

Bill McKinlay Park

Management Plan

Prepared by The Mt Wellington Borough Council August 1982. Amended August 1989 to include the New Lease to the Football Club.

Please direct all enquiries to the Community Planning Group, Auckland City Council, Private Bag 92 516, Wellesley Street, Auckland 1.

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1.0 Background Information

1.1 Introduction

The Mount Wellington Borough Council has prepared this Management Plan in accord with the Reserves Act 1977.

It is intended that this plan be used as a practical planning document to ensure the orderly development of the Park for maximum utilisation and enjoyment.

The park, which comprised an area of nearly two hectares and is located in close proximity to the Panmure Township, is perhaps best known as the headquarters and home ground of the Mount Wellington Association Football Club.

Some five years ago, the Council, in co-operation with the club, embarked on a development scheme to create a stadium-like club, with spectator facilities for some 5,000 persons, a good playing surface, floodlighting and good standard dressing and toilet facilities. On a cost sharing basis, over \$100,000 has been spent to date and the park is now one of the top club soccer grounds in the country. It has been fenced, which enables it to be used as a charge ground.

The park is the home ground of the Mount Wellington Association Football Club, but encouragement will be given to utilise it for other sports, especially over the summer period.

It is not possible to predict too far into the future on recreational trends and needs and as such, the Management Plan will be reviewed when new information comes to hand, or needs become apparent, or at the latest within five years.

1.2 Legal Description

1.9829 hectares, more or less, being Allotment 55, and Part Allotment 56, Section 1, small lots near Panmure situated in Block II, Otahuhu Survey District. All CT 16A/991, SO Plan 4093.

1.3 Classification and Zoning

The reserve is classified "Recreation" pursuant to the Reserves Act 1977.

Bill McKinlay Park is designated "Reserves-existing" under the current district scheme and has an underlying zoning of Residential C.

1.4 Location

The two hectare reserve is situated in Ireland Road and in close proximity to the Panmure Township. It is bounded on the northern boundary by the commercial premises of Panmure Motors, the western boundary by the railway and the southern boundary by a large block of flats.

A locality plan is attached as Figure 1.



Figure 1. Locality Plan

1.5 History

In 1902, the Ireland Road Domain was vested in the Mount Wellington Domain Board. This Board had been established by Gazette Notice, published in January 1881, and listed the powers, meeting times, schedule of area and original members.

The first Board members were:-

Thomas Cleary	John Donnelly
Barton Ireland	Joseph Banks
Arthur Wintle	Edward Pilkington

The Board functioned successfully and carnivals, rodeo and sports days were organised on the Domain. The Domain Board went out of existence in 1952 and the control and administration of the Domain was taken over by the Mount Wellington District Council.

In 1952, the Mount Wellington Association Football Club was founded and two years later, with the co-operation of the Borough Council, it was agreed that the Ireland Road Domain be allocated as a permanent soccer ground. The Club started off with two junior teams, one of these comprising the 8-10 years age group and known as midgets. The foundation committee members were, Mr RG Richardson (President), Mr N Haydon (Secretary), Messrs R Sims, R Walker, J Beeston and Mrs M Richardson.

In 1964, a Permit to Occupy agreement, in respect of the site occupied by the clubrooms, was drawn up between the Club and the Council. The agreement was for a period of 21 years, with the right of renewal for a further 21 year period.

In 1976, the ground was re-named Bill McKinlay Park in honour of (the now late) Mr William McKinlay who made an outstanding contribution to soccer in general and the local club in particular.

The development scheme for Bill McKinlay Park goes into full swing in 1978. The work has been done generally on a cost-sharing basis and the first stage has been completed with an expenditure to date of over \$100,000.

2.0 Objectives

- To complete the development scheme in accord with the plan approved by Council in 1977 and as amended by a subsequent approval under the provisions of the Town Planning Act.
- To encourage the maximum utilisation of the existing and proposed facilities and amenities.
- To develop Bill McKinlay Park into a sports stadium with spectator facilities and suitable for the playing of major soccer games.
- To facilitate its use as the home ground of the Mount Wellington Association Football Club.
- To promote other uses of the ground to enable as wide a use as possible of the ground and facilities, especially during the summer months.

3.0 Policies

3.1 Utilisation

(a) Policy

The Mount Wellington Borough Council confirms the allocation of the ground for the playing of soccer in general, and its use as the home ground for the Mount Wellington Association Football Club in particular. Use of the ground by organisations other than soccer, especially in summer, will be encouraged, providing there is no conflict with accepted and approved soccer activities.

(b) Explanation

The Mount Wellington Association Football Club has used Bill McKinlay Park for the past 30 years and has contributed much to its development over that period. They entered into a Permit to Occupy agreement in respect of their clubroom's site in 1964, when their clubrooms were built. On completion of the Management Plan, consideration will be given in accord with the provisions of the Act, to the leasing (as against the present Permit to Occupy agreement) of the site on which the clubroom premises and possible extensions are located.

The use of the field by junior and other sections of the club will be encouraged.

The use of the reserve by organisation such as marching will be encouraged in the future. With Bill McKinlay Park being a charge ground with reasonable spectator facilities, it provides clubs an opportunity to stage displays to a paying audience. Local clubs and organisations will always be given preference.

Although the ground is fenced, the gates will remain open at all times, other than on authorised charge occasions.

3.2 Council Facilities

(a) Policy

The Council facilities on the reserve will continue to be maintained at the highest standard possible, to be extended if need be, and to be utilised to the maximum degree.

(b) Explanation

The main facility in this category is the changing room/convenience building located at the north end of the field. Consideration is being given by the Club to finance an extension to this building of some 55m², at the Ireland Road end, to provide for a small kiosk, spa pool, sauna and plunge pool facility and implement shed. The kiosk would operate only when spectators were present, and the other facilities in conjunction with training, games or club activities. It would not be a public amenity.

3.3 Club Facilities

(a) Policy

The Council will encourage the best use to be made of the club's facilities on the reserve, by maintaining high membership numbers. Providing maximum amenities and ensuring sound administration and control, for the full enjoyment of all.

(c) Explanation

The clubrooms were commenced in 1964 and the upstairs section added some six years later. In 1979, the club was granted an auxiliary liquor licence. The club is keen to expand its facilities further to make it more attractive to members and to provide better amenities. Within the planning period, the club foresees possible extensions to the clubrooms. These would generally be confined to the existing area set down in the Permit to Occupy agreement. Council sees these facilities as reasonable and desirable and as such, considers they should be included in this Management Plan.

The flood lighting was financed by the Club and the power is supplied through the club's meter. The lights can be made available to other approved users of the park after consultation with the club and Council and agreement on payment.

The general control of the club's activities in relation to the use and operation of the clubrooms are set down in the Permit to Occupy agreement. This agreement gives no right of subletting and authorises the club to use the premises for its own recreational and social purposes. Appropriate clauses pertaining to behaviour, conduct and control, are included. It is considered that the control procedures as set down in the agreement are adequate and that this is the right place for them.

3.4 Allocation of Games

(a) Policy

To allocate games and the use of the ground on the following conditions:-

- Home National League games as set down in the National League draw at the start of the season.
- On the Non-National League weekends, games involving a home team to be played and such allocation to be approved by the club.
- As far as practicable, a curtain raiser to be played involving junior or midget club teams – the allocation to be through the club.
- Any other games, including any with AFA or NZFA involvement, to be subject to specific application to, and approval by, Council – these to be discussed with the club. Adequate notice is essential in this regard.

- The extent of training to be at the discretion of the Parks Superintendent.
- At all times, the games and training to be subject to Council control and policy, pertaining to grounds, conditions and closure.

(b) Explanation

The Borough Council's general policy pertaining to the allocation of games on reserves in the Borough is that the parent code (ie. Auckland Rugby Union, Auckland Football Association, etc) is advised of the fields available for that code and they allocate each week's games on the particular fields. This procedure is not practicable at Bill McKinlay Park as National League games do not come under AFA jurisdiction and duplication of allocation has to be avoided.

It would be in accord with the Parks Committee policy that, the ground be utilised to its maximum potential, subject of course to the ground being maintained in reasonable condition.

3.5 Entry Charges

(a) Policy

A confirming resolution will be made at the start of each season authorising the charges to be made.

Entry charges for use of the ground by AFA, NZFA and organisations other than soccer will be subject to specific application to, and approval from, Council.

(b) Explanation

The confirming resolution will be made at the start of each season authorising entry charges that be made for that season. These charges are a maximum that can be made and must be adhered to during that season.

Further that, in respect of any other games which would be subject to specific application, any alteration to charges will be only authorised by specific resolution. In all cases, it is to be noted that special consideration is to be given to the family involvement.

3.6 Ground Fees

(a) Policy

In accord with the general policy of Council pertaining to all fields, no ground fees in respect of National League and Non-National League Club games will be made, but that in respect of all other games, a charge be considers and fixed by Council, dependent on the circumstances.

(b) Explanation

It has been decided by Council to do away with ground fee charges for all grounds in respect of organised sport. The same policy will apply to this ground in respect of all local games. Regarding other games, or special events where a charge is to be made, it would be influenced by the extent of extra work involved in preparing and cleaning up the ground.

3.7 Vehicle Control and Parking

(a) Policy

To provide adequate traffic control and parking facilities, to ensure the maximum safety and enjoyment of the reserve.

(b) Explanation

Fortunately, no problems have arisen due to the illegal driving of vehicles over the playing surface as has occurred on other grounds. The surrounding pipe barrier fence no doubt discourages this practise.

The sealed area adjacent to the northern boundary provides for vehicular entry to the park and clubrooms and also provides for the parking of some 60 vehicles. At times this area is overtaxed. It is proposed that this parking area be extended to incorporate part of the area between the embankment and the railway. Provision will be made for approximately a further 40 cars.

3.8 Spectator Accommodation

(a) Policy

To provide for both covered and uncovered stand facilities for the comfort and enjoyment of spectators.

(b) Explanation

Some two and half years ago, approval was given by Council following Town Planning procedures, for the erection of a covered stand on the railway side of the ground capable of seating 1,750 persons. The work has not proceeded but is confidently expected to get under way in the near future and Council has accordingly granted an extension of the planning approval.

The club wishes to extend the temporary stand down the east side of the ground. This stand would be uncovered, of similar construction to the existing temporary structure, approximately 4m wide and 2.4m high and when completed, would seat some 800 persons.

Council considers this stand is a desirable amenity and should be included in the Management Plan.

3.9 Beautification

(a) Policy

Within the practical limits that exist, to plant suitable trees and shrubs, to ensure reasonable aesthetic pleasantness.

(b) Explanation

The areas adjacent to the fence lines and the back of the embankments will be planted out with suitable planting for aesthetic purposes.

3.10 Advertising

(a) Policy

To permit advertising around the field, providing it is of the panel type, either on the scoreboard or fixed to the barrier fence around the ground, faces inwards and is or properly controlled form.

(b) Explanation

The Council considers it reasonable that some advertising be permitted and that the conditions set down above will ensure that it causes no offence to the adjoining residential properties. The content of the signs will be subject to Council approval and must also be maintained to Council's satisfaction.

3.11 Special Conditions of Club Lease

In April 1989 the Council altered the lease agreement with the Mount Wellington Association Football Club. This new lease was based on the fact the Club needed long term security and control of the grounds. It posted full control and maintenance of the whole reserve onto the Club, with Council only responsible for mowing. Posted below are the main items in the new lease agreement:

1. Local organisation approved by the Council would be allowed use of the grounds and facilities at no charge or minimal charge.
2. The field and surrounds are to be available to the public outside times of Soccer games.
3. The club is to encourage the use of the facilities for other sporting uses.
4. The maintenance/insurance of all facilities on the ground, including fencing, car park, changing rooms, toilets, stand, temporary stand and field are to be the Club's responsibility.
5. The Council will be responsible for mowing of area to an acceptable standard. Club responsible for maintenance of the playing field and landscape areas in conjunction with Council's Officers.
6. The charges for National League games to be submitted annually to Council for approval. The Council will set maximum charge for Club games with pensioners being at half price and children under 15 free.
7. Within allowed limits the Club would be able to use grounds for other Soccer games.
8. Advertising on the reserve will require the approval from Council. Generally only approved when it does not infringe on outside of the Park.
9. Council will supply water free of charge for irrigation of the field.
10. The car parking is to be available to the public outside times of Soccer games.
11. The annual charge for the facility is \$1,000 per annum reviewable 5 yearly.

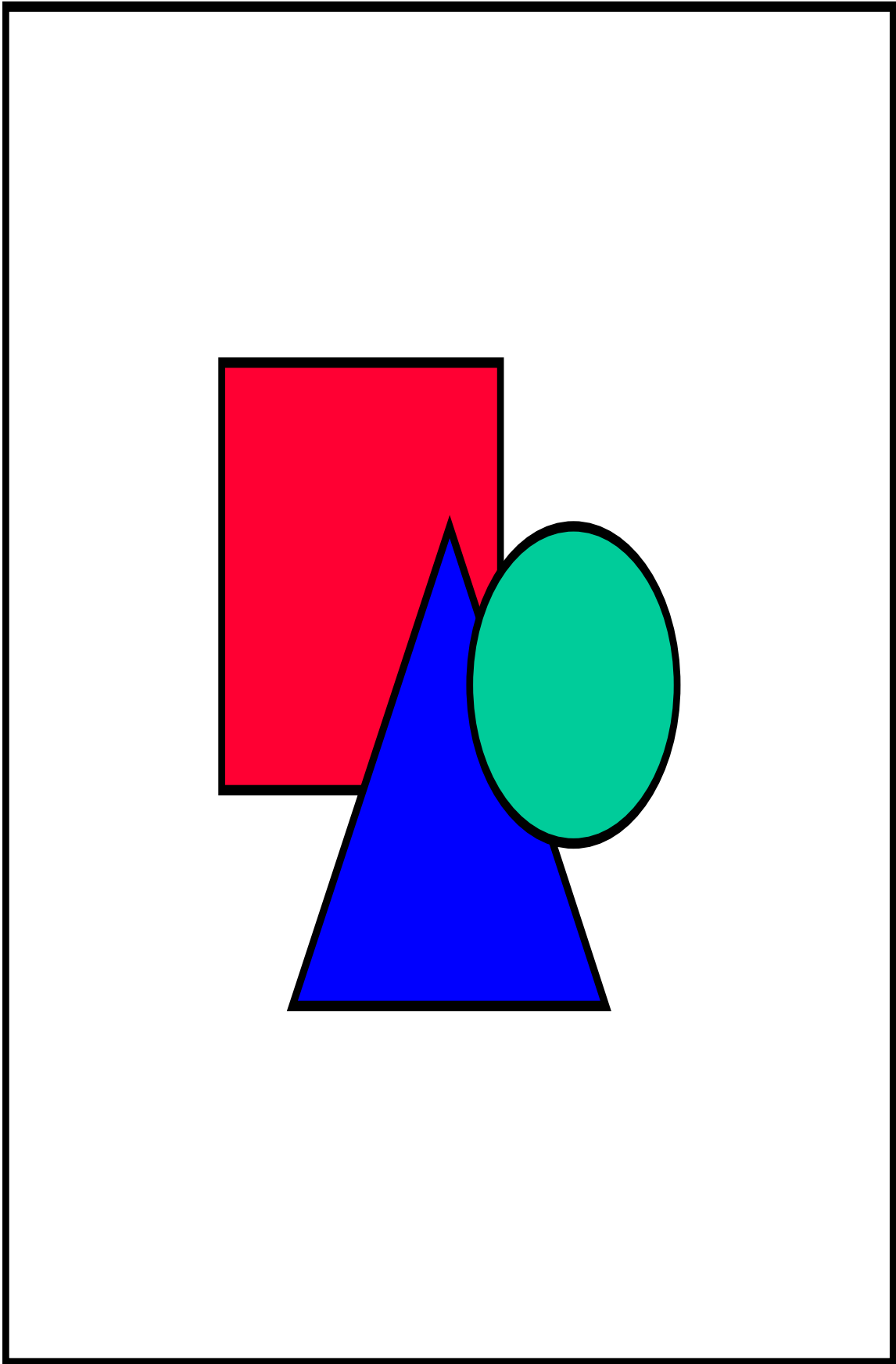


Figure 2: Development Plan