

Tasman District Council

MEMORIAL PARK

MANAGEMENT PLAN

*September 1997
(Incorporating Amendments, October 2003)*



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PREFACE: THE ROLE OF THE MANAGEMENT PLAN

The purpose of a management plan is to set out clear objectives for the management of a public park or reserve, allowing the managing body to manage or develop the amenity in the best interests of the public. The preparation of a management plan is a useful process for determining these objectives. The process provides an opportunity for the public to contribute to the setting of management objectives for the park or reserve. It also offers the opportunity to resolve any conflicts over park use and to determine the appropriate future development of the park.

Memorial Park in Motueka is a very important community asset. The range of activities undertaken at the park, and the potential for conflict between some of these uses, has prompted the Tasman District Council to prepare a management plan to set out clear management objectives for Memorial Park.

Public participation is an essential part of the preparation of a management plan. Public responses to the Council's invitation for suggestions in February 1996 were incorporated into the draft plan, which was released for public comment during 1997. Comments received on the draft, were discussed by Council and then the draft plan was amended to form this final management plan.

The management plan will be reviewed again in the future in response to changes in park use or public attitudes.

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1. INTRODUCTION

This management plan covers Memorial Park. Memorial Park is a 4.9 hectare public park situated on Pah Street in Motueka township. The park is owned jointly by the Tasman District Council and the Wakatu Incorporation, and leased and managed by the Council for public use.

This management plan sets out the objectives of the Tasman District Council for the management of the park for public use. The preparation of this plan was prompted by the Council's desire to ensure that the park is managed in a way that meets the wishes of the community and that is compatible with the District's Resource Management Plan.

The plan outlines the legal tenure of the park and describes the resources of the park, including its historic context. It then identifies the key issues affecting the park, and sets out objectives to address these issues and procedures for the implementation of these objectives.

The main issues addressed in this plan are:

- Maintenance of open space
- Protection of Heritage Trees
- Rationalisation of buildings
- Future of the Rubber Bowls area
- Carparking and access
- Multiple use of the park
- Recognition of the historical context
- Review of the management plan

2. LAND TENURE

2.1 Legal Description

The land covered by this management plan falls into two categories:

- Land held in freehold title by the Tasman District Council:

Part Lot 33 DP1599
1.2223 hectares, since 1971

- Land held in freehold title jointly by the Tasman District Council and the Wakatu Incorporation, and leased to the Tasman District Council for a term of 20 years from 30 June 1993:

Lot 16 DP1599
2835 square metres, since 1993

Lot 35 DP1599
1.9329 hectares, since 1993

Part Lot 36 DP1599
1.0755 hectares, since 1993

Lot 1 DP3874
2117 square metres, since 1993

Lots 1, 2 and 3 DP5839
1937 square metres, since 1993

2.2 Classification and Zoning

Memorial Park is not a gazetted reserve under the Reserves Act 1977.

Memorial Park is part of a Recreation Zone in the Tasman District Council's Proposed Resource Management Plan (May 1996). Proposed objectives and policies for Reserves and Open Space (Chapter 14 of the proposed plan) that are relevant for the management of Memorial Park are:

- Objective 14.2.0. Efficient and effective use of open space and reserves to meet community needs for recreation and amenity:

Policy 14.2.1. To maintain and where necessary improve the quality of reserves, open space and public recreation facilities.

Policy 14.2.2. To encourage multiple use of reserves and open space and recreational facilities where practical.

Policy 14.2.6. To consult with the community on the management, development and design of open space and reserves.

- Objective 14.4.0. The minimising of adverse environmental effects of activities and facilities on open space and reserves, on the amenity values of surrounding activities:

Policy 14.4.1. To control the scale, design and location of buildings and structures to ensure the open space character of reserves is maintained.

Policy 14.4.2. To ensure that activities associated with open space and reserves do not give rise to effects (such as noise, glare, traffic) without mitigation measures.

Policy 14.4.4. To ensure the design of open space and recreational facilities is sympathetic to the scale and character of the surrounding environment.

Memorial Park contains eight Class B Heritage Trees, and one Class C Heritage Tree:

- Heritage Trees - Class B:

Juglans regia (x 2);
Ulmus x hollandica (x 2);
Quercus coccinea;
Quercus sp.;
Cedrus deodara;
Liriodendron tulipifera

- Heritage Trees - Class C:

Sequoiadendron giganteum

The proposed plan lists the destruction or removal of Class B or C Heritage Trees as a discretionary activity, requiring a resource consent. Pruning and trimming of Heritage Trees is permitted as a controlled activity, provided the work is undertaken in accordance with expert arboricultural advice, and that the work does not result in the destruction or removal of the tree. Minor trimming is a permitted activity.

2.3 Leases and Licences

The portion of the park that is held as freehold title by the Council is occupied by the following organisations:

Motueka Darts Association Inc.
954 square metres, lease from 1982 for 21 years.

Motueka Bowling Club
7658 square metres, lease from 1982 for 21 years.

Motueka Rubber Bowling Club
no known lease, not operating at present.

Sports Pavilion Association
no licence

The portion of the park that is leased by the Council contains the playing fields and pitches, library, cenotaph, toilets, tennis courts, kindergarten, senior citizens hall, and the Memorial Hall. The grassed pitches are used by the Motueka Cricket Club, Motueka Association Football Club, and the Motueka Athletics Club. The Plunket Society and the Motueka Toy Library use rooms attached to the Memorial Hall. The Motueka (Laura Ingram) Free Kindergarten and the Old Folks Association have licences to occupy land, and the Tennis Association occupies land by agreement with the Council.

3. RESOURCE DESCRIPTION

Memorial Park is located on gentle alluvial country that forms the outwash plain of the Motueka River. Previously the area supported dense lowland podocarp forest dominated by kahikatea (*Dacrycarpus dacrydioides*) and containing totara (*Podocarpus totara*), matai (*Prumnopitys taxifolia*), and titoki (*Alectryon excelsus*).

Land that forms part of the park was first leased for public purposes by the Motueka Cricket Club in 1858. Two areas, consisting of about 6 acres from Pah Street right through to Poole Street, were leased off the Maori owners for a rent of one pound an acre. Shortly after the lease was negotiated, the Cricket Club cleared and stumped the native forest to establish a cricket pitch. In 1871, when the lease was renewed for a 21 year term, the Motueka Cricket Club lost control of the portion of the park adjoining Poole Street.

Other sections were added to the park later, including the grounds of Memorial Hall which were gifted by the Manoy family. The cenotaph was shifted to the park in 1950, and the Memorial Hall was erected in 1953. The existing library building was built in 1955 and extended and renovated in 1986.

Facilities in the park now include the hall, library, kindergarten, senior citizens hall, tennis courts, cenotaph, memorial gate, public toilets, childrens' play area, cricket/soccer/athletics area, sports pavilion, bowling green, darts clubrooms, carpark, and the rubber bowls area.

The present park, consisting of land in four different titles, fronts onto Pah Street and includes an access path through to Poole Street. A half share in three of the land titles was purchased by the Council from the

Wakatu Incorporation in 1993, with the Incorporation's interest leased back to the Council for a term of 20 years.

The park lies in the heart of Motueka and is surrounded by business and residential buildings. The most prominent feature of the park is the large open sports field bordered by well-established trees. The east (town centre) end of the park is dominated by the hall, library, senior citizens hall, and kindergarten buildings. The tennis courts, childrens' play area, and gardens surround these buildings. The western end of the park houses the sports pavilion, darts clubrooms, carpark, bowling greens, and the unused rubber bowls area. A small historic cottage, on adjoining land, forms an enclave into the southern side of the reserve.

4. ISSUES, OBJECTIVES AND IMPLEMENTATION

4.1 Maintenance of Open Space

Discussion

Memorial Park is an attractive open area close to the business centre of Motueka. The relatively extensive grassed sports area lies only a few hundred metres from the main street and close to other amenities such as the hall, library, kindergarten, and school. The sports area is sheltered and shaded by the hedges and trees that border the park. Seats and public toilets help ensure that the area is a pleasant and convenient place for passive recreation as well as sports activities. The Proposed District Plan recognises the value of open space in urban areas and has policies that aim to maintain and improve existing areas of open space. Several buildings are located in the park. Most are situated at the eastern end of the park, near Memorial Hall, or at the western end, near the bowling greens. It is important that the existing areas of open space are retained and that new buildings or structures do not reduce the extent or character of open space in the park.

Objective

To maintain the existing areas of open space by limiting the number, and restricting the location, of any new buildings or structures.

Implementation

1. Confine any new buildings to the area west of the existing Sports Pavilion (Part Lot 33 DP1599), or east of the sealed footpath that runs from the cenotaph to the tennis courts.
2. Prohibit the erection of any permanent structures or buildings, except those that are already established and are essential for existing sports activities, from the sports area (between the Sports Pavilion and the sealed footpath).
3. Ensure that any movable structures and sports equipment are stored off the open space area (between the Sports Pavilion and the sealed footpath) when not in use.
4. Rationalise existing buildings and carparking areas, where appropriate, without significantly reducing areas of open space in the park.

Other relevant objectives:

- 4.2 Plantings and Heritage Trees; and,
- 4.3 Rationalisation of buildings.

4.2 Plantings and Heritage Trees

Discussion

One of the significant features of Memorial Park is the row of large trees that border the sports field. The other plantings in the park also contribute substantially to the character of the area. Several individual memorial trees have been planted in the vicinity of the cenotaph to commemorate particular events. The Proposed District Plan recognises the value of the larger trees by designating them as Heritage Trees. The Plan also proposes that the quality of open space areas should be retained. Existing plantings in the park appear to be adequate for the provision of shelter, shade and greenery. However, some parts of the park, notably the rubber bowls area, lack shade and shelter. Furthermore, plantings in these areas are poorly designed and maintained. Conversely the well-used part of the park, around the hall and kindergarten, have been carefully landscaped and the plantings well maintained. It is important that plantings of trees and gardens in the park are compatible with the purposes of the park and consistent with one another.

Objective

To ensure that amenity plantings are carefully planned and well maintained so that the character of the park is retained or improved.

Implementation

1. Prepare a landscape plan before any further trees or gardens are established in the park.
2. Establish shelter plantings at the western edge of the park, alongside the rubber bowls area and bowling green.
3. Establish plantings in the western portion of the park around the carpark area to help screen the carpark and buildings and to improve the visual character of the park.
4. Establish, in conjunction with a landscape plan, a small area of native trees to illustrate a component of the original vegetation of the site.

Other relevant objectives:

- 4.3 Rationalisation of the buildings;
- 4.4 Future of the rubber bowls area;
- 4.5 Carparking and access; and,
- 4.7 Recognition of the historical context.

4.3 Buildings

Discussion

There are twelve substantial buildings or structures, including the cenotaph and main memorial gates, in Memorial Park. They date from different times and are of different designs and styles. The buildings at the eastern (Memorial Hall) end of the park are clustered together and surrounded by landscaped gardens. At the western end of the park the buildings are more scattered, and are separated by drives and carparks rather than landscaped gardens or grass. The Proposed District Plan recognises the need to control the scale, design and location of buildings to protect open space in public parks. The plan also seeks to ensure that the design of open space and recreational facilities is sympathetic to the scale and character of the park. The rubber bowls building at the western end of the park is not presently used. The Motueka Darts Association building is awkwardly sited, leading to the under-utilisation of the surrounding space. The erection of any further buildings in the park would clutter the existing open space. Ideally there should be some rationalisation of the existing buildings in the park, especially those at the western end. The abandonment of the rubber bowls area may provide an opportunity to reduce the number of buildings in that area.

Objective

To limit the number of buildings at the park through the removal of buildings where appropriate and the rationalisation of the use of existing buildings.

Implementation

1. Allow the construction of a building on the disused Rubber Bowls area at the western end of the park.
2. Rationalise buildings at the western end of the park by removing or replacing old or under-utilised buildings when they are no longer required to meet existing demand for reserve use.
3. Prepare, as part of a park landscape plan, Design Guidelines for buildings and structures within the park.
4. Limit any replacement buildings to single storey structures, except where they are already higher than one storey (ie. Memorial Hall and the Sports Pavilion).
5. Ensure that any replacement buildings comply with Design Guidelines.

Other relevant objectives:

- 4.1 Maintenance of open space;
- 4.4 Future of the rubber bowls area; and,
- 4.5 Carparking and access.

4.4 Future of the Rubber Bowls Area

Discussion

The Rubber Bowls area at the southwestern end of the park is presently unused. It consists of a fenced bowling area, covered in rubber chip, and an adjoining concrete block building. The area is presently untidy and in poor repair. The Rubber Bowls Club is apparently no longer operating and there appears to be no regular maintenance of the bowling area or the building. A small part of the rubber chip playing area has been covered in sand to form a trial surface for playing petanque. The Motueka Bowling Club has expressed interest in developing the rubber bowls area for petanque. The Proposed District Plan recognises the need to maintain the quality of open space and the need to encourage the multiple use of public parks. At present this part of the park is untidy and largely unused. The redevelopment of the rubber bowls area is a urgent priority. Further effort should be made to contact members of the (now defunct?) Rubber Bowls Club before any redevelopment proceeds.

Objective

To redevelop the rubber bowls area in the southwestern corner of the park to provide space for other recreational activities.

Implementation

1. Dismantle or relocate the Rubber Bowls building.
2. Remove the perimeter fence from the Rubber Bowls and replace with low hedges or shrubs.
3. Permit the construction of a building on part of the Rubber Bowls area, and the development of car parks and amenity plantings on the remaining part of the Rubber Bowls area.

Other relevant objectives:

- 4.1 Maintenance of open space;
- 4.5 Carparking and access; and,
- 4.6 Multiple use of the park.

4.5 Carparking and Access

Discussion

Carparking is provided within the park at the western end around the Motueka Bowling Club building. No carparking is provided in any other part of the park, but there is parking available on both Pah Street and Poole Street. The Proposed District Plan recognises the need to maintain open space in public parks. It also recognises the need to mitigate the effects of activities associated with parks. The Plan exempts the central business area of Motueka from minimum on-site carparking requirements. Ideally, all of the area of the park should be available for public recreation, rather than carparking. Any parking that is available in the park should be available equally for all park users.

Objective

To provide a small central area for public carparking at the western end of the park.

Implementation

1. Remove the Darts Club building and the fence between this building and Bowling Club carpark.
2. Resurface the existing carpark around the Bowling Club building and mark this area for carparking.
3. Make the whole resurfaced and marked area available for carparking for all users of the reserve, except for several dedicated parks east of and adjacent to the Bowling Club building for Bowling Club patrons.

4.6 Multiple Use of the Park

Discussion

The park is used by a wide range of recreational and sports activities. Most sports or uses have dedicated areas and buildings, but the open grassed area is used for cricket, soccer, athletics, and passive recreation. It appears that, at most times, these uses do not conflict. However, there has been some conflict between cricket and soccer, especially during the period that their respective seasons overlap. The Proposed District Plan aims to encourage the multiple use of parks where practical. Where activities have different requirements, such as the pitch requirements of cricket and soccer, these activities need to be separated over time.

Objective

To separate uses where conflict arises, or restrict uses where separation will not eliminate conflict.

Implementation

1. Insist that clubs continue to work together to separate conflicting uses.
2. Consult with clubs before allowing any further development of permanent facilities or the introduction of any new sports.
3. Where conflict between park uses is irresolvable, favour those uses which have the least impact on playing surfaces.

4.7 Recognition of the Park's Historical Context

Discussion

Part of Memorial Park is jointly owned by the Tasman District Council and the Wakatu Incorporation. The Wakatu Incorporation represents the original owners of the land, and the Tasman District Council (and its predecessors) have leased the land for many years for public recreation and amenity. This joint ownership of land for public use is an innovative arrangement which embodies the partnership principles of the Treaty of Waitangi. It allows the continued use of the important area as a public amenity and recognises the historical and spiritual importance of the land to the Maori people. In addition, the park was formerly covered in dense podocarp forest, an ecologically important forest type that is now severely depleted in the region.

Objective

To recognise and respect the historical associations and the spiritual values that the park represents.

Implementation

1. Continue consultation between the Council and the Incorporation over policies for reserve management, including appropriate actions to recognise the historical context of the park.
2. Set aside, as part of the landscape plan, an area for the planting of examples of the native forest trees that once covered the park. Propagate any planting material from the nearby Thorp Bush.

4.8 Review of the Management Plan

Discussion

Public use of parks and public attitudes to the appropriateness of such uses changes over time. The management plan must be responsive to these changes so that the management and development of the park by the Council reflects these changing views.

Objective

To ensure that changes in public use and public attitudes are reflected in the management plan.

Implementation

1. Review the management plan when major conflicts between users or other matters affecting the use and enjoyment of the park arise, and anyway at intervals of no more than ten years.
2. Undertake any such reviews of the management plan in conjunction with the Wakatu Incorporation.
3. Invite public comment before each review and seek public comment on all changes proposed by each review.

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Memorial Park

March 2005

