

**Fergusson Domain Recreation
Reserve
1981 Management Plan**

Reserve management plan adopted by Onehunga Borough Council on 23 February 1981.

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1.0 Introduction and background information

1.1 Location

Fergusson Domain is a large, multi-purpose reserve of more than six hectares, which lies in the north-eastern part of the Borough in a predominately residential area, bounded by Oranga Avenue, Waitangi Road, Roosevelt Avenue and Namata Road.

1.2 Access and identification of reserve

The Domain has vehicle access from Olea Road and Waitangi Road as well as pedestrian access from a number of points around the park. The Olea Road entrance provides access to Fergusson Hall and the Te Papapa Rugby Football Clubrooms, and the Waitangi Road driveway serves the tennis courts, Onehunga Amateur Athletic and Harrier Club, Oranga Scout Group Hall, the children's playground and the Onehunga Soccer Sports Club. Pedestrian access points are available from: Hull Place, Melville Place, Namata Road and Roosevelt Avenue.

A portion of Olea Road is unformed and parts of the playing field extend over it. It is therefore proposed that legal steps be taken to stop the road and formally incorporate this area into the Domain, as indicated on the outline plan.

The reserve is sign posted at both Olea Road and Waitangi Road, but not all pedestrian access points.

1.3 Legal description

Fergusson Domain Recreation Reserve has a total area of 3.0492 ha. The legal description is as follows:

- a Lots 479 & 480 DP 17735 (New Zealand Gazette 1930, page 2649).
- b Part Allotment 81, Section 12, Suburbs of Auckland (Part New Zealand Gazette 1951, page 227).
- c Allotment 136, Section 12, Suburbs of Auckland (New Zealand Gazette 1958, page 299).

1.4 Acquisition/history

[Details to be provided]

1.5 Classification

The reserve has been classified as a reserve for recreation purposes pursuant to the Reserves Act 1977 (New Zealand Gazette 1980, page 313). The general purpose of a recreation reserve is set out in Section 17 subsection 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 and on outdoor recreation activities, including recreational tracks in the countryside.”

1.6 Zoning

The third review of the district scheme zones Fergusson Domain Recreation A. The Recreation A zone identifies those areas that are used primarily for organised sporting and club activities.

1.7 Physical characteristics

Fergusson Domain is an irregularly shaped site with a large level area on the eastern side and a series of higher terraces rising towards the western side. The westernmost area of reserve near the Namata Road access point in particular, is visually prominent from other parts of the reserve and from residential land to the east. Natural rock outcrops occur in places in the western and southern parts of the reserve, with a large rocky outcrop adjacent to Melville Place being a particularly significant landscape feature.

Playing fields, tennis and volleyball courts, scouts clubrooms, and caretaker's maintenance depot, athletic and harrier's clubrooms, parking area and children's playground, have been developed on the level land. The higher land to west has been terraced to accommodate a community hall, rugby football club premises, small playing field and parking.

Stone and rock retaining walls on the Domain are an attractive landscape feature, with vegetation on the reserve comprising open grass areas and a number of established trees, particularly in the north-western corner.

1.8 Present use

A variety of both active and passive recreational activities take place on Fergusson Domain. The area is regularly used on an informal basis by joggers, people walking their dogs, tennis players and neighbourhood children using the play equipment.

The Domain is a principal venue for organised sporting groups playing both summer and winter season sports within the Borough. These include: rugby, soccer, athletics, harriers, tennis squash and softball. Ancillary to these activities are club rooms established by the Onehunga Soccer and Sports Club, the now defunct tennis club and Te Papapa Rugby Football and Sports Club. Other buildings on the reserve are a community hall, Scout Den, Council implement shed and changing rooms.

The Domain is intensively used at times by most of the clubs based on the reserve, although the membership of the tennis club has fallen to such an extent that it is no longer an active organisation. Council has recently re-surfaced the tennis courts and will encourage their use of mainly casual public recreation, although in the long term revival of the tennis club membership is desirable as a means of promoting the tennis facilities available and making better use of them.

Some problems have arisen between user groups, mainly from the restricted space between soccer and rugby fields. The Council will endeavour to seek a physical solution to the problem and is also aware of the need to maintain the running tracks, which overlap the soccer ground and rugby field, to a high standard so that users avoid injury.

The children's playground is well used, often in conjunction with the play equipment in the adjoining kindergarten. The Council has upgraded this area with the installation of loose bark filling under new play equipment bordered with continuous log edging. A volleyball court has also been provided. The rocky outcrop east to Melville Park is to be retained as a natural feature and a valuable children's play area.

1.9 Existing licences to occupy

The following organisations have been granted licences to occupy Fergusson Domain for recreational purposes:

a Te Papapa Rugby Football and Sports Club

This club has its clubrooms on an elevated terrace overlooking the main rugby field and has a licence to occupy two areas of the park to accommodate its existing building and parking area. The club has the use of the main rugby football ground during the winter season, the dates of the season being determined by Council. Both the rugby ground and a practice playing field on the upper terrace west of the clubrooms are floodlit. Club facilities include squash courts and a number of other activities are also available to club members including softball, indoor bowls, cricket and darts. The grounds are maintained by Council, with the parking area and club rooms, including the provision of any future parking, being the responsibility of the club. During the summer season, the club has the use of two softball diamonds which are marked out and maintained by Council.

b Onehunga Soccer and Sports Club

This club was formerly the Cornwall Soccer Club but registered a change of name to the Onehunga Soccer and Sports Club on 9 June 1986. The club is licensed to occupy an area adjoining the children's playground that accommodates its clubrooms. It is responsible for maintaining the soccer field on the Domain, which has floodlights to allow evening usage of the field and athletics track, depending on the season, the dates being determined by Council.

c Oranga Scout Group

The local Scout Group has its Scout Den on the northern portion of the reserve and has a licence to occupy the land. The Scout Group is responsible for maintaining its building.

d Onehunga Amateur Athletic and Harrier Club

The Council has granted a licence to occupy the existing building formerly used by the tennis club, together with sufficient additional land to enable the building to be upgraded or extended. The terms of the licence will be similar to those applicable to other licensee organisations but will not preclude future use of the clubrooms by a reactivated tennis club or other sporting or recreational organisation. The criteria which will apply to future modifications of the existing building are as follows:

- 1 Building extensions should be designed to take up a minimal amount of additional land.
- 2 Toilet and changing room facilities should be designed for multiple use.
- 3 A general recreation area/meeting room/kitchen should be available for multiple use.
- 4 The club will be permitted to have exclusive use of an area for storage of club records, trophies and other property.
- 5 The Council may offer assistance with funding to facilitate multiple use of the building.

1.10 Present management

Overall management of the Domain is vested in the Onehunga Borough Council, which over the years has developed and maintained the existing facilities and allocated their use to the various clubs and organisations for organised sport on a seasonal basis.

However, the organisations listed in Section 1.9 above which have been granted leases over or licences to occupy parts of the Domain have developed and maintained their own facilities on specified areas of the reserve.

2.0 Management objectives

2.1 Functions

- 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.

2.2 Use

- To provide for the specialised needs of community and sporting groups, while protecting the rights of the public to use the Domain on a casual basis.
- To maintain substantial areas of the Domain as open space and minimise the encroachment of buildings, roading and parking areas.
- To develop and maintain the Domain to be as a place of character and beauty and encourage its informal use by the general public.
- To allow the fullest public use of the reserve while minimising any possible conflict between various activities on the reserve and between reserve uses and adjoining residential properties.

2.3 Preservation

- To preserve the significant natural features that remain within Fergusson Domain.

3.0 Management policies

3.1 Uses

- As the Domain is almost fully developed and cannot accommodate additional playing or practice fields without substantial modifications to the landform, existing facilities will be maintained to allow the widest possible use for a variety of organised, active recreational activities.
- To encourage the shared use of clubrooms, changing rooms and the like.
- To consider proposals for new uses of the Domain 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 the extent that any part of the reserve would be committed to organised usage
 - c any possible detrimental effects – particularly those of noise or traffic generation
 - d possible conflicts with other activities on the reserve, or with adjoining land uses

3.2 Development

- No further development of the Domain for additional playing fields will be permitted.
- Council will endeavour to implement better separation between playing fields.
- The elevated open space in the north western portion of the Domain will be retained for informal recreational pursuits.
- To improve lighting within the Domain.

3.3 Future development

As general policy, the Council considers the reserve to be for the benefit and enjoyment of the general public. Fergusson Domain is now largely developed but Council seeks to provide for future development proposals which may contribute to the provision of additional recreational opportunities in accordance with stated objectives and policies. Development proposals from private clubs or organisations for specialised recreation facilities will therefore be considered according to the following criteria:

- a the suitability of the proposed use in terms of the reserve's classification and in terms of the policies and objectives of this management plan
- b the evidence of demand for the proposed use and its accessibility to the general public
- c the scale, design and appearance of any proposed buildings
- d the extent to which public open space availability for general
- e any possible conflict between the proposed new use and other activities on the reserve
- f any possible conflict between the proposed new use and adjoining residential properties; in particular, the effect of noise and traffic generation
- g compliance with the provisions of the district scheme and relevant Borough by-laws
- h the Council being satisfied that the proposed use cannot be provided for within the existing buildings on the site

3.4 Buildings

- No building except those directly associated with and necessary for the proper enjoyment of outdoor recreation will be permitted on the Domain.
- The soccer club shall occupy no further ground area.
- Subject to the criteria of policy 3.3, extensions to the "tennis club" building not exceeding a combined total of 100m² of new building area, may be permitted within that part of the site delineated on the plan.
- Upgrading of existing buildings will be permitted.
- Further additions or extensions to existing buildings will not be permitted unless those additions are to:
 - a facilitate multiple use of an existing facility, or
 - b accommodate a need which cannot be provided for elsewhere, or
 - c can be justified in terms of other objectives and policies in this management plan.

3.5 Access and signs

- To take the necessary steps to legally stop the unformed portion of Otea Road shown on the site plan which forms part of this management plan.
- To maintain existing vehicle and pedestrian access points.
- To limit vehicle access to the existing access drives from Olea Road and Waitangi Road.
- To construct humps or similar devices in order to slow traffic on vehicle access ways within the Domain.
- To signpost entrances to the Domain with the Council's standard reserve signs.
- All signs at entrances and within the reserve will be of co-ordinated style.
- The number of signs will be kept to the minimum necessary to provide information about facilities and by-laws.

3.6 Landscaping

- To enhance the natural features of the reserve by means of an on-going programme of planting and landscaping which will:
 - a Provide shelter and shade
 - b Screen and soften the impact of buildings and car parking areas.

3.7 Licences to Occupy

- Where a proposal for a development has been approved by Council, subject to the relevant criteria contained in this management plan, Council will grant licences to occupy to recreation clubs and organisations in accordance with the provisions of the Reserves Act 1977.
- Licences to occupy will be for a term of up to 21 years with three year rent reviews.
- The known performance of the lessee will be assessed on application for renewal for a similar term.
- Licences to occupy will cover the area of any building and car parking if appropriate.
- No leases will be made of grounds or playing fields.
- Where a lessee wishes to terminate an existing lease, Council will consider applications from organisations of the same or similar character.

3.8 Allocation of fields

- Playing fields will continue to be allocated on a seasonal basis to various codes and clubs. Dates are as follows:
 - Winter season opens 3rd Saturday April and closes 1st Saturday September
 - Summer season opens 1st Saturday after Labour Weekend and closes last Saturday March
- Fields under Council control may be closed at the discretion of the Borough Engineer if the state of the grounds warrants.
- The charge per ground will be paid annually.

3.9 Floodlighting

- There will be no use of floodlighting after 9:30pm.
- Additional floodlighting will be the subject of specific Council approval and will require an application for town planning consent in accordance with the provisions of the district scheme review in force from time to time.

3.10 Sunday play

- Council will consider individual applications for Sunday play. Consent will normally be restricted to social games held between 1pm and 6pm and is subject to a bond, refundable if grounds are left in good order.

3.11 Maintenance

- Maintenance of buildings will be responsibility of the lessee organisation.
- Maintenance of outdoor areas, other than the soccer ground, will be the responsibility of Council.
- No outdoor storage will be permitted on the park.

3.12 Ancillary liquor licences

- To ensure that any licences granted under the Sale of Liquor Act to licensees of sites within the Domain is subject to the principle that social functions and drinking facilities remain ancillary to sporting or cultural activities and do not become a predominant reserve use.

3.13 Noxious plants

- To exterminate any noxious plants which may be identified on the Domain.

4.0 Administration

4.1 Administration

The Domain will be administered by the Council's Parks Superintendent.

4.2 District scheme provisions

The third review of the district scheme provides the broad framework, through the Recreation A zoning and the types of uses permitted in the zone, for the future use and enjoyment of a variety of sporting and cultural recreation facilities in the Borough. The three categories of permitted uses – predominant, controlled and conditional – are designed to allow varying degrees of control over those uses according to their characteristics. Accordingly some activities and uses permitted in the management plan may require notified planning consent and the appropriate procedures under the Town and Country Planning Act 1977 must be followed.

4.3 By-laws

Any use of the reserve is required to comply with all relevant Council by-laws.

4.4 Review of management plan

The management plan will be reviewed at the time of the district scheme review, to take account of changing community needs or increased knowledge.

Appendix 1 – Fergusson Domain Licences To Occupy

Organisation	Term of Licence	Expiry Date	Comments
Te Papapa Rugby & Sports Club	21 years from 1/10/88	30/09/09	Three year rent reviews Club liquor licence Softball diamonds provided by Council
Onehunga Soccer & Sports Club	Draft licence to occupy currently being prepared 21years from 14/11/82	13/11/03	Soccer field is maintained by the Club with financial contribution from Council under a private agreement
Scout Association of NZ	21 years from 21/10/76	20/10/97	
Onehunga Amateur Athletic and Harrier Club	Draft Licence to occupy currently being prepared 21 year term, 3yr rent reviews 1/04/89	31/03/10	Club building and 3m x 7m extension intended to be sub-licensed to a tennis club should one be interested.

Appendix 2 – Proposed Schedule of Works – Fergusson Domain

(Not in priority order)

- 1 Signs at all entrances and access points.
- 2 On-going landscaping and tree planting.
- 3 Humps on access driveways or other means of slowing vehicle traffic within the Domain.
- 4 Formed walkway between Namata Road and access road to Rugby Club.

Appendix 3 – Fergusson Domain Submissions

Suggestions for improvements

- 1 Relocation of sprint track on to soccer field.
- 2 Upgrade athletics track on the rugby ground to minimise injuries and encourage senior athletics club memberships.
- 3 Permit Harrier section of Athletics Club to use former tennis clubrooms.
- 4 Improvements to children’s play area, ground surface in particular. (5 submissions)
- 5 Privacy for neighbouring residential properties.
- 6 Improve pedestrian safety by installing humps or similar devices to slow traffic speeds on vehicle access ways.
- 7 Swimming pool. (3 submissions)
- 8 Skateboard area. (3 submissions)
- 9 More public toilets. (2 submissions)
- 10 Better playing surface on soccer field.
- 11 Outdoor chess.
- 12 Seats/shelters.
- 13 More trees.
- 14 Synthetic surface for tennis courts.
- 15 Floodlighting of tennis courts.
- 16 Subsidised club membership.
- 17 Picnic tables/barbecue area.
- 18 Botanical garden.
- 19 Full time caretaker.
- 20 Top trees close to houses.
- 21 Remove privet trees.

Problem areas or unsuitable development/activities:

- 1 Conflicts between seasonal codes; no further sporting codes
- 2 Motorcycles on the Domain
- 3 Pipes in playground – used for glue sniffing
- 4 No Marae
- 5 Security
- 6 Dog control
- 7 Dangerous tennis court surface.