the Management Plan

The draft Moerua Park Reserve Management Plan contains provisions for the future management and development of the Te Hiku Sports hub planned for Moerua Park recreation reserve. The plan will be prepared in accordance with section 41 of the Reserves Act 1977. Section 41 (3) of the Act sets out the purpose of a reserve management plan, which is to:

“provide for and ensure the use, enjoyment, maintenance, protection and preservation...and the development, as appropriate, of the reserve for the purposes for which it is classified.”

1.2 Location and general description

Moerua Park recreation reserve [the park] is a sports park approximately 10ha in size and located on South Road, Kaitaia approximately 700m south of Te Ahu. To the west of the property is another 10ha property owned by the Mangonui County Agricultural and Pastoral Association [A&P Association].

Although each property is managed and maintained separately; together they provide more than 20ha of open space and recreation opportunity for Kaitaia.

Moerua Park is bordered to the north and east by the Kaitaia River and running along the park side of the river is a stop bank. To the south west are a row of 6 residential properties; one of these directly adjoins Moerua Park.

The park is the home of the Mangonui netball centre which is run by the Mangonui Netball Association Inc [netball association]. The courts and surrounds are leased to the netball association until 2019. The centre has 36 senior teams playing Thursday nights and 36 junior teams playing Saturday. The netball association has identified a need for more courts, warm up area, lighting, parking, covered courts and storage to meet the existing demand and provide for future growth.

The sports fields and clubroom/changing sheds are currently leased to Takahue Sports Club an umbrella club that was to represent a number of sports codes. At the moment rugby is the only code played under this umbrella and it has inherited considerable debt from previous sporting codes. They have 6 junior teams with approximately 15-23 children in each team. Their lease expires 2018 and has a right of renewal clause for a further 10 years until 2028. The clubroom is run down and the kitchen unfit for food preparation. The club owns a shipping container that it uses for storage.

Muriwhenua League Club uses the adjacent A & P Association oval and has 5 teams in various age groups. They would like to partner with Takahue Rugby Club and share costs and facilities.

There is no formal recreation use of the park during the summer.

There is some informal horse grazing at the rear of the property.

There is no park sign at the entrance that signals the name of the park, the sports clubs based there or their contact details.

2. Acquisition/History

Pt Lot 27, DP 405 was classified as a recreation reserve in 1981 – further information required

3. Existing Uses and Activities

3.1 Access and parking

There is pedestrian access to the park along a footpath from town. The path is on the opposite side of the road with no designated crossing point or pedestrian refuge to facilitate safe crossing.

There is only one vehicle accessway into the park off South Road. The first 40m of this is sealed and then it transitions into a metaled area that serves as both the accessway to the sports fields and netball courts and car parking. The car park is unmarked and provides parking for approximately 120 cars and another 50 along the driveway. Maintenance of this area is currently the responsibility of the lessees.

Council plans to reseal the entrance way in the 2014/2015 financial year.

3.2 Sports Fields

There are 2 full sized fields that are currently leased to Takahue Sports Club Inc. The fields have no drainage and get muddy and pug with low level of use.

The lessee is responsible for mowing, line marking and maintenance. The fields are generally used in the winter months from April to September only.

There is X training lights that are owned by Takahue Sports Club

3.3 Rugby Clubrooms and changing facilities

The clubroom building is a poor quality run down facility with broken windows and a kitchen that is unfit for food preparation. It needs a significant amount of money to bring it up to a reasonable standard. The rugby club support the idea of building a new multi-purpose facility rather than up-grading the existing building.

The changing facilities are an old stand alone concrete block structure that provides two sets of changing rooms.

3.4 Netball Clubrooms and Netball Courts

The netball association own their own clubroom, which is well maintained, and located to the east of the courts. The clubroom's sewerage system is failing and investment to operate correctly.

There are 8 netball courts enclosed by a mesh fence that are owned by Council. The courts have training lights around the perimeter permitting night training or games. The courts are planned to be resealed next financial year.

4. Te Hiku Sports Hub proposal

Te Hiku sports hub proposal is a plan to develop Moerua Park and the A & P grounds to meet both the A & P Associations needs and the needs of the wider sporting and recreation community. This includes developing at Moerua Park:

- Two sports fields with appropriate drainage with a central cricket wicket and grassed athletics track
- Multi-use clubroom and changing areas
- Aquatic Centre
- Indoor recreation centre
- Four netball courts, relocation of the netball clubroom/storage building and tuckshop
- Full sealed entrance and car parking areas
- 2.0km exercise circuit that links with Te Ahu and A & P grounds

The Te Hiku hub proposal includes developing in partnership with the A & P Association additional facilities on their property that include:

- Two full sized and one junior sports field
- Car parking
- Archery area

These facilities will complement the facilities already owned by the A & P Association such as the oval, grandstand on top of kitchen facilities, an office block on top of changing rooms and toilets and a further stand alone toilet block. While these facilities are usable it is the vision of the A & P Association that as part of the partnership arrangement with Te Hiku Sports Hub they could be up-grades to meet modern expectations.

To facilitate this development Te Hiku Sports Hub Inc has been formed and its objects are:

- To build, maintain, resource and manage an aquatic and multi-sport recreation hub in Kaitaia in a smoke, alcohol, drug and violence free environment.
- And to do anything necessary or helpful to the above purpose

The sports and recreation groups that Te Hiku Sports Hub would like to develop and formalise a relationship with are netball, football/soccer, rugby union, rugby league, cricket, athletics, swimming, archery and equestrian sports. Letters of support have been received from Kaitaia United Football Club, Doubtless bay Swimming Club, Kaitaia Amateur Swimming Club, Takahue Sports Club, Mangonui Netball Centre, Takahue Rugby Club, and Kaitaia and Districts A&P Association.

The attached development plan has been prepared in consultation with representatives from these sporting codes.

Although this management plan recognises the development on the A & P Association grounds the management plan and policies only apply to the Council owned Moerua Park.

5. Statutory provisions

5.1 Ownership and Reserves Act classification

Moerua Park is held pursuant to Section 14 of the Reserves Act 1977 and described as:

Description	Title	Area	Owner	Purpose
Pt Lot 27, DP 405		ha	FNDC	Recreation

5.2 District Plan Zoning

The land is zoned recreational activities in the Operative Far North District Council – District Plan.

The District Plan considers the following issues, outcomes, objectives, policies for the recreational activities zone:

Issues:

- *Recreational activities are beneficial to the well-being of people and communities but can have adverse effects on land adjoining the particular recreational activity.*
- *Because recreation land is generally public it can be subject to pressure for development from the public, for activities that are not always consistent with the*

purpose for which the land was acquired, or the purpose which has been assigned to it by the community.

Environmental outcomes expected:

- *A network of areas that provide for the recreational activity needs of the community and are compatible with activities on adjoining land*

Objectives:

- *To protect recreation and conservation areas for the purposes for which they have been set aside or reserved.*
- *To identify and preserve areas that has high conservation value.*
- *To ensure integrated management of the effects of recreational activities.*

Policies:

- *That existing recreational areas are retained for recreational purposes unless it is demonstrated that comparable recreational opportunities can be provided otherwise, or that the land can serve the community better if put to an alternative use.*
- *That existing recreational areas are used and developed in a way which will ensure that any adverse effects on the surrounding area are avoided, remedied or mitigated.*

Other methods

- *Prepare reserve management plans (under the Reserves Act 1977) for all Council reserves stating the purpose/s of the reserve and including a concept plan.*

5.3 Land use consents

There are no land use consents applicable to this property.

5.4 River management

More data required here to understand the implications and constraints for development.

6. Landscape characteristics

Up to this point there has been no emphasis placed on enhancing the general landscape of the park by Council or the various lessees.

There is a need to develop a coordinated landscape plan to soften the built structures, enhance the existing plantings, and enhance pedestrian/cycling access into the reserve as well as providing shade and shelter for uses. However these improvements need to recognise the need to maintain informal surveillance through the provision of good sight lines.

7. Management and Development

7.1 Current and Future management

The current management of the park is undertaken in a piece meal way with each lessee [netball and rugby] managing their day to day activities and use of the park during the winter months only.

The future governance structure will be a collaborative arrangement with a governance board representing the clubs and communities that use the sports hub. It is proposed that the entire park will be leased to this one legal entity.

In the medium term it is proposed that the existing lessees will by agreement extinguish their leases as the new governance structure is formalised to take over the long term management of the park. The process for this transition will require these clubs becoming members of Te Hiku Sports Hub Inc and developing memorandum of understanding that protect each others interests including existing and future assets.

It is proposed that Te Hiku Sports Hub Inc will manage all bookings with agreements with priority users such as netball, rugby and athletics.

7.2 Future development

Future facility development will be lead by a project group until the Te Hiku Sports Hub governance structure is established. The project group will most likely then become a sub-committee of the governance board and it may well disband once the development of the park is completed.

The approved Development Plan is attached as Appendix 1. The priority for projects will be determined by Te Hiku Sports Hub Inc and will be subject to funding.

A review of the Development Plan may be undertaken to consider development opportunities not currently contemplated in the management plan for opportunities that meet the following criteria:

- Facilitate additional multiple use of the existing buildings
- Accommodate a need that can not be provided for elsewhere
- Can be justified in terms of other objectives and policies in the management plan

8. Management Objectives

The management objectives of the Moerua Park reserve management plan are:

- To maintain and develop the park as a multi-purpose sports park serving a variety of recreational and sporting needs for the physical well being and enjoyment of the public
- To provide for the specialised needs of community and sporting groups, while protecting the rights of the public to use the reserve on a casual basis.
- To allow the fullest public use of the reserve while minimising possible conflict between various activities on the reserve and between reserve users and adjoining residential properties.

9. Management policies and actions

Policies and actions are the way in which is intended to regulate decisions on the management of the park to ensure the decisions are compatible with and will lead to achieving the objectives above.

9.1 Use of the park

Council will:

- 9.1.1 Support development that allows the widest possible use for a variety of organised active recreational activities.
- 9.1.2 Ensure substantial areas of the park remain as open space and minimize the encroachment of buildings, structures, roading, parking and planting areas unless provided for in the attached Development Plan.
- 9.1.3 Make the sports fields available to the general public when not required for structured activities.
- 9.1.4 Encourage the shared use of the clubrooms, changing rooms, meeting rooms as much as possible.
- 9.1.5 Consider proposals for new use of the reserve not involving additional buildings, in terms of the following criteria:
 - a) the possible effect on the rights of members of the public to use the reserve on a casual basis
 - b) the period of time and extent that any part of the reserve would be committed to organized use
 - c) any possible detrimental effects – particular turf quality, noise or traffic generation
 - d) possible conflicts with other activities on the reserve, or with adjoining land uses

9.2 Future Development

- 9.2.1 The reserve will be developed in accordance with Appendix 1 – Development Plan which includes the following development proposals subject to funding:
 - a) Demolish rugby clubrooms and ablution block
 - b) Develop sports fields with suitable drainage, construct and seal car parks and internal road
 - c) Shift and elevate the netball clubrooms and develop new courts
 - d) Construct the aquatic and recreation centre
- 9.2.2 Te Hiku Sports Hub Inc will prioritise this development and will maximise opportunities to apply for non-Council funding.
- 9.2.3 Any new development not already proposed in this management plan may require a review of the plan.
- 9.2.4 Future development will also take place on the A&P Grounds subject to a long term lease being agreed between Te Hiku Sports Hub Inc and Kaitaia and Districts A&P Association.

9.3 Buildings

- 9.3.1 Council will support the development of the park that minimises the number of new buildings and structures.

- 9.3.2 The duplication of facilities will be avoided by encouraging existing users to maximise the use of their facilities and to co-operate with other reserve users or community groups by the sharing of facilities.
- 9.3.3 Up-grading or extending existing buildings or developing new buildings must be in accordance Appendix 1 – Development Plan.
- 9.3.4 Buildings and structures will be limited to those approved through reviews of this management plan.
- 9.3.5 Further additions or extensions to the existing buildings will not be permitted unless those additions are to:
 - a) Facilitate additional multiple use of the existing complex building
 - b) Accommodate a need that can not be provided for elsewhere
 - c) Can be justified in terms of other objectives and policies in the management plan
 - d) Removable storage containers or storage sheds will be permitted.

9.4 Landscaping

- 9.4.1 Council will develop and implement a landscaping plan that will.
 - a) Provide shelter from wind and shade from the sun.
 - b) Takes into account the safety of park users when proposing plantings adjacent to public use areas.
 - c) Not detrimentally affect adjoining residents.
 - d) Screen and soften the impact of buildings and car parking areas on the adjoining neighbours.

9.5 Dogs

- 9.5.1 Dogs are permitted on the exercise circuit and in the park provided they are under the owner's control at all times. Removal of faeces is the responsibility of the owner.
- 9.5.2 Dogs are not permitted on the playing fields.

9.6 Commercial Activity

- 9.6.1 Commercial activity may be permitted, subject to Council approval, if it can be demonstrated that the profits will be reinvested in the provision of recreational and sporting needs of the community.
- 9.6.2 Commercial advertising displays such as signs, barriers, hoardings etc shall comply with Te Hiku Sports Hub Inc's own policies, which are developed from time to time and enforced by the governance board.
- 9.6.3 Temporary advertising displays may be permitted where they are associated with an approved commercial or other activity of limited duration with the approval of Council.

9.7 Parking

- 9.7.1 The development plan sets out proposed car parking areas including overflow areas that will be the responsibility of Te Hiku Sports Hub Inc.
- 9.7.2 Users of the reserve, including existing sports codes, are urged to manage their activities to minimise issues of car parking by sharing all

car parks and coordinating events and periods of high use through Te Hiku Sports Hub Inc.

- 9.7.3 Exclusive use of car parks may be allowed for special sporting and recreational events with the approval of Te Hiku Sports Hub Inc.
- 9.7.4 Overnight parking is prohibited without Te Hiku Sports Hub Inc approval and must be ancillary to recreational activities planned on the reserve.
- 9.7.5 Use of the car parks to display vehicles for sale is prohibited.

9.8 Ancillary Liquor License

- 9.8.1 The Te Hiku sports hub will be a smoke, alcohol, drug and violence free environment and no liquor licenses to a sports club or other community groups will be permitted.

9.9 Leases

- 9.9.1 Council will lease Pt Lot 27, DP 405 to the umbrella organisation Te Hiku Sports Hub Inc for the maximum time period possible.
- 9.9.2 All leases for the reserve shall be negotiated in accordance with section 54 of the Reserves Act 1977 for the use of land and buildings.
- 9.9.3 The conditions of any lease shall be based on those described in the First Schedule to the Reserves Act 1977 and on such other conditions and charges as the Council may from time to time determine.

9.10 Vehicle Access

- 9.10.1 Council vehicles and other vehicles authorised by Council or Te Hiku Sports Hub Inc shall have access to the parts of the reserve where their use is necessary.
- 9.10.2 Temporary parking on areas other than those normally used for parking may, with the approval of Council and Te Hiku Sports Hub Inc, be permitted for special events.
- 9.10.3 Physical controls on vehicle movements such as barriers, fences, bollards and speed constraints shall be constructed where appropriate.

9.11 Pedestrian Access Exercise Circuit

- 9.11.1 Entrances into the sports ground from South Road shall be supported with a pedestrian refuge in the centre of South Road and a path separate pedestrian/vehicle entrances.
- 9.11.2 Paths shall be designed to ensure pedestrians have a clear sight line where practicable and can clearly navigate their way around the sports ground as a matter of safety for reserve users.

9.12 Lighting and Night Training Areas

- 9.12.1 Lighting and night-time use of floodlights shall comply with the requirements of the District Plan.
- 9.12.2 Floodlights shall require consent of Council unless already contemplated in the attached Development Plan.
- 9.12.3 Location of night training lights is to be approved by Council in negotiation with the club concerned.
- 9.12.4 All outdoor lighting will be maintained to the relevant New Zealand Safety Standards at all times.

10. Reserve Management Plan process

The development of a reserve management plan is a very prescriptive process and has involved:

Time Schedule

Date\Deadline	Task
10 November 2014	Draft management Plan was adopted by the Board and approved for advertising
13 November 2014	Public Notice inviting the public to make submissions by 20 January
9 February 2015	Community Board adopted the management plan
12 March 2015	Final plan is adopted by Council and placed on website
	Management plan is kept under review

Appendix 1 – Draft Concept Plan



DRAFT PLAN FOR CO

Arcline Design
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**SITE PLAN -
 OPTION 21/08/14**

Te Hiku Sports Hub -
 South Road, Kaitia

REVISIONS

Scale: 1:2000 @ A3
 Drawn By: TS

Date this copy Printed:
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