



**KERIKERI SPORTS COMPLEX**  
**Recreation Reserve**  
**2011 Management Plan**  
Adopted by Council February 2011

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## **1. Introduction and Background Information:**

### **(a) Location:**

Kerikeri Sports Complex is a large multi-purpose reserve of more than eight hectares, which lies approximately two kilometers north of the Kerikeri Township. It is bounded by the Heritage by-pass to the west, Waipapa Road to the north, Edkins Road residential development to the east and the Rainbow Falls Scenic Reserve to the south.

### **(b) Access:**

The reserve has vehicle access from Waipapa Road as well as pedestrian access from the end of Edkins Road and off the Heritage by-pass. The vehicle access is named Raemarie Kapa Drive and travels past the sports fields to a car park at the rear of the complex. Both pedestrian accesses lead directly to the sports fields.

Although the accessway has a road sign in place the reserve name is not currently sign posted at either the main vehicle entrance or at the pedestrian access points.

### **(c) Acquisition/History:**

The land was purchased from K P and J F Procter by the Bay of Islands County in 1986 as a future sports ground. Approximately 1.7ha of this original land purchase was then sold to the Crown to improve access along Kerikeri River. This land now forms part of the Rainbow Falls Scenic Reserve. A financial contribution towards this purchase was made to BOICC by the Kerikeri Community Trust (no longer a registered Trust)

The land remained as an unused scrubby area of tobacco weed, gorse, scattered totara trees and poor pasture until the development of the heritage by-pass began in 2006.

The sports fields were constructed in 2008/2009 and the netball courts and complex building completed 2009/2010.

A further 1.3ha of land was acquired in 2010 under the Public Works Act in 2010 to widen the Heritage by-pass and to provide a splay near the Waipapa Road round-about.

Kerikeri Rugby Club has been relocated to this site as the community required increased access to their former home at the Kerikeri Domain. Kerikeri Netball has transferred to this site from Kerikeri High School as they wanted more than the five courts they previously had access to. Kerikeri Squash also plan to relocate and extend the complex building to eventually develop four courts.

## **(d) Legal Description**

Kerikeri Sports Complex is contained in Certificate of Title 70A/435 and the legal description is Pt Lot 3, DP 86015.

## **(e) Classification:**

In 2001 Council undertook the public submission process and conducted a hearing on the proposal to declare this property a reserve pursuant to the Reserves Act 1977 and to classify the reserve as recreation. On the adoption of this management plan the process to classify this reserve will be undertaken.

The general purposes of a recreation reserves are set out in section 17 (1) of the Reserves Act 1977:

*“Providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces. “*

## **2 District Plan Provisions:**

### **(a) Zoning:**

The land is zoned recreational activities in the Operative Far North District Council – District Plan. The zone seeks to complement the provisions of management plans.

#### 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 ensure suitable and adequate area is available for the recreational needs of people.*
- *To ensure that the effects of the use and development of recreational areas are compatible with the surrounding environment.*

#### 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.*

**(b) Land use consents**

RC 2090441 – RMALUC was granted in February 2009 for the development of a sports complex and more particularly 3 sports fields, 9 netball courts, car parking, squash courts, clubroom/complex building and flood lighting of the sports fields subject to the following conditions:

- *Use of outdoor facilities limited to 0700-2200 Monday to Sunday (can be exceeded 30 days per year)*
- *Landscaping to be implemented which includes plantings, paling fence, and hedging*
- *Noise not to exceed the following noise limits as measured at or within the boundary of the site:*
- *0700 to 2200 hours 55 dBA L10*
- *2200 to 0700 hours 45 dBA L10 and*
- *70 dBA Lmax*
- *Outdoor lighting used by, or in association with, any activity shall not exceed the following limits:*
- *between 0700hrs and 2200hrs the use of any outdoor lighting shall not cause an added luminance in excess of 25Lux measured horizontally or vertically at any point on the boundary of any adjacent site zoned residential*
- *between 2200hrs and 0700hrs the following day the use of any outdoor lighting shall not cause an added luminance in excess of 10Lux measured horizontally or vertically at any point 2m within the boundary of any adjacent site zoned*

**(c) Discharge consent**

CON20092433901 – was granted in February 2010 to discharge up to 5m<sup>3</sup> in a 24 hour period of secondary wastewater to land and discharge contaminants to air (primarily odour) for a trickle irrigation area at the southern point of the site. This consent will expire in March 2020 or as soon as a connection to a public sewer becomes available.

### **3 Physical Characteristics:**

The land is flat with a gentle slope to the south of the property where the adjacent Rainbow Falls Scenic Reserve drops away steeply to the walking track and Kerikeri River. Sealed accessway, three playing fields, nine netball courts, clubrooms and car parking have been developed on the site. Although the Heritage Bypass has significant landscaping the reserve only has planting on the fringes and is very open in nature. There are also many basalt rocks available onsite for landscaping in the future.

The very north part of the reserve was an early railway corridor and it is intended to interpret this element in some landscaping feature in the future.

### **4 Present and Surrounding Uses:**

#### **(a) Present use:**

A variety of both active and passive recreational activities take place on the site. The area is regularly used on an informal basis by joggers/walkers, people walking their dogs, informal play and school groups. It is also used as a short cut for walkers from the Riverview /Waipapa Road area to the township.

Although this is a very new facility it is now the home of two clubs that have been long established in the Kerikeri area. It is also the principal venue for organized sport in the Kerikeri area playing both summer and winter season sports. These include rugby, netball, touch, and cricket. Ancillary to these activities are multi-purpose clubrooms established initially for rugby and netball and designed to be extended to include squash and to be available for users of the reserve.

The reserve is intensively used on Saturdays by both rugby and netball. The Kerikeri netball centre is one of three centres in the Far North district and this requires players to come from Rawhiti, Kawakawa, Kerikeri and Kaeo to play in this competition. It is also used for practice on various nights and under lights in the winter. Twilight sport is played in the summer.

The car park has recently been sealed and this will improve the efficiency of the area. The speed of cars along the access way has been highlighted as a concern for some users. This is being monitored and it is hoped that signs and education will improve this. If not "No parking" areas and speed humps may be implemented.

#### **(b) Adjoining land uses:**

The heritage by-pass is an 80kmh roadway passing immediately to the west. It is heavily landscaped with native plants, has a wide footpath and cycle ways on either side linking along Waipapa Road. Cars currently park along this road as an easy way of dropping off and picking up children.

To the east is a residential subdivision built after Council purchased the land but before it was developed as sports fields and netball courts. The houses are generally well screened by a shelter belt and a 1.8m wooden paling fence has been built along part of the boundary. Due to the topography three houses are located below the newly

constructed netball courts and additional planting will be required to completely screen their homes and possible the construction of a small bund.

## **5 Management and Proposed Development**

### **(a) Present Management:**

The Board of Kerikeri Sports Complex Inc (KSC Inc) currently manages the site. The management board comprises six members from the founding members; a representative nominated by the Far North District Council and up to three additional members appointed by the Board.

KSC Inc is an incorporated society and charitable trust that has been set up to promote, foster and develop amateur sport, sports training, health and fitness in the Far North area and in particular young people. The society's role is to secure sports fields, grounds and facilities for its members generally and in particular the Founding Members as a result of their relocation from their existing fields grounds and facilities.

The Founding Members are Kerikeri Rugby Football Club, Kerikeri Netball Centre and Kerikeri Squash Club. These founding members have the following powers in respect to the Sports Complex:

- (1) Kerikeri Rugby Football Club manage bookings and use of the sports fields
- (2) Kerikeri Netball Centre manage bookings and use of the netball courts
- (3) Kerikeri Squash Club manages bookings and use of the squash courts .

It is intended to lease the entire reserve to Kerikeri Sports Complex Inc for a term of 33 years pursuant to section 54 of the Reserves Act 1977.

### **(b) Proposed Facility Development**

Currently three sports fields, nine netball courts a sports complex building and large car park are developed. The complex building consists of a function room, bar facility, kitchen, canteen, toilets, changing rooms, first aid room, meeting room and netball control room.

The sports complex building has been designed to enable four squash courts to be built at the southern end of the building and to enlarge existing toilet/shower facilities for squash players use. The squash players will then share the other amenities such as the kitchen and function room.

The building is also designed to accommodate the construction of an indoor training area adjacent to the western side of the squash courts. This facility will be built on the location of the wastewater effluent plant and can not be constructed until the building links to Council's sewer system and the plant is removed.

The courts have been laid out so that there is sufficient room for three additional courts to be constructed on the eastern side of the reserve.

It is planned that the four netball courts in the north western corner will have flood lighting. Ducting has been installed and three phase power located in the netball control room when funding is available.

The proposed facility layout is attached as Appendix 1 and any development will be subject to funding being available.

## **6 Management Objectives**

### **(a) Function:**

1. To maintain and develop the Domain as a multi-purpose reserve serving a variety of recreational and sporting needs for the physical well being and enjoyment of the public

### **(b) Use:**

1. To provide for the specialized needs of community and sporting groups, while protecting the rights of the public to use the reserve on a casual basis.
2. To maintain substantial areas of the reserve as open space and minimize the encroachment of buildings, roading and parking areas;
3. To develop and maintain planting on the reserve which enhances the general environment and which meets the functional requirements.
4. 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.
5. All ensure all uses and activities comply with the requirements of the Recreational Activities zone in the Far North District plan.
6. To ensure that the granting of ancillary liquor licenses to sports clubs does not detract from the primary purpose of the park, i.e. outdoor recreation.
7. To provide for commercial activity where appropriate, to benefit or compliment enjoyment of the outdoor spaces of the park.
8. To provide vehicle access and parking in response to the needs of reserve users

within limitations set to maintain the natural qualities of the reserve.

9. To provide lighting to facilitate night time use of and access through the reserve where appropriate.
10. To consult with Tangata Whenua with regard to the management and development of the reserve.

**(c) Preservation:**

1. To preserve the natural and heritage features that remain on the reserve

## **7 Management Policies**

Policies are how Council and/or its agency intend to regulate decisions on the management of the reserve to ensure the decisions are compatible with and will achieve the objectives above.

**(a) Uses:**

1. To maintain the existing facilities to allow the widest possible use for a variety of organised active recreational activities.
2. To maintain substantial areas of the reserve as open space and minimize the encroachment of buildings, structures, roading, parking and planting areas.
3. To make the sports fields and courts available to the general public when not required for structured activities.
4. To encourage the shared use of the clubrooms, changing rooms, meeting room as much as possible.
5. To consider proposals for new use of the reserve not involving additional buildings, in terms of the following criteria:
  - the possible effect on the rights of members of the public to use the reserve on a casual basis
  - the period of time and extent that any part of the reserve would be committed to organized use
  - any possible detrimental effects – particular turf quality, noise or traffic generation
  - possible conflicts with other activities on the reserve, or with adjoining land uses

**(b) Development**

1. To monitor the speed of cars along the accessway and if necessary install traffic calming elements when the car park sealing is underway.
2. To monitor parking along the accessway and if this continues to be a problem paint yellow no parking lines when the car park is painted.
3. To implement the landscaping plan including additional planting and an earth bund to screen the houses on the south eastern boundary.

### **(c) Future Development**

1. The reserve will be developed in accordance with Appendix 1 – proposed future development which will include (in no particular order)
  - Four squash courts
  - Three additional netball courts
  - Indoor training area
  - Additional flood lighting
  - Overflow car parking
  - Entrance feature in partnership with Ngati Rehia
  - Interpretation of heritage of old railway line
2. KSC Inc will prioritize any development and will maximize opportunities to apply for external funding.

### **(d) Buildings**

1. No buildings except those directly associated with and necessary for the proper enjoyment of outdoor activities will be permitted on the reserve.
2. Removable storage containers or storage sheds will be permitted.
3. Up-grading or extending the existing building complex in accordance with the future development concept plan will be permitted.
4. Further additions or extensions to the existing complex building will not be permitted unless those additions are to:
  - Facilitate additional multiple use of the existing complex building
  - Accommodate a need that can not be provided for elsewhere
  - Can be justified in terms of other objectives and policies in the management plan

### **(e) Landscaping**

1. To provide shelter from wind and shade from the sun.
2. To take into account the safety of park users when planting adjacent to public use areas.
3. Not to detrimentally affect adjoining residents when designing planting programs.
4. To screen and soften the impact of buildings and car parking areas.
5. To protect and interpret the heritage values of the railway embankment remnant.

**(f) Dogs**

1. Dogs are permitted in the reserve provided they are under the owners control at all times. Removal of faeces is the responsibility to the owner.
2. Dogs and their owners shall comply with the relevant Council by-laws.

**(g) Commercial Activity**

1. All commercial activity on the reserve will be subject to Council approval.
2. Generally, only charitable activities associated with a club, society or organization will be allowed, subject to Council approval.
3. Commercial advertising displays such as signs, barriers, hoardings etc shall comply with Policy # 3115 – advertising signs – procedure and protocol – appeals and waivers policy.
4. 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.

**(h) Overnight camping**

1. Any overnight camping will be subject to Council approval and must be ancillary to recreational activities planned on the reserve.

**(i) Ancillary Liquor License**

1. The granting of a liquor licenses to a sports club shall not detract from the primary purpose of the reserve, i.e. outdoor recreation and organized sports games.

**(j) Leases**

1. 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.
2. 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.
3. Sports and casual use of the park including the use of playing grounds and associated facilities, other than those prescribed under policies 1-2 above, shall be subject to such charges and conditions as the Council may from time to time determine.

#### **(k) Vehicle Access**

1. Council vehicles and other vehicles authorised by Council shall have access to the parts of the reserve where their use is necessary.
2. Temporary parking on areas other than those normally used for parking may, with the approval of Council, be permitted for special events.
3. Physical controls on vehicle movements such as barriers, fences, bollards and speed constraints shall be constructed where appropriate.

#### **(l) Lighting and Night Training Areas**

1. Lighting and night-time use of floodlights shall comply with the requirements of the District Plan.
2. Any new proposals for lights for sports purposes shall require the approval of Council.
3. Location of night training lights is to be approved by Council in negotiation with the club concerned.
4. All outdoor lighting, both Council and Club owned will be maintained to the relevant New Zealand Safety Standards at all times.
5. Lighting levels at the boundary will be monitored during night training periods for compliance. The District Facilities Manager in consultation with the eastern boundary neighbours will determine the frequency of monitoring and Council will make these results publically available.

#### **(m) Noise**

1. Noise levels will be monitored regularly for compliance for example during twilight netball, Saturday netball or any other events that that may generate noise levels that are higher then anticipated in the Recreation Activities zone and to make these results publically available.
2. The game siren and a loud speaker will be relocated to the western side of the courts as a noise mitigation measure.
3. The feasibility for an additional fence or bund to reduce noise to the properties on the south eastern boundary will be investigated
4. A Noise Management Plan will be developed for the clubrooms

**(n) Public Toilets**

1. Adequate toilet facilities are available for regular and casual users of the reserve

**(o) Rubbish control**

1. Adequate rubbish disposal facilities are available for casual users of the reserve
2. Regular or organised users of the reserve are required to manage the collection of litter created during their scheduled usage.

## **8 Continual Review**

All parts of this Reserve Management Plan will be kept under a continuous review in order to be able to adapt to changing circumstances or to adapt in accordance with increased knowledge. Notwithstanding this, a full review will be undertaken ten years from the final date of approval by Council of this Plan.

1. Review this Plan every ten years. In the interim, Council may determine to review part of, or the entire plan, in response to:
  - Information from monitoring which indicates the need for a review or change.
  - The identification of new management issues or problems for which policy is required.
  - Changes in national policy including new or amended laws, regulations or other actions.
  - Policy changes.
2. Publicly notify any review or change to this Management Plan as detailed in Sections 41(5)(a) 41(6)(a) and 119(1)(c) of the Reserves Act 1977.
3. Annually review the Proposed Actions and Responsibilities programme component of this plan