

Wellsford Centennial Park Masterplan May 2023

Auckland Council



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Wellsford Centennial Park Masterplan

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1. Park location map | Te mahere tohu i te wāhi o te papa rēhia

The map below shows the location of Wellsford Centennial Park (in red) within the wider Wellsford community.

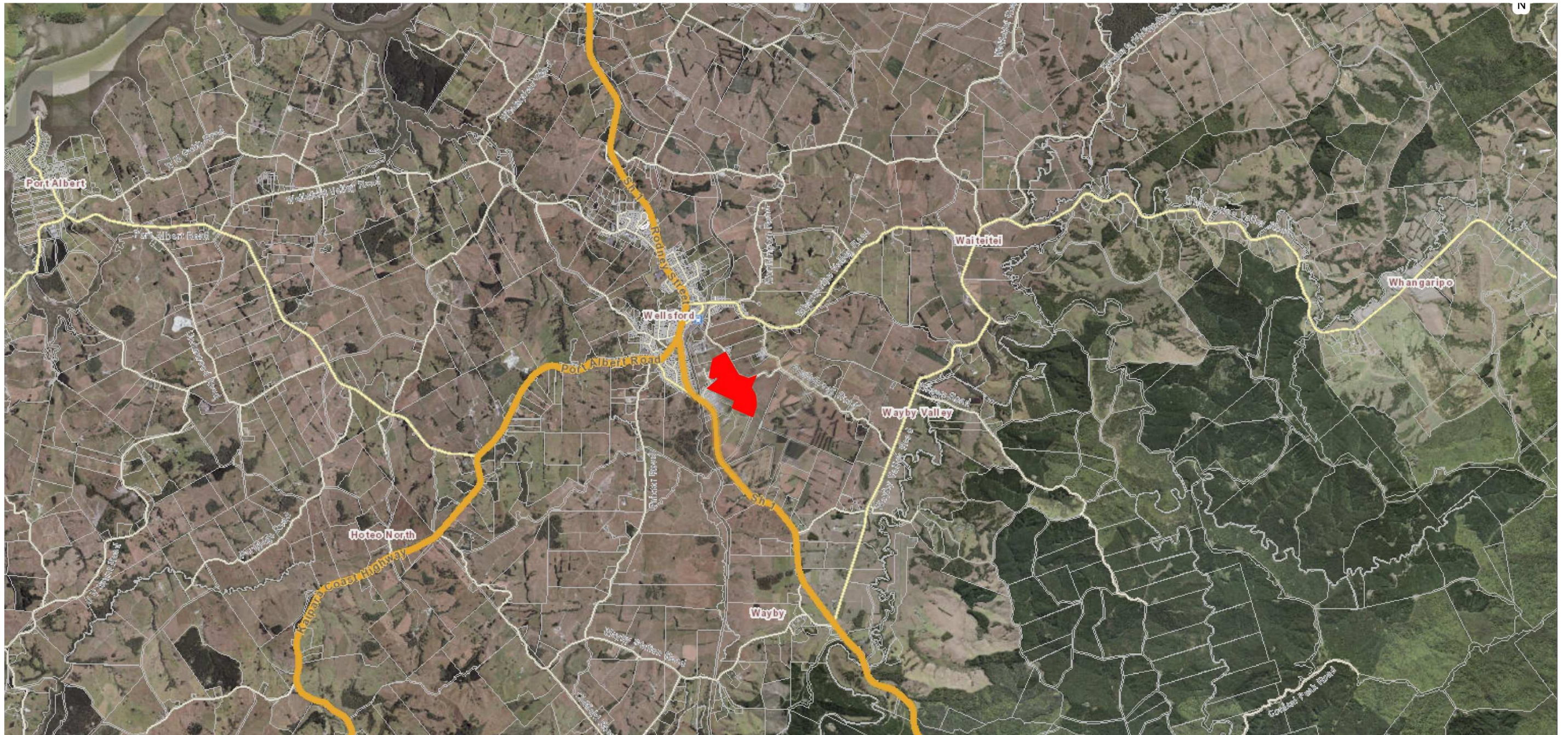


Figure 1. Aerial photo identifying Wellsford Centennial Park in red (Source: Auckland Council GEOMAPS)

2. Hydrology map | Te mahere arowai

The map below shows the water flow through Centennial Park connecting to the Hoteo River.

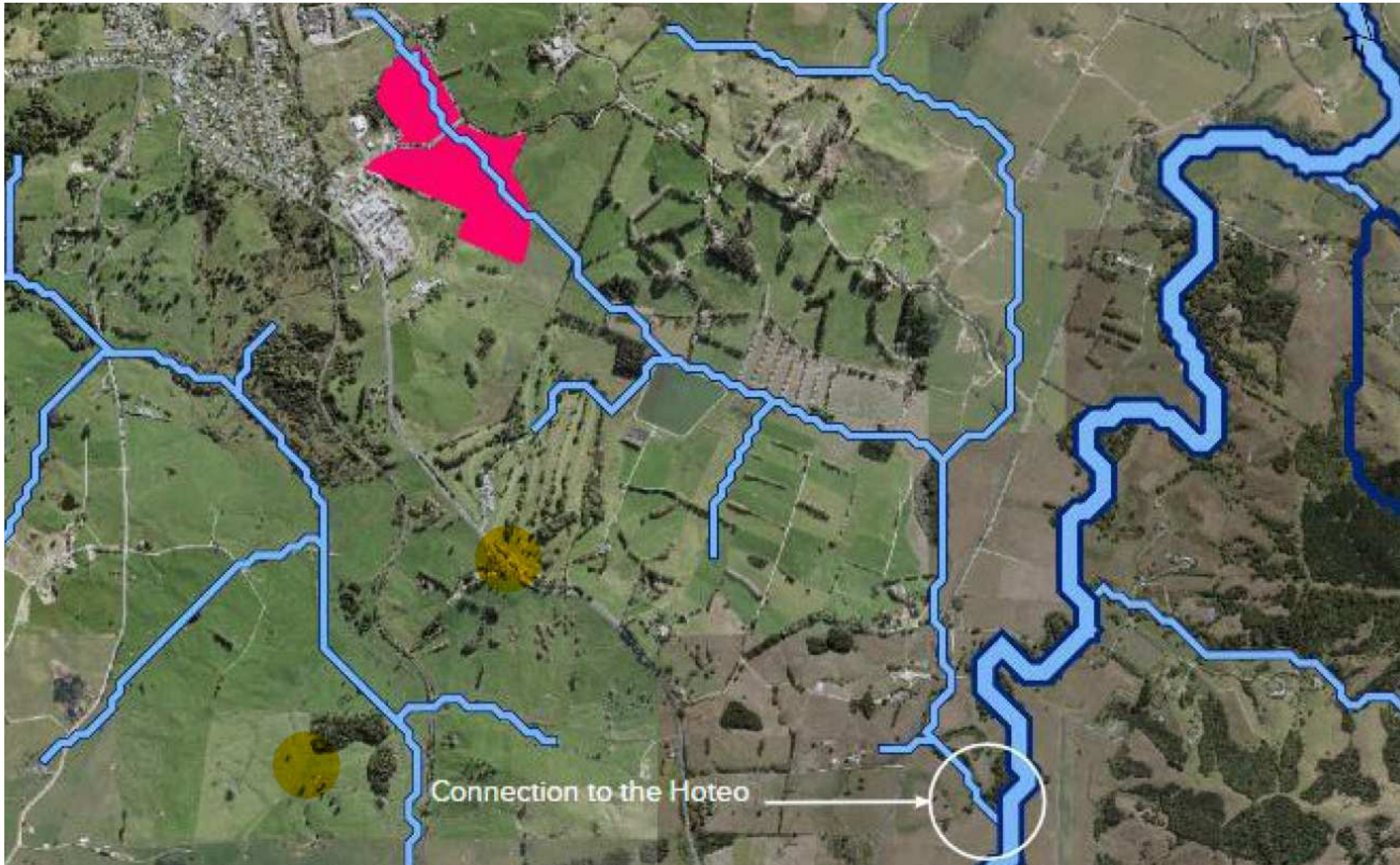


Figure 2. Aerial and hydrology map, identifying the connection to Hoteo (Source: Jacobs, 2022).

3. Introduction | Kupu whakataki

The Wellsford Centennial Park masterplan sets the vision for the park to be a key community sports and recreational hub and aims to guide development of the park over the next ten years.

The masterplan will guide future decision making on investment for the park and provide the approximate location of new assets or the improvements to existing assets and park features.

Four key values and principles will guide this masterplan which include Manaaki (to cherish, conserve and sustain), Taiao (to encompass the natural environment), Hauroa (well-being and health), and Whanaungatanga (family, kinship and connection).

We acknowledge that the changes presented in this masterplan will have an impact on current users, and we also appreciate that it may be challenging both to wait for planned upgrades and, in the future, to use the park while building work takes place. Auckland Council and Rodney Local Board will ensure that everything possible is done to support park users through the development of specific projects from this masterplan.

The park is a valuable open space asset that meets a wide range of community needs. This masterplan will help to ensure that the park can also meet the needs of tomorrow.

3.1 The process and timeline of this project

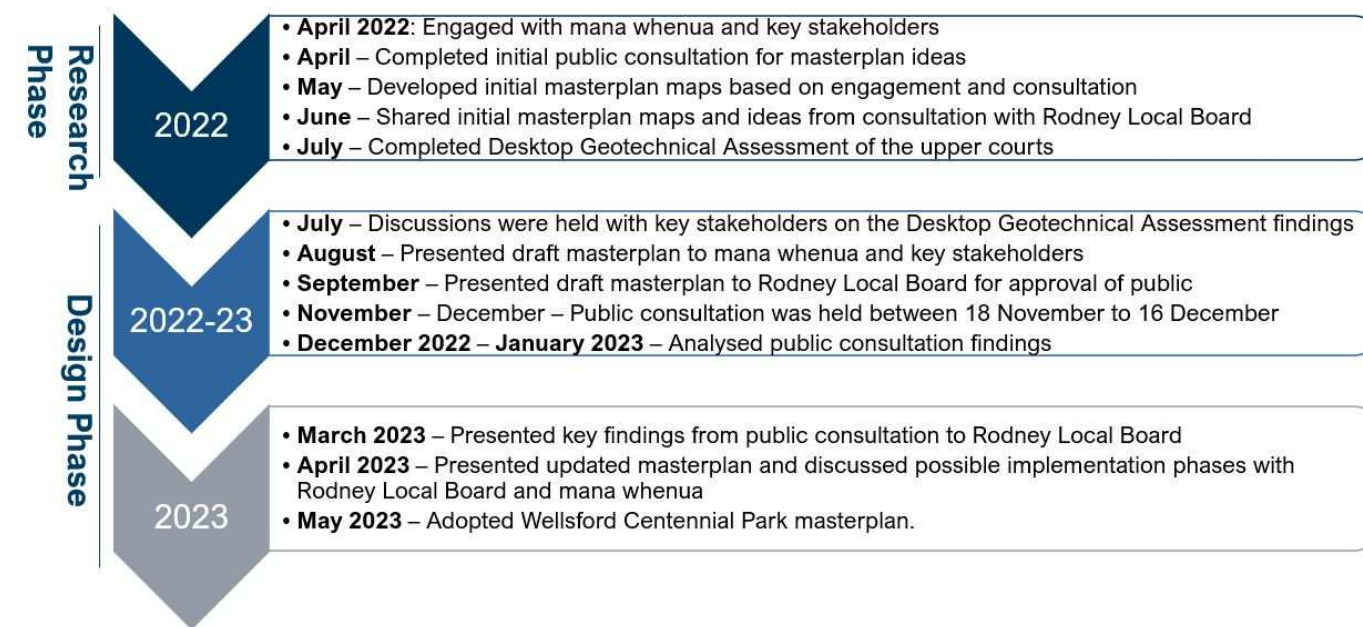


Figure 3. Project Timeline

3.2 Existing buildings, structures and recreation facilities | Ngā whare kua tū kē, ngā whakatūranga me ngā whakaurunga ā-rēhia

The existing buildings, structures and recreation facilities present on the park (as at April 2023) are:

Asset	Owner	Condition if known
Netball courts x6	Auckland Council	Poor
Tennis courts x4	Auckland Council	Poor
Cricket wickets x2	Auckland Council	Satisfactory - Good
Cricket practice net	Auckland Council	Satisfactory
Sportsfields x3	Auckland Council	No. 1 sandfield – Good; 3 x soil fields - satisfactory
Sportsfield lighting	Auckland Council	No. 1 field – good; No.2 training field - poor
Rugby clubrooms	Wellsford Rugby Football Club Incorporated	Satisfactory – requires maintenance
Storage container	Wellsford Rugby Football Club Incorporated	Unknown
Wellsford A&P clubrooms	Wellsford A&P Association	Poor
Toilet and changing room (southern)	Auckland Council	Satisfactory
Toilets (northern)	Auckland Council	Poor
Netball shelter	Netball Rodney Centre Incorporated	Poor
Storage container	Netball Rodney Centre Incorporated	Unknown
Car parking (north and south)	Auckland Council	Southern sealed car parks – average and good; Northern metal car park - poor
Pedestrian bridge	Auckland Council	Average
Self-contained vehicle dump station	Auckland Council	Unknown
Tanker filling station	Watercare	Unknown
Playground	Auckland Council	Average

3.3 Current leases on park | Ngā rīhi o te wā i te papa rēhia

The table below outlines the current leases at Wellsford Centennial Park (as at April 2023):

Lease group name	Lease description	Lease start date	Final expiry
Netball Rodney Centre Incorporated	Courts and shelter	01/05/2006	30/04/2026
Wellsford Rugby Football Club Incorporated	Building footprint and shipping container	01/01/1996	31/12/2014
Wellsford Athletics Association	Building footprint	01/06/2001	31/05/2020
Wellsford Tennis Club Incorporated	Building footprint	01/12/2003	Surrendered 2019

3.4 Strategic context | Te horopaki whai rautaki

In the 2020 Rodney Local Board Plan, under Outcome 5, Wellsford Centennial Park was identified as a key park to develop and deliver a masterplan for, to meet the needs of the growing community.

In December 2020, the Wellsford Centennial Park Needs Assessment also determined the need for a masterplan for the park, along with consideration for the following improvements:

- Provide open space that can be used for events
- Provide BBQ/picnic areas and park furniture
- Identify the best locations for the tennis and netball courts and supporting infrastructure
- Consider the best way to provide for a single a multi-sport hub building for meeting/social space, food service, A&P show needs, health and fitness activities and storage
- Improve pedestrian and cycle connections to the residential areas of Wellsford
- Create a walking and cycling circuit around the perimeter of the park, and connections to the residential areas of Wellsford¹.

Various asset assessments have been carried out in parts of the park, with particular focus on drainage. Due to the ongoing drainage issues in and around the netball courts, the potential long-term option of relocating the courts to the upper car park terrace was explored.

¹ https://infocouncil.aucklandcouncil.govt.nz/Open/2021/02/RD_20210217_AGN_10474_AT.htm#PDF3_Attachment_78576_1

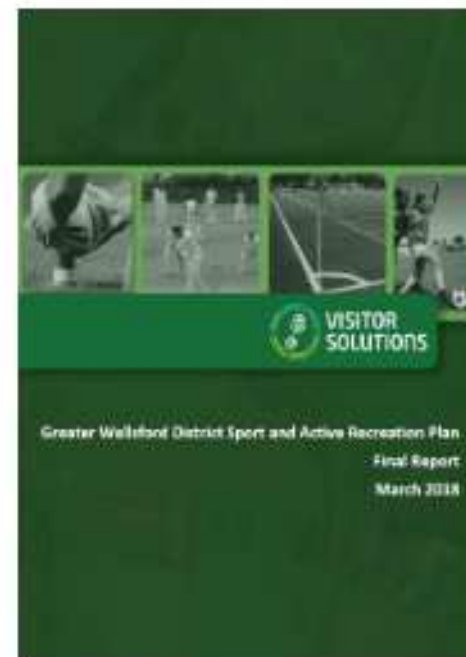
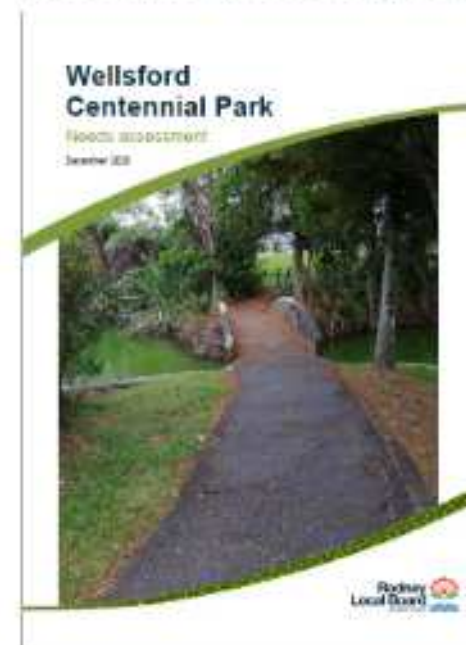
Outcome 5: Our local parks and recreation facilities meet the needs our our growing communities



Walkways and cycleways



Needs Assessment



Sports



Community aspirations



Asset Assessment



Drainage Assessments

Figure 4. Community plans, assessments and strategic documents reviewed.

3.5 Mana whenua partnership | Te tūhononga ā-mana whenua

We invited mana whenua to be involved in the development of the masterplan. Ngāti Manuhiri expressed interest in being involved in the development of the masterplan.

An online hui was held on 13 April 2022 with Ngāti Manuhiri (who were unable to make the site meeting on a separate occasion). Themes discussed included;

- **User needs:** safety (including for tamariki - children), improve lighting, connections, state of assets, a facility that supports current and future users and sports, support for elderly and for accessibility
- **Water:** flooding, the sacred Hoteo (stream tributaries in the catchment which run through the park and are discharged into the Hoteo)
- **Planting and habitat:** enhancing existing habitat, the importance of natives for taonga (treasured) species, habitat for lizards, allowing manu (birds) to feast without being chased by dogs
- **Narrative:** support for cultural narrative (in design, in signage interpretation)
- **Health of the park:** take rubbish home, pest plant/weed removal within native planting and ecological corridors to improve the health of waterways

The korero with Ngāti Manuhiri led to a set of values for the park. They are:

- **Manaaki** – to cherish, conserve and sustain
- **Taiao** – to encompass the natural environment that contains and surrounds us
- **Hauora** – to be healthy, vigorous, in good spirits
- **Whanaungatanga** – bringing family together, relationship, kinship and a sense of family connection.

The mana whenua values, along with feedback from the stakeholders and wider community, are outlined on **Sections 5 – Values and principles** and will be used to guide implementation of the masterplan.

3.6 Working with stakeholders | Te mahi tahi me ngā kiripānga matua

As part of the masterplan research phase, the project team met with stakeholders on site to share further knowledge, and collectively understand the site constraints and opportunities. On the 7 April 2022 an online meeting was held as a follow up to the site meeting and to give stakeholders who could not attend the physical meeting, a chance to talk through their club's aspirations and ask questions. Feedback was collated via sticky notes on an online tool called Mural, which was made available for comment for a week following the meeting. This enabled the stakeholders to see each other's comments. Refer to Appendix C to view the sticky notes.

Table 1. Sticky notes from the Mural board at the first online stakeholder meeting.

Aspirations	Issues	Opportunities
Facilities		
Indoor sports facility - basketball/badminton/squash. Communal lounge facilities shared by all sports.	Build the right facility with the right configuration.	Surface types will be relevant to the shoes as running spikes will uplift the rubber surfaces.
Raising the profile of the park with other activities/events will build the profile of the park and support club membership.	Control room is not functional.	Surfaces vary in safety and suitability. Discussion needed e.g., codes.
A permanent concrete shot put circle, a permanent concrete circle for discussion with safety nets, and a proper rubber run track for the long jump pit.	Facilities are a burden on volunteers and are inadequate difficult/limiting the ability to run quality programmes and competitions.	Close in drain that runs through the north/eastern side of the rugby fields. Safety issue for users especially children.
Quality lighting e.g., street light not working and have to rely on rugby field lights.	Bring in golf club and squash club to all work together to access between all facilities.	Ideal surface for Netball: rebound base (rubber) acrylic surface and rubber in the profile = ideal for netball and tennis approved.
Allowing for the kids to be exposed to international players.	Alter land next door as zoning to residential as currently commercial access goes through park.	Short pile turf - multi turf (note: so good for Netball). Ideal for futsal
Truck show and vintage car boot swap.	Needs assessment also identified possibility for covered court.	First Priority - Courts = drainage needs fixing - what is the best site for them?
Sustainable and viable facilities which are not a burden for volunteers.	Sports injuries being caused by unsafe facilities and surfaces.	First Priority - Drainage needs sorting.
Quality courts and lighting to provide well-used and multiple activities.	Not attractive or easy for volunteers.	
Quality and world class facility.	All the sports clubs are mostly in single focused building/facilities - opportunity to bring together.	
Regional Facility Taporā/Tauhoā/Pakiri Schools Sports Days e.g. Northland vs Auckland? Host regional and national tournaments and sports events with decent facilities. E.g. Super Rugby teams training and games facilities to host. Maximise strategic location. High performance training-good for community and town and aspirational for kids.	Functional, accessible and workable for all the codes and that is safe and has room for expansion.	
Well-considered layout that works well in practice for all sports and activities.	Future of volunteers to run is changing strategic direction must support a new model-funding dependant.	
Workable. Thought-out. e.g., where are the changing rooms.		
Quality facilities and appealing opportunities the community is proud of and attracted to.		
Provide for structured sport and casual use.		
Passive and active recreation		
Playground for older children including flying areas.	Does the existing children's playground need to be extended or upgraded?	
Play areas for disabled residents and visitors.	We need more tennis courts or make them multi purpose courts to cater for the growth of the area.	
Pump track for bikes for our young residents.	The long jump pit also needs the wooden edging replaced.	
	Is climbing a wall an option?	
	New surface ISafe Play 700 kids.	

3.7 Research and consultation for masterplan design | Te rangahau me te whiriwhiri mō te hoahoa o te mahere matua

We partnered with mana whenua and consulted with current park users and key stakeholders to ensure that our recommendations for the park fulfil the community’s vision and its future needs.

An online consultation opened with the Wellsford community on 12 April 2022 using an online Mural to capture feedback. The Mural board remained open until 22 April 2022. Hard copy feedback forms were provided at the Wellsford Community Library during this period and there were five responses.

Three questions were asked:

- What do you like about Wellsford Centennial Park?
- How do we make Wellsford Centennial Park a key sports and recreational hub?
- Is there anything else you would like to see at Wellsford Centennial Park?

The feedback received from the community has been incorporated into the 'Feedback Summary' in chapter 4. Refer to Appendix D for the sticky notes from Mural.

Table 2 (below) shows the online consultation that was held 12 April 2022 using the Mural board to capture feedback.

1. What do you like about Wellsford Centennial Park?
<ul style="list-style-type: none"> ▪ Open space ▪ Room for expansion ▪ Green open space much needed in our busy town ▪ Sports central ▪ Great space for fitness ▪ Consider wheelchair access and disability toileting facilities to make inclusive (See 'changing places') ▪ An easy way to get to the park from town ▪ Quality courts and lighting to provide well-used and multiple activities ▪ Not attractive or easy for volunteers ▪ Its great asset for our families and ratepayers as well as visitors to the area ▪ Accommodate and cater for large events that bring people into town and help support the local small businesses would be cool
2. How do we make Wellsford Centennial Park a key sports and recreational hub?
<ul style="list-style-type: none"> ▪ Collobration with groups ▪ Make it accessible from all community areas ▪ User friendly facilities ▪ By doing all these things and making it desirable go to
3. Is there anything else you would like to see at Wellsford Central Park? (can be a small suggestion or a big idea)
<ul style="list-style-type: none"> ▪ Basketball courts ▪ Outdoor gym equipment in a circuit, like they have at MAZ in Mangawhai ▪ Need places of respite and seating within the park ▪ Better lighting for whole park ▪ Just a thought but if the property on the left side is sold off to the developer for commercial use then the money made is used to develop the park. This way all sports stays on the same side for safety reasons and the commercial trucks drive will not go through the park either. Is this able to be a conversation before it is cancelled out with the Developer, Wharehine, council, consultants and the Local Board Member?²

3.8 Community engagement on draft masterplan | Te pāhekoheko ki te hapori mō te hukihuki o te mahere matua

During November-December 2022, council sought public feedback on the draft masterplan for Centennial Park.

Nearly 155 people viewed the draft masterplan online, and we had 6,200 views on our engagement video. In addition to an online survey, people shared their ideas at an open day, and we had a range of sport and community groups talk to us in person. Feedback received on the masterplan primarily came from Rodney Local Board residents.

Overall, there was strong support for our proposed key moves which include:

- new all abilities playground and new playground location,
- the relocation of the netball courts,
- the multi-lining of the new courts; and
- the long-term aspiration for a new community multi-use building.

Respondents ranked their key priorities for the park. The top three priorities were:

1. Relocating the netball courts to the tennis courts and having multi-lined courts
2. Building a new community use building with shared facilities
3. Improving accessibility and safety around the park (e.g., lighting).

Some examples of community feedback that has informed the direction of this masterplan:

“Raising the profile of the park with other activities/events will build the profile of the park and support club membership”.

“All the sports clubs are mostly in single focused building/facilities - opportunity to bring together”

“I would love to see a multi-use area for all locals to enjoy in one space”.

“Good to see Wellsford Greenways connections included”.

“Sports is a huge factor for our rural town, we currently have bare minimum for our kids and sports is what they thrive on”

“It will make better use of Centennial Park and encourage locals to be more active”

“I would love to see a multi use area for all locals to enjoy in one space”

“A critical need to address the quality of the netball courts to provide a safe place to play”

“It sounds like it will be a great place with heaps to do - very much needed in Wellsford”

² Land swaps were out of scope for the development of this masterplan



Figure 5. Drop in session at the Wellsford Friday Market, 25 November, 2022 (Source: Auckland Council).

4. Feedback summary | Te whakarāpopototanga o ngā whakahokinga kōrero

The table below is a summary of all community ideas and feedback received about the park during the research phase of the masterplan development. All the ideas and feedback we received from different sources (see previous sections) have been aggregated and analysed into potential key moves which have been split and listed as short term (indicative 1-3 years) or long term (indicative 5-10+ years) moves. These key moves include spatial and non-spatial ideas.

Feedback theme	Key feedback	Potential Key Moves	
		Indicative short term 1-5 years	Indicative long term: 5-10+ years
What people like about the park	<ul style="list-style-type: none"> Mix of uses and variety of uses the park caters for Mature trees Rural feel Easy to access A green space in town 		<p>Long term:</p> <p>Maintain and enhance:</p> <ul style="list-style-type: none"> Rural character Retain shade trees Promote access (with improvements)
Facilities	<p>New facilities</p> <ul style="list-style-type: none"> Wide support for multi-use facility with shared communal spaces such as lounge, commercial kitchen The park and park facilities should be able to cater for large events such as truck show Desire for a quality, regional and world class facility A facility that the community can be proud of New facility needs to be functional, accessible, sustainable to operate for clubs Various new uses suggested should provide opportunity to socialize Poor condition of existing facilities and assets was noted Many not fit for purpose and current use or set up to cater for population growth Toilets and other assets need to be maintained better <p>Courts</p> <ul style="list-style-type: none"> Better drainage needed around courts Support for shared, multi-use courts. Support to retain/ improve existing single use courts Strong feedback about need to design courts properly and use appropriate court surfaces for new and existing courts Lack of shelter around existing courts 	<p>Existing facilities short term:</p> <ul style="list-style-type: none"> Toilet/changing rooms: refurbish to provide an accessible toilet and privacy to changing room for improved interim use of existing facility <p>Courts short term:</p> <ul style="list-style-type: none"> Re-purpose four tennis courts for netball while further investigation is undertaken for relocation of courts. Note, one to two netball courts to remain as dual use Retain shelters for archery and provide a gate to the car park to secure the area 	<p>Facilities long term:</p> <ul style="list-style-type: none"> Plan/advocate for a new multi-use, versatile facility (suggested location on the masterplan) which provides for existing clubs and users as well as annual shows and future events/activities. Include a variety of adaptable spaces. Opportunity to incorporate new toilet/changing room as part of park facilities upgrade To focus on reducing environmental impacts and consider sustainable options such as solar power, rainwater harvesting, reuse of materials, locally sourced materials for the building. This should be supported by supporting the groups to operate in a financially sustainable way Adapt and reuse existing buildings where possible <p>Courts long term:</p> <ul style="list-style-type: none"> Provide up to six courts including two multi-lined courts to allow for basketball and tennis Consider covering and lighting one to two of the multi-lined courts to cater for all weather training and games
General park development	<p>Access (to the park/facilities) and circulation (through the park)</p> <ul style="list-style-type: none"> Importance placed on all facilities within the park having all abilities access A connecting pathway should be created to the public toilet Improve signage – signage should be bilingual (Te Reo Māori and English). <p>Safety</p> <ul style="list-style-type: none"> Safe access to the park, especially for tamariki (children), was raised as a concern by some Safety of tamariki (children) in the car park was a concern Lack of adequate lighting (streetlight not working have to rely on rugby field lights) 	<p>Connections short term:</p> <ul style="list-style-type: none"> Determine hierarchy of pathways and where possible (consideration for surfaces, pedestrians and cyclists) Improve crossing points between the north and south sides of park across Centennial Park Road Connection/circulation for vehicles including parking: designated car parking for kaumātua (elders) in close proximity to facility or field Temporary road closure of Centennial Park Road during events to enable better connectivity between the north and south sides of park (and to test intervention of this land for park use) Concrete gravel access driveway 	<p>Connections long term:</p> <ul style="list-style-type: none"> Determine hierarchy of pathways and allow for accessible connections where possible (consideration for surfaces, to accommodate pedestrian and cyclists) Advocate for funding to develop the Rodney Priority Route Greenways – Wellsford G2 (Greenway-Wellsford G2) i.e., shared path width, surface to be accessible; Note: some grade challenges may need further investigation Plan for future connections into the park from neighbouring development sites Section of road dissecting the park could be raised elevation to minimise flood disturbance Slow vehicle speeds to allow for safe movement through park especially during peak times and during events (particularly for pedestrian and cyclists)

Feedback theme	Key feedback	Potential Key Moves	
		Indicative short term 1-5 years	Indicative long term: 5-10+ years
General park development	<ul style="list-style-type: none"> Some antisocial behaviour happens in the park There are currently two public toilets on site. Southern toilets require full accessibility <p>Pathways</p> <ul style="list-style-type: none"> Support for the greenways connection, a loop for passive recreation (for all users) People suggested the installation of a perimeter track, possibly to include outdoor fitness equipment Should be for everyone, kids, bikes, and runners <p>Road</p> <ul style="list-style-type: none"> Improve Wharehine Access Road which will allow better connection to the park Gravel driveway on secondary entrance is a concern for park users <p>Park amenities</p> <ul style="list-style-type: none"> Some requests for new assets such as picnic tables, seats and BBQs and improving general amenity of park Requests for water fountains for people and dogs Suggesting that area above tennis court could be improved <p>Play/equipment and assets for young people</p> <ul style="list-style-type: none"> Concern about condition of existing playground and its location A desire to create an inclusive/all abilities playground Other requests for play equipment included: a basketball court, a skate park, pump track for bikes, climbing wall Explore playground surfaces and materials using recycled materials 	<p>Amenities short term:</p> <ul style="list-style-type: none"> Utilise the natural form of the hill area above the tennis courts as a picnic area Lighting of the loop track, car park and toilets Investigate potential location for the installation of picnic tables, seats, BBQ and improve amenity areas Drinking fountains (for park users and their dogs) Bilingual signage with renewal of park signage (Te Reo Māori and English) Designate clear bus parking for sports events and sports teams/visitors Remove the toilet by the athletics track <p>Play/activation short term:</p> <ul style="list-style-type: none"> Host the mobile pump track as part of park activation (north field potentially) Trial climbing wall (through vendor or school holiday programme or community initiatives) 	<p>Amenities long term:</p> <ul style="list-style-type: none"> Landscaping improvements to areas of respite such as the hill above the tennis courts i.e., improve accessible connections to, e.g., path along contour at accessible grade down to tennis court, sensory considerations such as planting and textures Opportunity for tree species recognition through arboretum, i.e., species naming (in conjunction with long term replacement of trees) <p>Play and activation long term:</p> <ul style="list-style-type: none"> Playground upgrade/renewal to include inclusive play and cater to a wider age range i.e., climbing wall for a range of ages, and include disability accessible equipment. Investigate if the playground will remain in the current location or be relocated Opportunity for outdoor fitness equipment alongside perimeter loop as part of Greenways – Wellsford G2 Potential for pump track or side spur pump trail route for bikes alongside (Greenway - Wellsford G2)
Natural environment	<p>Drainage/streams/wetlands</p> <ul style="list-style-type: none"> Issues with drainage at netball courts were highlighted Some expressed concern about the safety around many of the open drains in the park Request for rain gardens to help remove pollutants and slow down stormwater flows <p>Native plantings</p> <ul style="list-style-type: none"> Respondents and mana whenua identified the potential for additional plantings of native trees Mana whenua expressed strong desire for any plants planted on site to be native, grown from locally collected seeds (eco-sourced) Create a wilderness area to assist with stormwater collection and drainage <p>Community gardens</p> <ul style="list-style-type: none"> Some respondents suggested that the park would be a good site for a community garden or orchard 	<p>Planting short term:</p> <ul style="list-style-type: none"> Contract seed harvesting (eco-source) through local nurseries for wetland area long term planting Continue to support community volunteer work restoring native habitat within the park Retain fallen/felled large stumps/trunks of exotic for lizard habitat (under the gradual replacement programme) Potential for fruit trees as part of community gardens Explore if there are opportunities for rain gardens to be implemented. Investigate whether rain gardens could be implemented 	<p>Native planting long term:</p> <ul style="list-style-type: none"> Replacement programme – allow for fallen large exotic trees to be replaced with appropriate native species. Avoid, where possible, native species with large amounts of leaf litter to minimise the risk of blocked drains. Establish a contracts to grow on native trees in local nurseries (with seed harvest short term action) Native wetland planting in the flood prone area.
Other	Collaboration	Collaboration short term:	Collaboration long term:

Feedback theme	Key feedback	Potential Key Moves	
		Indicative short term 1-5 years	Indicative long term: 5-10+ years
	<ul style="list-style-type: none"> The need for the user groups and council to collaborate Dual naming opportunity, 'Whakapirau' is the traditional Te Reo Māori name for the area. The park could be dual named e.g. Whakapirau / Wellsford Centennial Park Suggestions of collaborating with mana whenua regarding a themed playground <p>Mix of use</p> <ul style="list-style-type: none"> Park should provide for active and passive recreation, for organized sport and casual use Continue to provide for the existing activities; rugby, athletics, archery, tennis, A&P events <p>Wayfinding</p> <ul style="list-style-type: none"> Some respondents suggested incorporating Te Reo Māori and dual signage throughout the park 	<ul style="list-style-type: none"> Support and enhance passive recreation by maintaining existing assets and enabling new asset delivery Promote casual use of the park through social media Explore if there can be a Te Reo Māori dual park map located at the front of the park which shows the location of the parks amenities and facilities 	<ul style="list-style-type: none"> Maintain key park user network connections through the Wellsford Sports Collective

5. Values and principles | Ngā uara me ngā mātāpono

The values below encapsulate a set of principles which have been derived from working with mana whenua and key stakeholders. This was then shared with the local board for their feedback.

The values and principles created for this masterplan, reflect and build upon the values from the Rodney Local Park Management Plan³, ideas and direction from the Wellsford Community Plan⁴, Centennial Park Needs Assessment⁵ and strategic documents such as the Wellsford Greenways Plan⁶ and the Rodney Local Board Plan⁷. It is intended that they guide the potential outcomes for the masterplan and the development of the park.



Manaaki – *showing respect, generosity and care for the place, facilities and people, whanau and communities who use Centennial Park*

Principles to guide development:

- Value Wellsford's cultural history and our local identity; recognition of original place names, in the design narrative and park way finding.
- Provide a place and facilities to be proud of that promotes a 'sense of community ownership'.
- Demonstrate care by creating a hospitable environment for all Centennial Park users and visitors.



Taiao – *the natural environment and rural surrounds of Centennial Park are sustained and enhanced*

Principles to guide development:

- Maintain rural character and landscape i.e., open space, large trees, views to the pastoral backdrop.
- Support natural systems and improve the health of waterways within the park for the wider Hotoe catchment.
- Support ecosystems, create habitat and connect ecological corridors for taonga species like lizards and manu (birds) with appropriate plant species.



Hauora – *a place where the community come together and can aspire to be healthy, to be vigorous, and in good spirits. The four dimensions of health and wellbeing (physical, mental, social and spiritual) can be realized*

Principles to guide development:

- Create facilities and spaces that can be used and enjoyed by all, a place that promotes health for a diverse range of abilities.
- Provide a safe place for use by the wider community that promotes events for both casual and organized activities.



Whanaungatanga – *Centennial Park is a place that brings families and communities together, where a sense of connection, camaraderie, fun and play is fostered and community relationships are strengthened. Where talent, sporting skills and wellbeing can thrive and be developed.*

Principles to guide development:

- A place that supports positive active and collaborative relationships within the community
- A park for everyone. Supports Park users of all kinds, all ages and all abilities.
- A place that brings activities together (i.e., multi-court and shared path for walking and wheeled play).
- Spaces that provides for diverse use, both active and passive recreation and both organized and competitive sport or casual and social and recreational use

³[Documents | Draft Rodney Local Parks Management Plan | AK Have Your Say \(aucklandcouncil.govt.nz\)](#)

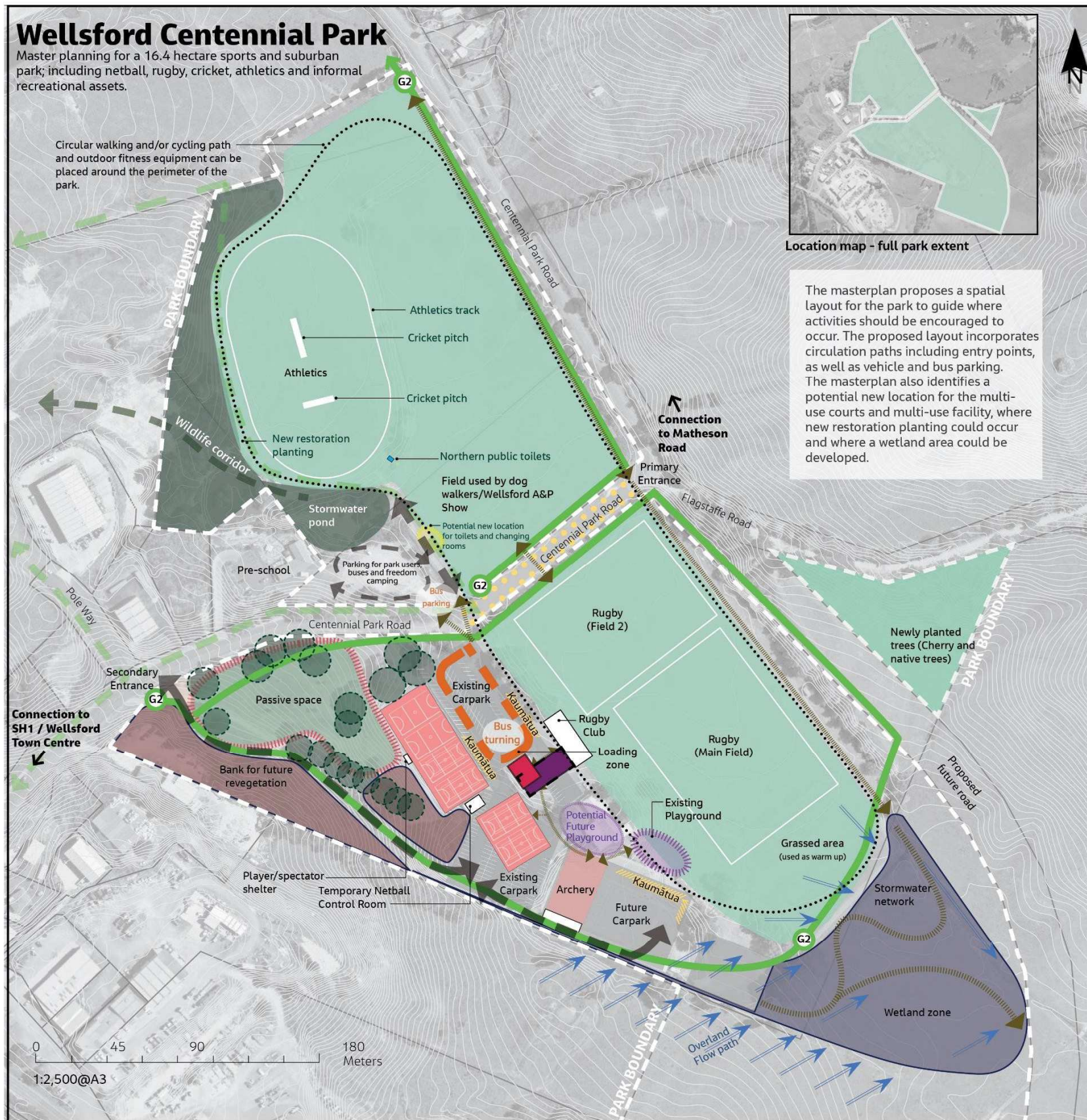
²[Rodney Local Board Plan \(epa.govt.nz\)](#)

³[Agenda of Rodney Local Board - Wednesday, 17 February 2021 \(aucklandcouncil.govt.nz\)](#)

⁴[Wellsford Greenways - Rodney Local Board 6 July 2015 \(aucklandcouncil.govt.nz\)](#)

⁵<https://www.aucklandcouncil.govt.nz/about-auckland-council/how-auckland-council-works/local-boards/all-local-boards/rodney>

6. Wellsford Centennial Park masterplan | Te mahere matua mō te Papa Rēhia o Wellsford Centennial



The masterplan proposes a spatial layout for the park to guide where activities should be encouraged to occur. The proposed layout incorporates circulation paths including entry points, as well as vehicle and bus parking. The masterplan also identifies a potential new location for the multi-use courts and multi-use facility, where new restoration planting could occur and where a wetland area could be developed.

Key moves (short and long term)

- Play**
 - Short term: Consider potential new location for existing playground and investigate concept designs for new playground.
 - Short term: Construction of playground to an inclusive play space which caters for all ages and abilities.
 - Short term: Consider a shade sail and planting of trees for shade near the playground.
 - Long term: Host a pump track and climbing wall to assist with park activation.
- Passive space**
 - Short term: Develop this area as a social space, including picnic area with seating and BBQ areas.
 - Short term: Water fountains within the passive space.
 - Short term: Improve access into this area.
 - Gradual replacement of large exotic trees to appropriate natives trees over time.
- Wetland zone**
 - Natural low point prone to flooding, ideal for naturalisation of a wetland
 - Potential connections to proposed road and future development
 - Improve water quality in connection to the discharge with the Hoteo Stream.
- Connection**
 - Short term: Create safer connection between northern and southern areas of park
 - Short term: Construct a perimeter walk/cycling path
 - Long term: Pedestrian/cyclist: Determine hierarchy of path/access connections
 - Long term: Explore if new outdoor fitness equipment should be placed along the perimeter walkway at the northern end of the park.
- Connection/Circulation**
 - Short term: Vehicle access and parking. Designated car parking for kaumatua (elders) proximity to facility or field to watch sports.
 - Short term: Designated bus/van parking and loading zone for sports teams and events.
- Multi-use facility**
 - Short term: Complete a feasibility and/or indicative business case for the multi-purpose facility including identifying a range of users such as squash, netball and A&P.
 - Short term: Explore through potential external partnerships and funders, the development of a new community multi-use building.
 - Long term: Explore through potential external partnerships and funders the development of a new community multi-use building. The new building should be designed so they are resilient to climate change.
 - Long term: Continue to explore through potential external partnerships and funders, the development of a new community multi-use facility to offer a variety of shared and versatile spaces e.g., boxing and gym.
- Changing rooms**
 - Short term: Explore if the changing rooms and public toilets can be catered for within a new multi-use building.
 - Short term: Provide minor fixture improvements including disability accessible toilets and mirrors in the northern and southern amenities and changing rooms
 - Short term: When renewing the toilet block and changing room block on the northern side, explore moving these amenities closer to the pond/freedom camping area for better utilisation.
- Courts**
 - Short term: Re-purpose four tennis courts for netball while further investigation is undertaken for relocation of courts.
 - Short term: Retain existing shelters for archery and provide a gate to the proposed future car park area.
 - Short term: Provide six lit (permanent LED lighting) courts, with two courts multi-lined for basketball/netball, two courts multi-lined for netball/tennis, and two courts lined for netball.
 - Long term: Explore through potential external partnerships and funders the development of shelter for spectators by the multi-use courts.
 - Long term: Explore through potential external partnerships and funders, the covering of one multi-lined court.
- Safety across Centennial Park**
 - Safer connection between northern and southern areas of park.
 - Short term: Investigate how to best improve safety around drain/gullies and surrounding stormwater infrastructure.
- Open space**
 - Retain for active sports and events, A&P, rugby, athletics, archery, warm up area, dog walking, recreation. Note: picnic tables, seating, bins and a drinking fountain will be additional features at the park, located where appropriate.
 - Short term: To include Māori signage around the park such as the toilets and changing rooms to assist with wayfinding.
- Wildlife corridor**
 - Nature connections and potential access for people into the park from the wider landscape.
- Land forms**
 - Bank for future revegetation planting.
- Trees**
 - Existing exotic trees for gradual replacement with appropriate native species. Appropriate native species from local nurseries where possible.
- Carparking**
 - Existing carparking areas to include better configuration and line markings and designated car parking areas for kaumatua/older people, bus parking and loading zone
 - Rain gardens to be integrated into surface car parking to assist with regulating stormwater flow.
- Dog park**
 - Long term: Investigate the need for upgrades to the dog park.

Values & principles

- Values and principles:**
- Manaaki
 - Taiao
 - Hauora
 - Whanaungatanga

7. Masterplan implementation | Te whakatinana i te mahere matua

The Wellsford Centennial Park masterplan key moves are underpinned by a series of actions that will require securing funding and further project planning, designing and the necessary consents or tender processes. While some funding has already been earmarked for projects, releasing funding for each of the projects may be subject to the approval of a business case or annual work programme adoption.

Table 3 (below) summarises all key moves included in the draft masterplan, the timeline for implementation, the priority level of the project, and the approximate start date.

7.1 Short term key moves

The short term key moves are projected to begin within 1-5 years.

Project	Project #	Project component and key moves	Priority	Projected start	Projected duration	Projected cost	Anticipated funding source	Next steps/notes
Car park	1	Apply/improve sealed entrance to the northern park users/freedom camping car park and include new car park line markings for van/bus parking	Medium-high	Throughout implementation of key areas	Ongoing	Medium-high	Local Renewal Budget	To improve car parking capacity, and to identify van/bus parking
	2	Complete designated car parking areas for kaumātua / older people, bus parking and loading zone	High	Throughout implementation of key areas	Subject to agreed outcome	Low	Subject to agreed outcome	To assist with creating safer connections across the park. Engage with mana whenua for kaumātua/ older people parking design
	3	Provide a gate to the future car park area to secure the space, include public caution signs, and retain shelters for archery	High	FY2023/2024	<1 year	Low	Local Renewal Budget	For health and safety, public cautions signs will be placed around the area, and a secure gate will allow archery to continue to use the space
	4	Improve sealed entrance and access road for secondary entrance	Medium-high	FY2024/2025	2 years	Medium pending scope detail	Local Renewal Budget	The proposed car park layout including car parking spaces, traffic management and pedestrian safety will be subject to review in the next stage of detailed design by a traffic engineer
Connection	5	Create safe connections among carparks, buildings, courts and fields and clearly designate areas to further improve safety	High	Throughout implementation of key asset projects	Ongoing	Low-Medium	Local Renewal Budget	Design to be further explored in the detailed design stages by traffic engineer
	6	Construct the perimeter walk/cycling path	Medium-high	Possibly beginning FY2025/2026	3-5 years (staged approach)	High	Mixed Capex	To improve connections within the park. The path should be staged, firstly beginning around the dog park (northern end of park) and then possibly expanding once other works are completed. Aligns with project 31 (long term)
	7	Explore if new outdoor fitness equipment should be placed along the perimeter walkway at the northern end of the park	Low	FY2025/2026	1 year	Medium	LDI Capex or Community Led/Grants	Investigate if suitable position for the equipment could be on the northern end of the park
Courts	8	Re-purpose four tennis courts for netball while further investigation is undertaken for relocation of courts	High	Underway	Completion June 2023	Medium-high	Local Renewals Budget	Further investigate works required for relocation of courts in the short term.
	9	Improve and/or rebuild retaining walls and perimeter fence for new multi-use courts	High	FY2023/2024	1 year	Medium-high	Local Renewals Budget	To be delivered in conjunction with projects 10 and 11

	10	Following further investigation, provide six rubberised courts with multi-line markings	High	FY2023/2024	1 year	Medium-high	Local Renewals Budget	Two courts multi-lined for basketball/netball, two courts multi-lined for netball/tennis, and two courts lined for netball
	11	Provide permanent LED lighting	High	FY2023/2024	1 year	Medium-high	Local Renewals Budget	To allow netball to continue evening trainings and games
	12	Investigate how to best provide shelter for spectators	High	To be confirmed-potential community led initiative	Unknown	Medium	External partnerships and grants	Council to provide advice and support regarding best practice and possible consultants
Changing room/public toilets	13	Provide minor fixture improvements including disability accessible toilets and mirrors in the northern and southern amenities and changing rooms	High	FY2024/2025	1 year	Low-medium	Local Renewals Budget	Southern amenities are priority due to higher demand. Any potential upgrades to these facilities will be subject to the investigative works in project 17.
	14	Renew the northern toilet block and changing room block on the northern side	High	FY2024/2025	1 -2 years	Low-medium	Local Renewals Budget	Propose moving the amenity blocks closer to the pond/freedom camping area for better utilisation
	15	Investigate if the changing rooms and toilets can be catered for within the new multi-use building	Medium	To be confirmed	1-3 years for feasibility and business case	Medium	Mixed Funding	To be explored as part of the feasibility and business case study of the multi-use facility
Drain/gullies	16	Investigate how to best improve safety around drain/gullies and surrounding stormwater infrastructure	High	FY2023/2024	Pending complexities of scope	High	To be advised due to collaboration with Healthy Waters	To improve safety for park users. To be delivered in collaboration with Healthy Waters
Multi-use facility	17	Complete a feasibility and/or indicative business case for the multi-purpose facility including identifying a range of users such as squash, netball and Wellsford A&P	High	To be confirmed-potential community led initiative	1-3 years for feasibility and business case	Medium	External partnerships and grants	Council to provide advice and support regarding best practice and possible consultants
Play	18	Investigate potential new playground location	Medium-high	FY2023/2024	1 year including consultation	Low	Local Renewal Budget	The proposed new playground location will require demolishing the Wellsford A&P building and netball clubrooms.
	19	Investigate concept designs for new playground	Medium-high	FY2023/2024	1 year	Low	Local Renewals Budget	Determining the best playground location will be confirmed in project 18. Engage with mana whenua during design phase. Investigation and high level design stage only.
	20	Demolition of Wellsford Agricultural and Pastoral Association building	Medium-high	FY2025/2026	1 year	Low-Medium	Local Renewal Budget	Based on investigation findings from project 18
	21	Construction of playground to an inclusive play space which caters for all ages and abilities	Medium-high	FY2026/2027	1 year	Low-Medium	Local Renewal Budget	Based on the concept design in project 19

	22	Consider a shade sail and planting of trees for shade near the playground	Medium-high	FY2026/2027	1 year including consultation	Low	Local Renewal Budget	In the long term, the shade sail will be removed, with shade to be provided by the trees
Wayfinding	23	To include bilingual signage around the park such as the toilets and changing rooms	Medium	Throughout implementation of key areas	Ongoing	Low	Local Renewal Budget	To make it easier to navigate around the park
Wetland	24	To improve water quality in connection to the discharge with the Hoteo Stream around the car park and park	Medium	FY2023/2024	Pending complexities of scope	High	To be advised due to collaboration with Healthy Waters	Investigate if enviropods can be implemented around the car park drainage

7.2 Long term key moves

The long term key moves are projected to begin after 5+ years.

Project	Project #	Project component and key moves	Priority	Projected start	Projected duration	Projected cost	Anticipated funding source	Next steps/notes
Connection	25	Determine hierarchy of path/access connections for pedestrians and cyclists	Medium	FY2028/2029	2-4 years detailed design and build	High	Mixed Capex	To assist in the long-term advocacy to develop the greenway loop. Concept plans have been completed for Rodney Local Board Greenway Plans, however, currently there is no funding for delivery
	26	Propose relocating the rugby fields further west (closer to the rugby clubrooms) to allow for remediation of drains and to allow for perimeter pathway on the southern end of the park	Medium	FY2028/2029	3-5 years	High	Mixed Capex	To improve connections within the park. The path should be staged with the southern end of the park to be delivered after the northern end.
Courts	27	Investigate through external partnerships and funders, the covering of one multi-lined court	Low	To be confirmed-potential community led initiative	To be confirmed	High	External partnerships and grants	To be led by the community. Council to provide advice and guidance where possible
	28	Investigate through external partnerships and funders, the development of shelter for spectators by the multi-use courts	Medium	To be confirmed-potential community led initiative	To be confirmed	Medium	External partnerships and grants	To be investigated in the short-term
Dog park	29	Investigate the need for upgrades to the dog park	Low	FY2028/2029	1 year	Low	Subject to scope detail	Currently there has been minimal public feedback on wanting upgrades to the park
Multi-use facility	30	Continue to explore with potential external partnerships and funders the development of a new community multi-use building and the possible shared spaces. This will be driven by the feasibility and/or business case study findings.	High	To be confirmed-potential community led initiative	To be confirmed	High	External partnerships and grants	To be led by the community. Council to provide advice and guidance where possible. The new building should be designed so it is resilient to climate change
Passive space	31	Improve access and develop a social space including seating, fountain, and BBQ areas	Medium-high	FY2027/2028	1-2 years design and build	Medium	Mixed Capex	Advocate for funding. Opportunity for this space to include a pump track for park activation
Play	32	Host a pump track and climbing wall	Medium	FY2027/2028	1-2 years design and build	Medium	Mixed Capex	Advocate for funding. Assist with park activation



View across the rugby fields, March 2022.



View towards the Wellsford A&P clubrooms (on the left) and rugby clubrooms (on the right), March 2022.

8. Masterplan review | Te arotakenga o te mahere matua

This masterplan is future focused and while identifies short-term actions such as upgrading the changing rooms, the masterplan focuses on upgrading the park to meet the future needs of the community. The masterplan provides clarity around open access to the park and retaining the park's rural character. Over the longer term, the local board will need to include masterplan actions in its work programme. Many actions require further planning and design, and the necessary consents or tender processes to proceed.

Following the adoption of the masterplan, future local boards can use this document as a reference point when identifying the key values and priorities for the park. This masterplan can also be used to support requests for funding to complete the actions/key moves identified.

To acknowledge mana whenua's role as kaitiaki (guardians) of this park, it will be important to continuously engage with mana whenua throughout the life of this plan, and on future projects (i.e., playground design and kaumātua / older people parking) and plans of the park. Ongoing engagement with park users and the wider community will also be critical to the ongoing success of Centennial Park as an open space for all the community to enjoy.

Key leads for each project need to be identified so that all actions are progressed within the life of the plan. In five years' time it is recommended that a stock-take of actions take place, to determine what might need further planning to complete the masterplan.

Appendix A. Additional information| *Te Āpitiwhanga A: He pārongo āpiti*

A.1 Mural used for stakeholders

Stakeholder Mural board, provided to stakeholders for editing post site visit Thursday 7 April 2022:

<https://app.mural.co/t/jacobs8974/m/jacobs8974/1646699273385/bcf60ba283b59e0617a62f6765f602653fb6e1fb?sender=uce7ee7721c5c2bed54ae2406>

Wellsford Centennial Park Masterplan
Workshop 1

Kit out, watched if you are looking at this Mural board prior to the meeting, you might like to learn how to add sticky notes or arrows ahead of the meeting.

Please see the information on the right for tips. Thank you.

Before the meeting, please click the image to go to the MURAL board. Please see the information on the right for tips. Thank you.

Please return from right below this line until the meeting, thank you.

- 1 Introduction**
The purpose of this masterplan is to provide a clear vision for the future of the park. It is a collaborative process that involves the community and the council. The aim is to create a park that is sustainable, inclusive, and enjoyable for all.
- 2 Timeline**
The masterplan process is a multi-stage process. It starts with a vision statement, followed by a strategic plan, and then a detailed masterplan. The timeline shows the key milestones and the expected completion dates for each stage.
- 3 Sharing of knowledge**
The masterplan is a collaborative process that involves the community and the council. It is a shared vision for the future of the park. The masterplan is a living document that will be updated as more information is gathered.
- 4 How we got our information**
The masterplan is based on a range of information sources. This includes community consultations, site visits, and research. The masterplan is a collaborative process that involves the community and the council.
- 5 Issues**
The masterplan identifies a range of issues that need to be addressed. These include the need for a clear vision, the need for a collaborative process, and the need for a sustainable park.
- 6 Opportunities**
The masterplan identifies a range of opportunities that can be used to improve the park. These include the need for a clear vision, the need for a collaborative process, and the need for a sustainable park.
- 7 Questions**
The masterplan identifies a range of questions that need to be answered. These include the need for a clear vision, the need for a collaborative process, and the need for a sustainable park.
- 8 Potential outcomes**
The masterplan identifies a range of potential outcomes that can be achieved. These include a clear vision, a collaborative process, and a sustainable park.
- 9 Priorities**
The masterplan identifies a range of priorities that need to be addressed. These include the need for a clear vision, the need for a collaborative process, and the need for a sustainable park.

Connection to the Hoteo

Wellsford Centennial Park

Community aspirations

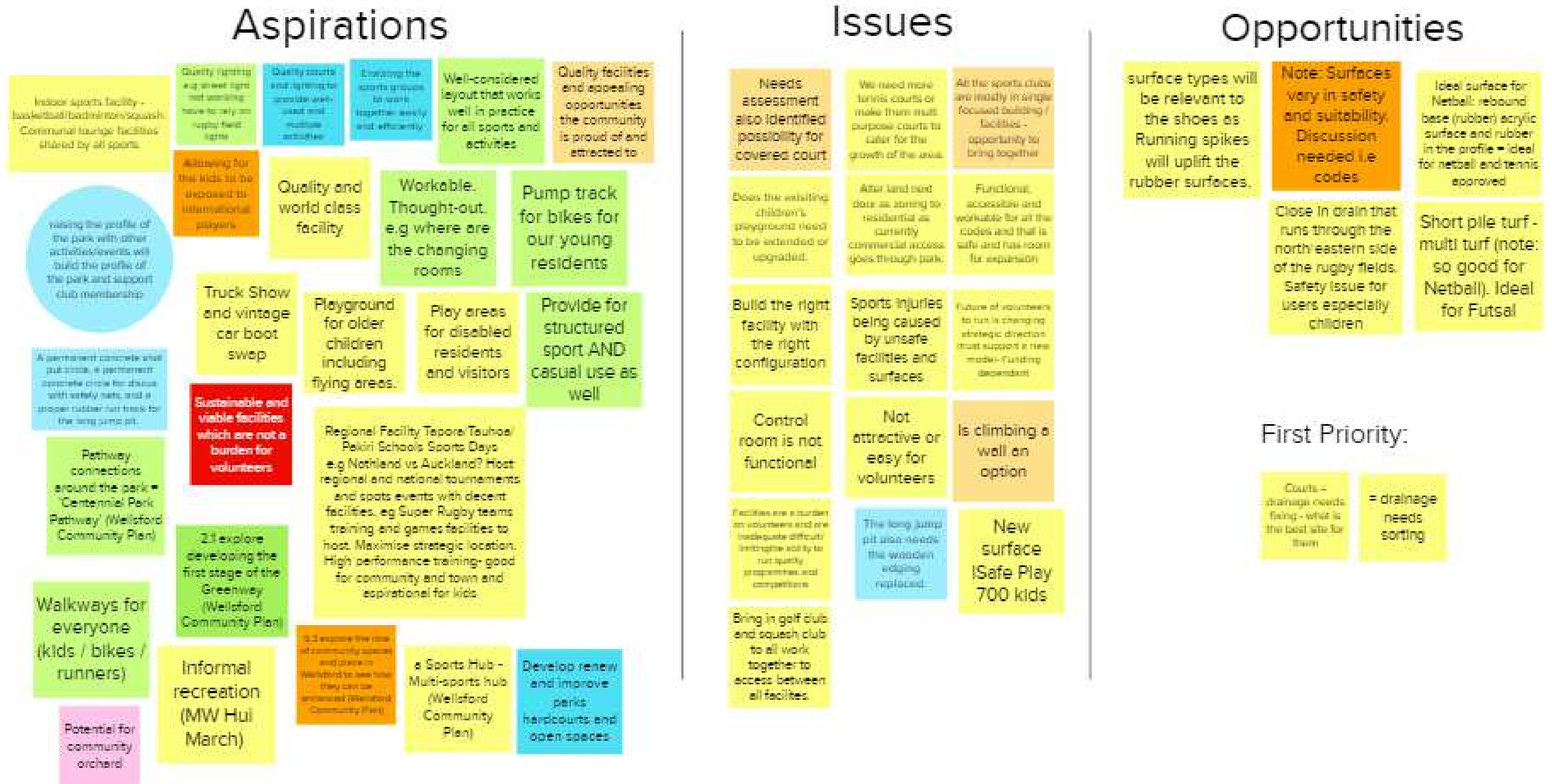
Aspirations

Park Priorities

Parking lot

Appendix C. Additional information *Te Āpiti hanga C: He pārongo āpiti*

C.1 Sticky notes from the Mural board at the first online stakeholder meeting



Appendix D. Additional information *Te Āpitianga D: He pārongo āpiti*

D.1 Online Mural consultation to capture feedback

An online consultation was held 12 April 2022 using sticky notes from the online Mural to capture feedback.

1 What do you like about Wellsford Centennial Park?



Sticky notes for question 1:

- It is our key central hub for all regions within Wellsford bringing the community together in sport and recreation
- Green open space much needed in our busy town
- Open Space
- Room for expansion
- Great space for fitness
- And considering wheelchair access and disability toileting facilities to make it inclusive. (See "changing places")
- An easy way to get to the park from town
- Its great asset for our families and ratepayers as well as visitors to the area.
- Sports Central
- I'm not an expert on sports, but from a town success point of view, but being able to cater to large events that bring people into town and help support the local small businesses would be cool.

2 How do we make Wellsford Centennial Park a key sports and recreational hub?



Sticky notes for question 2:

- Collaboration with Groups
- Make it accessible for all community areas.
- User friendly facilities.
- By doing all these things in and making it desirable go to

3 Is there anything else you would like to see at Wellsford Centennial Park? (can be a small suggestion or a big idea)

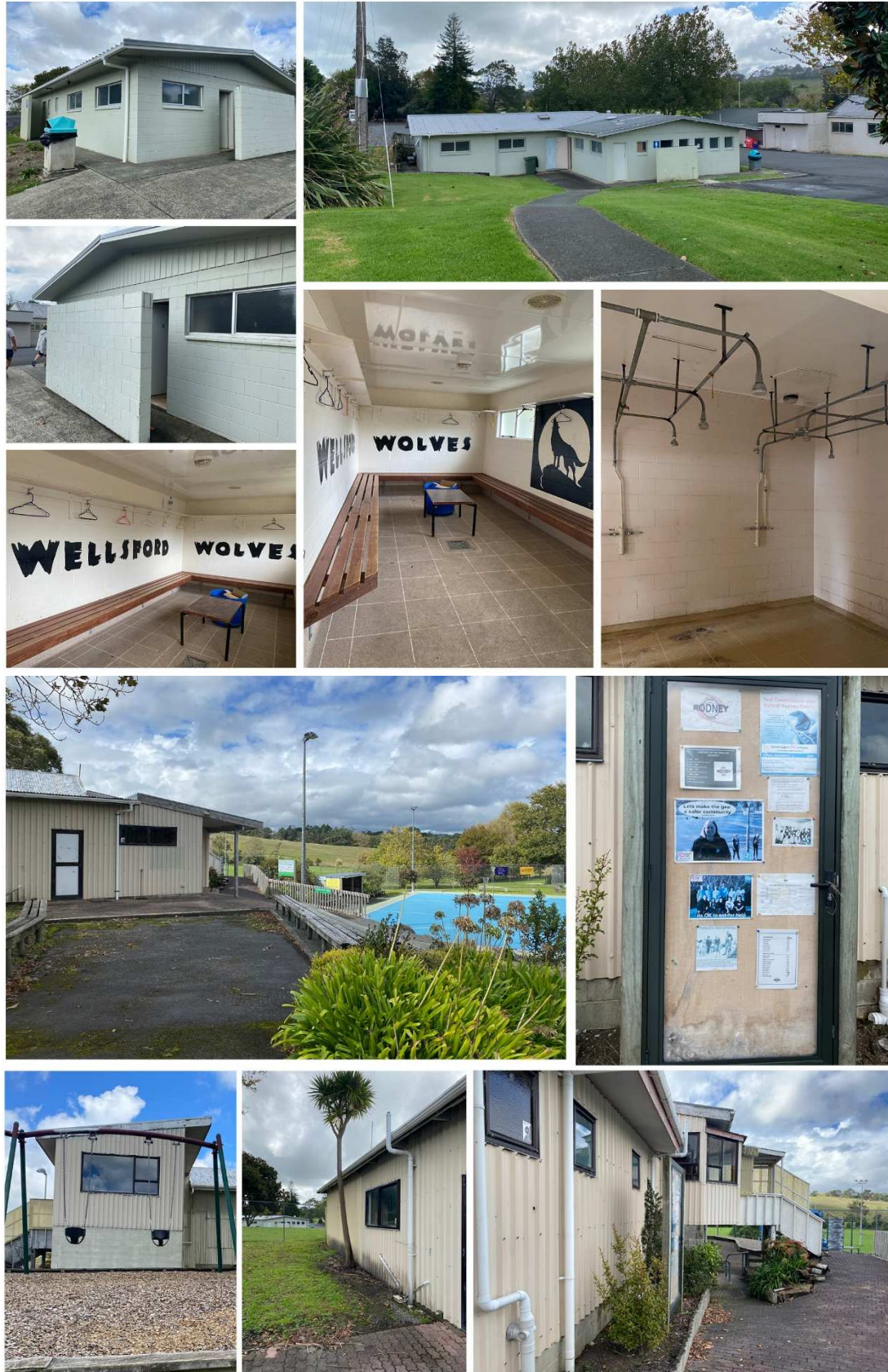


Sticky notes for question 3:

- Basketball court
- Outdoor gym equipment in a circuit?
- Like they have at MAZ in Mangawhai.
- Need places of respite and seating within the park
- Better lighting for the whole park
- Just a thoughts but if the property on the left side is sold off to the developer for commercial use then the money made is used to develop the park. Conversation with Wharehine Organics are interested in a chat to gift to the park some of the land which would be their contribution for a residential development if the zoning can be changed. This way all sports stays on the same site for safety reasons and the commercial trucks drive will not go through the park either is this able to be a conversation before it is cancelled out with the Developer, Wharehine council, consultants and the Local Board Member?

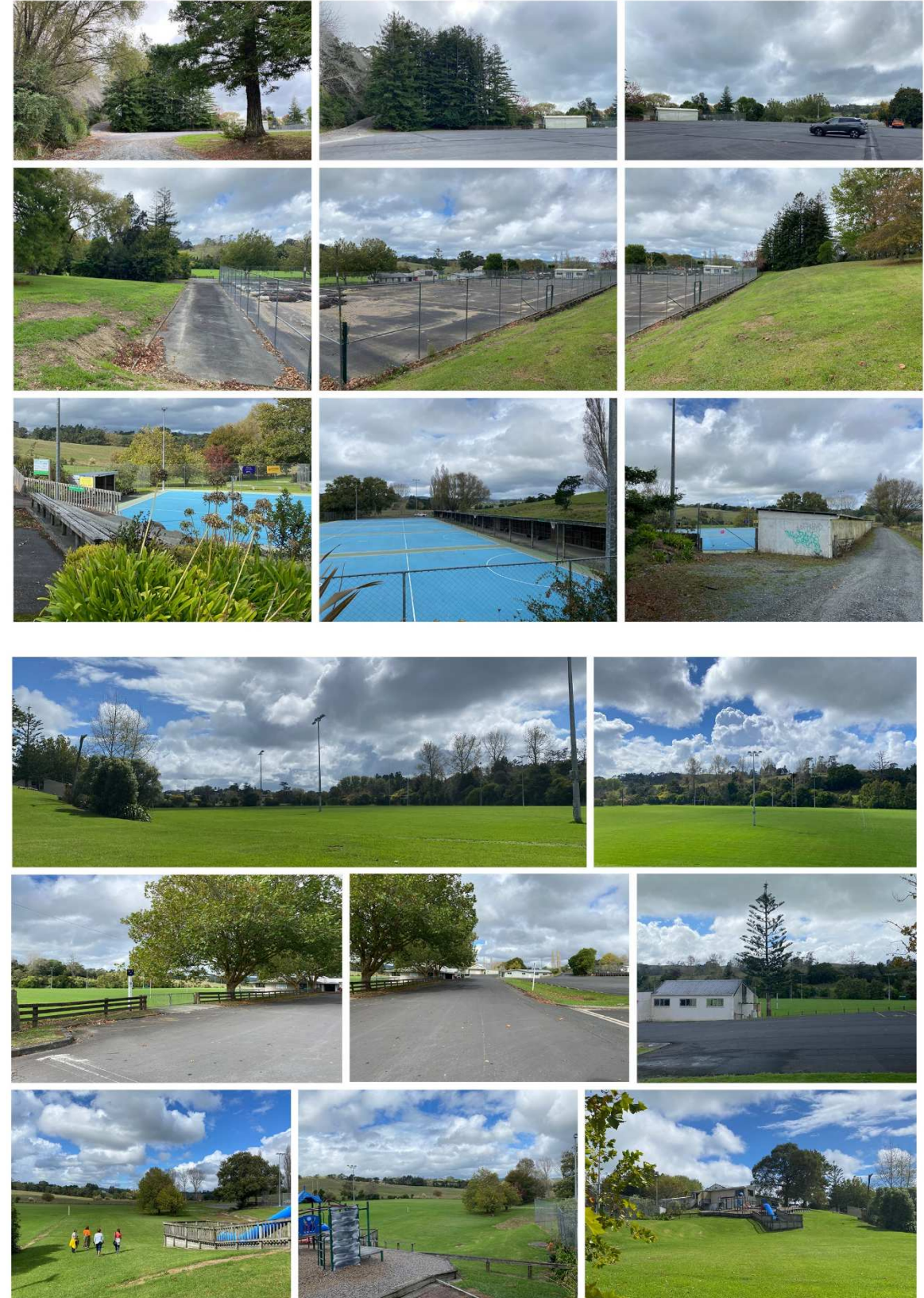
Appendix E. Photographs *Te Āpitihanga E: Ngā whakaahua*

E.1 Site photographs from stakeholder site visit on 6 April 2022



Existing toilet and changing block

Existing A&P club rooms adjacent the tennis courts



Top carpark

Existing tennis courts

Existing netball courts

Rugby fields and adjacent

Carparking hardstand adjacent the rugby fields

Existing playground



Connections to Centennial Park Road from the fields



Park entrances from the lower area of Centennial Park Road



Existing trees, including large deciduous exotic species



Stormwater pond adjacent northern fields