

Playford Park Reserve Management Plan

April 2016



PREFACE

Located in the heart of Levin's urban area, Playford Park is an important and valuable open space and recreation area for both the town of Levin and the Horowhenua District. As such the review and preparation of this Reserve Management Plan for Playford Park was an important step in the current and future management of Playford Park. The process involved a review of the Playford Park Reserve Management Plan (1999) and the preparation of a new Playford Park Reserve Management Plan.

The purpose of this Reserve Management Plan is to provide clear direction and guidance as to how Playford Park should be used, managed and developed in the future.

Council undertook informal consultation with neighbours, reserve users and interested parties prior to developing the revised Reserve Management Plan for Playford Park. The Draft Reserve Management Plan was then publicly notified on 9 April 2014 to allow for public inspection and comment on the contents of the Draft Reserve Management Plan and the associated general policies in the Draft Parks and Reserves General Policy Document. At the close of submissions on 9 June 2014, Council had received one (1) submission on this Reserve Management Plan.

CONTENTS

1. Introduction & Background	1
1.1 What is a Reserve Management Plan?	1
1.2 What is the General Policy Document?	1
1.3 Reserve Management Plan Review Process	1
1.4 National Statutory Context	2
1.5 Regional Statutory Context	3
1.6 Local Statutory Context	3
1.7 Statutory Context Diagram	4
1.9 Decision Making Process for Requests not included in Reserve Management Plan	5
2. Reserve Context	6
2.1 Land Status and Legal Description	6
2.2 Council Classification	6
2.3 Reserve History and Significant Events	6
2.4 Physical Description	7
2.5 The Holiday Park, although fenced off, is also located within Playford Park and is accessed off Parker Avenue. Reserve Use	7
2.6 Leases	8
3. Reserve Management	10
3.1 Vision for Reserve	10
3.2 Management Principles	10
3.3 Incompatible Activities	10
3.4 Organised Sport	12
3.5 Future Development	14
4. Appendices	17

1. Introduction & Background

1.1 WHAT IS A RESERVE MANAGEMENT PLAN?

A Reserve Management Plan is a document prepared under the Reserves Act 1977. It contains objectives, policies and actions relating to the use, management and future development of a reserve.

Council's Reserve Management Plans act as a guide for Council Officers in making both day to day decisions as well as the long term decisions about how reserves and open spaces under Council's control are to be used, managed or developed.

1.2 WHAT IS THE GENERAL POLICY DOCUMENT?

The Horowhenua District Council has over 60 reserves and areas of open space that it owns or manages within the district. The majority of these reserves and open spaces are gazetted as reserve and classified under the Reserves Act. There are also a number of areas of open space, recognised and managed by Council as reserve land, which currently do not hold formal reserve status under the Reserves Act.

The General Policy Document provides objectives, policies and actions for management issues which are common throughout the majority of these Council managed reserves whether formally gazetted or not. This allows Council to adopt a consistent approach to the management of all reserves in a cost and time effective way.

This Reserve Management Plan provides objectives, policies and actions for issues which are specific to Playford Park and in some cases promote a targeted response for an issue which might also be addressed in the General Policy Document. These specific management provisions take precedence over the General Policy Document provisions where they relate to the same issue.

1.3 RESERVE MANAGEMENT PLAN REVIEW PROCESS

All reserves that have been gazetted and classified as reserves under the Reserves Act, require a Reserve Management Plan to be prepared for their management and development (section 41(1)). Once a Reserve Management Plan is adopted, the Reserves Act (section 41(4)) requires that the Plan needs to be subject to continuous review to address new issues and opportunities as they arise for each reserve.

The process for preparing a Reserve Management Plan begins with Council publicly advertising its intention to prepare a Reserve Management Plan for an identified reserve or group of reserves. This triggers the beginning of an informal consultation process where the public are invited to provide comments and suggestions for how the Council's parks and reserves should be managed now and in the future. Although the Reserves Act sets out a prescribed process there is some flexibility around how the Council engages with the community during this stage of the process. Council under section 41(5A) does have the ability to resolve that written suggestions on the proposed plan would not materially assist the preparation and bypass this part of the process. Council will typically hold a series of public meetings or open days to enable members of the community to discuss ideas with Council Officers. Written suggestions and discussions during this phase inform the drafting of the Reserve Management Plan.

Following the preparation and public notification of the draft Reserve Management Plan, the formal consultation phase commences. Public submissions are received and summarised by Council Officers. Following the close of the submissions period, a Council hearing is held to consider the

submissions and submitters can have the opportunity to speak to their submission. A final Reserve Management Plan, incorporating decisions from the hearing, is prepared and adopted. The finalised Reserve Management Plan is submitted to the Minister of Conservation for approval. This concludes the Reserve Management Plan Review process.

1.4 NATIONAL STATUTORY CONTEXT

The Reserves Act 1977, the Local Government Act 2002, Conservation Act 1987 and the Resource Management Act 1991 set out the core regulatory functions of local authorities in managing reserve land. Reserve Management Plans require the consideration of these statutory documents.

Reserves Act 1977

The Reserves Act 1977 is the key piece of legislation for administering public reserves. The Reserves Act sets out how reserves are to be managed by administering bodies in accordance with the general purpose of the Reserves Act which is set out in section 3 of the Act, and summarised as follows:

- providing for the preservation and management of areas for the benefit and enjoyment of the public
- ensuring, as far as possible, the survival of all indigenous species of flora and fauna
- ensuring, as far as possible, the preservation of access for the public
- providing for the preservation of representative samples of all classes of natural ecosystems and landscape
- promoting the protection of the natural character of the coastal environment and the margins of lakes and rivers.

Resource Management Act 1991

The Resource Management Act 1991 (RMA) is the key piece of legislation for managing environmental resources in New Zealand. The purpose of the RMA is to promote the sustainable management of natural and physical resources. Council as an administering body and owner of reserve land is required to comply with provisions in the RMA and documents prepared under the RMA such as Regional and District Plans.

Local Government Act 2002

The Local Government Act 2002 enables and directs general administrative processes for local authorities in managing reserves and engaging the community.

Conservation Act 1987

The Conservation Act 1987 was developed to promote the conservation of natural and historic resources in New Zealand. The Conservation Act has a number of functions including the management of land for conservation purposes and fostering recreation activities on conservation land, providing the use is consistent with the conservation of the resource. This is relevant to the management of reserves as the administering body of this piece of legislation, the Department of Conservation, is involved in the management and maintenance of reserves classified under the Reserves Act.

Treaty of Waitangi

The Reserves Act 1977 is required to be interpreted and administered so as to give effect to the principles of the Treaty of Waitangi. Reserve Management Plans in the Horowhenua District context will therefore, take into account the following principles:

- Tino Rangatiratanga
- Active Participation
- Partnership (Mutually Beneficial Relationship)
- Active Protection
- Iwi & Hapu Development

Reserve Management Plans seek to recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

1.5 REGIONAL STATUTORY CONTEXT

Horizons Regional Council's One Plan

Horizons Regional Council's One Plan is a document that contains the Regional Policy Statement and Regional Plan for the Manawatu-Wanganui Region. As a district council, Horowhenua District Council is required to comply with the requirements of the One Plan in managing their reserves and protecting regionally significant natural features.

Regional Pest Plant Management Strategy and Regional Pest Animal Management Strategy

The purpose of these strategies is to address and remedy the degradation to environmental values caused by invasive plant and animal pests. Under these strategies Council is required to carry out plant and animal pest management pursuant to any strategy rule on reserve land. These strategies identify pest species and outline the objectives, aims, means of delivery, monitoring and outcomes for each species as well as rules for implementing the strategic direction.

1.6 LOCAL STATUTORY CONTEXT

Horowhenua District Plan

Prepared as a requirement of the Resource Management Act 1991. The Horowhenua District Plan (2015) zones Council's parks and reserves as Open Space. Issues, objectives and policies have been developed for the Open Space Zone that provide a framework for managing the types of activities and structures that are typical to parks and reserves in the district. For each zone there are rules which include the bulk and location requirements for future development.

Designations

A number of reserves in the District have also been designated in the Proposed District Plan. The effect of the designation is that it overrides the underlying zone rules within the District Plan for that site where the activity or development is consistent with the designation purpose and any specified conditions.

Horowhenua Long Term Plan

The Long Term Plan is prepared as a requirement of the Local Government Act 2002. The Long Term Plan is a comprehensive document containing Council's financial policies, the activities and projects that Council intends on undertaking, the levels of service Council plans to provide, the prioritised capital projects, financial details and rating impact on the district for the next ten years.

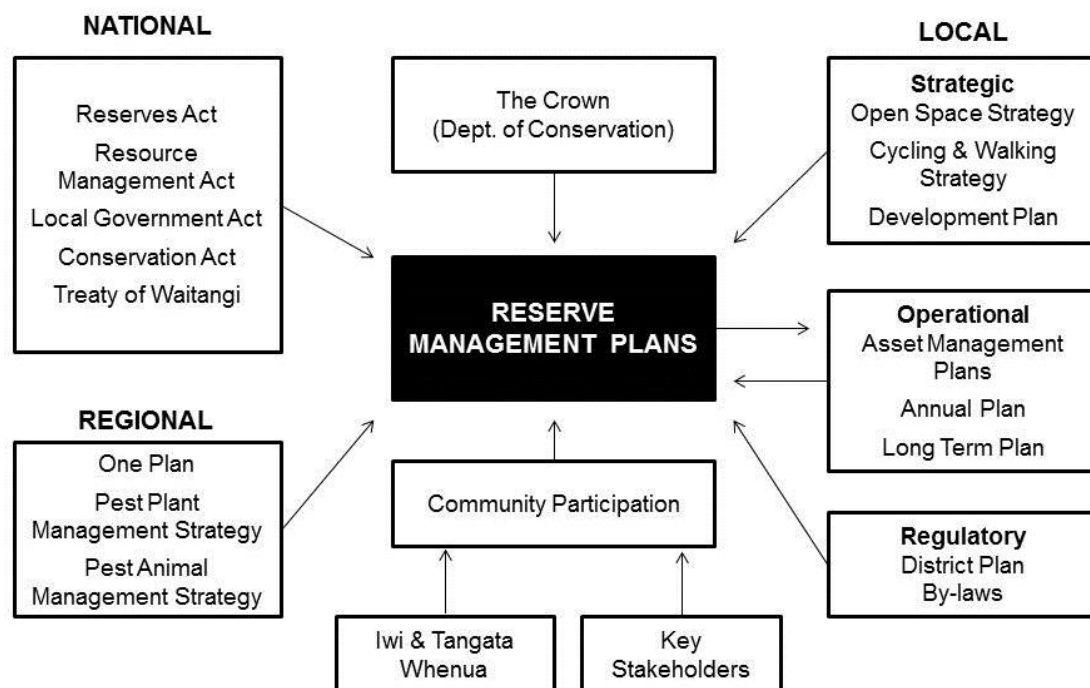
Open Space Strategy

This Strategy provides a strategic vision for open space within the Horowhenua District. It takes a long-term view of the future of open space in the District and proposes a large number of specific actions within a strategic framework. The implementation of this Strategy will be through a range of other Council plans including Reserve Management Plans, Asset Management Plans and the District Plan.

1.7 STATUTORY CONTEXT DIAGRAM

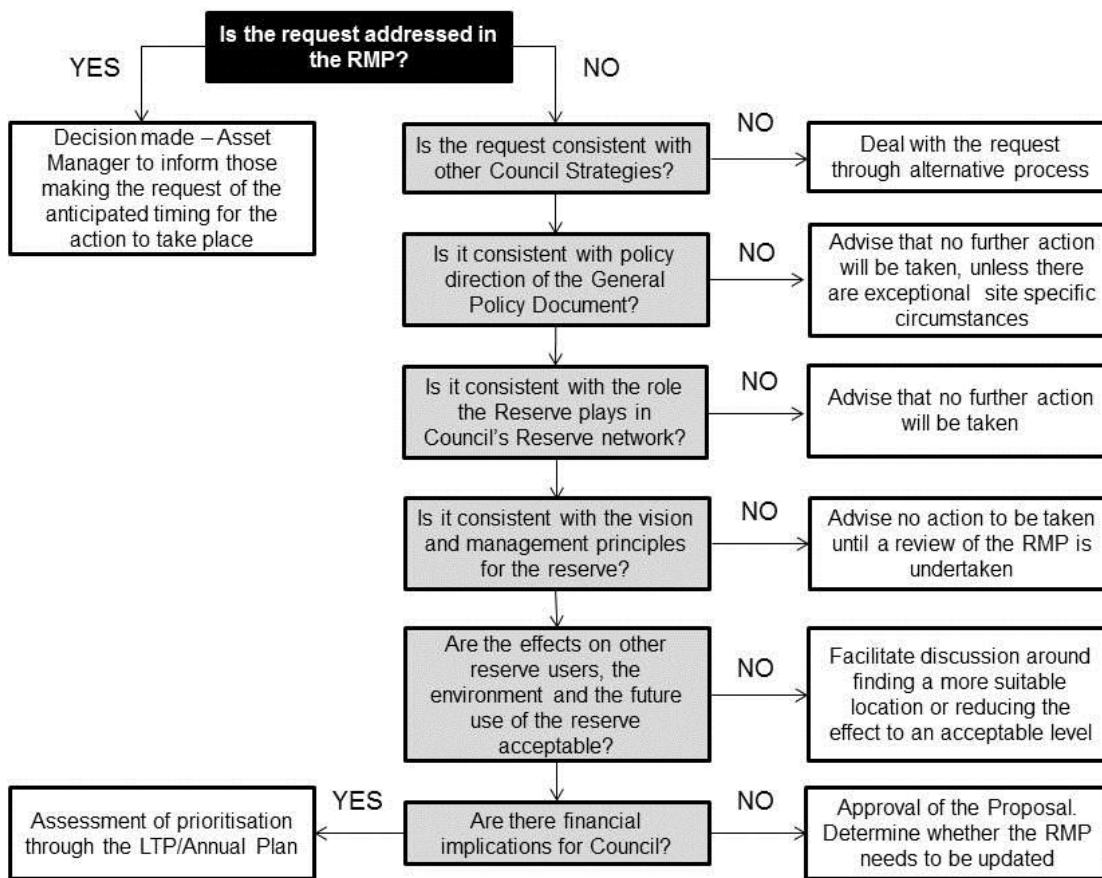
The following diagram details the statutory context set out above for Reserve Management Plans. The diagram also identifies the linkages and relationships that need to be considered and taken into account when reviewing or preparing Reserve Management Plans.

It is important to note that the examples listed in the diagram are not intended to be an exhaustive list, for instance other legislation at the national level can also be relevant (e.g. Heritage New Zealand Pouhere Taonga Act 2014). Also highlighted by this diagram are the different roles and functions that Council have in relation to the management of parks, reserves and open space.



1.9 DECISION MAKING PROCESS FOR REQUESTS NOT INCLUDED IN RESERVE MANAGEMENT PLAN

Reserve Management Plans are developed to provide both short and long term guidance regarding the use, management and development of reserves. At some point there are likely to be proposals submitted or requests made to Council that have not been specifically identified or included in the Reserve Management Plan. The following process set out below is intended to provide some consistency and guidance for making decisions about whether to proceed with these requests or proposals. The process outlined in the diagram below should be used as a general guide and is not intended to avoid the consideration of other potentially relevant information.



2. Reserve Context

2.1 LAND STATUS AND LEGAL DESCRIPTION

The reserve known as Playford Park consists of three land titles making up an area of 12.2113 hectares.

Legal Description	Title	Area	
Part Section 67B Levin Suburban (SO 12913)	12C/714	3.8293 ha	Previously known as Eastern Park
Section 68 Levin Suburban (SO 12913)	994/95	8.1291 ha	Known as Playford Park
Lot 1 DP 40333	12A/664	0.2529 ha	Occupied by Athletic Rugby Football Club

2.2 COUNCIL CLASSIFICATION

Playford Park is zoned in the Horowhenua District Plan (2015) as Open Space, while the neighbouring properties are all zoned Residential.

In terms of legal status of Playford Park the 1948 Levin Borough Empowering Act (Playford Park) set apart this land as a reserve for recreation purposes requiring the Council to set apart and at all times maintain an area of not less than four acres as a Motorists Camping Ground.

2.3 RESERVE HISTORY AND SIGNIFICANT EVENTS

Henry Playford, a farmer of Levin with no known family, died on the 24 May 1936. In his will he left in trust to the Levin Borough Council 20 acres of land to be used as a motor camp. Mr Playford also left a further approximately 12 acres of his residuary estate to be held in trust so that the income could be used to maintain the motor camp.

This was based upon the provision that had the Council not accepted the land and associated conditions within 12 months, the land was to be bequeathed to the Palmerston North Hospital Board. On the 16 June 1936 the Levin Borough Council accepted the gift under the terms laid down by Henry Playford's will. In 1937 the Public Trustee arranged a Crown lease in perpetuity.

The income from Henry Playford's residuary estate, however, was insufficient to maintain the motor camp. This initiated the enactment of the Levin Borough Empowering Act 1948, with the permission and support of the Palmerston North Hospital Board. This Act enabled the sale of the smaller parcel of land to ensure the maintenance and improvement of the motor camp. The dual purpose of converting the land into money was firstly to provide an adequate annual income for the purpose of developing the motor camp but also the sale provided building lots which were much needed at the time for Levin.

In 1948 Playford Park was declared a Public Domain by the Empowering Act, to be reserved for recreation purposes. The Act also stipulates that the Council shall set apart and at all times

maintain as a motorists camping ground, an area of not less than four acres within the Park boundaries.

The (Council owned) Holiday Park is located on the western side of the Park and accessed from Parker Avenue and is leased to private operators.

2.4 PHYSICAL DESCRIPTION

Playford Park is located in the south east quadrant of Levin. The main frontages of the Park are onto Bartholomew Road and Parker Avenue with the Park located opposite Waiopahu College. The Park is also publicly accessible from the following streets George, Bowen, Dover, Derby and Ascot Streets and Quinn Road. The Park is surrounded by residential properties generally 1-2 storeys in height.

Playford Park includes the following facilities:

- Five sports playing fields, all of which have floodlights;
- Skin softball diamond and associated fencing;
- Off street car parking (Sealed area of approximately 800m²);
- Athletic rugby and sports club clubrooms; and
- Amenities building including toilets, changing rooms and storage facilities (two facilities one located at the northern end near the Athletic Sports Club and the other at the southern end).

The following buildings are sited in the south-western corner of Playford Park accessed off Parker Avenue:

- Girl Guide Hall
- Sea Scouts Storage Shed
- Levin-Waiopahu Tramping Club Clubrooms
- Masonic Lodge
- Savage Club
- Kotuku Sea Scouts and Indoor Rifle Range

These facilities are identified on the aerial map in Appendix 1.

2.5 THE HOLIDAY PARK, ALTHOUGH FENCED OFF, IS ALSO LOCATED WITHIN PLAYFORD PARK AND IS ACCESSED OFF PARKER AVENUE. RESERVE USE

Playford Park is predominantly used as sports ground for the following sports codes:

- Rugby (juniors, college and seniors)
- Rugby League (juniors and seniors)
- Softball
- Touch

The recent upgrades (2012) of the flood lights and the new changing facilities have increased the usage of the Park with greater use of the Park for evening training sessions. The combination of the quality of the lighting together with the playing surface has resulted in Playford Park being used for the Horowhenua-Kapiti senior representative team trainings.

Aside from organised sport, Playford Park is used for a variety of other formal and informal uses.

The park is used on occasions by Waiopahu College for school sports events such as the school cross country and for overflow car parking on week days. The car parking arrangement formed part of the signed memorandum between the school and Council which included providing Council access to the College gymnasium and all weather training surface.

Levin East School are also occasional users of Playford Park but use it less frequently than Waiopahu College.

Due to the large number of streets that provide access to Playford Park, the park acts as a popular thoroughfare particularly for students going to and from Waiopahu College.

The Clubrooms of Athletic Rugby and Sports Club are located on the Park by the main car park accessed off Bartholomew Road. The use of the clubrooms is generally limited to the weekends in winter during the rugby and netball seasons. However the Club has been making efforts to encourage shared use of their facilities during the summer season.

On occasions the local Fire Service use Playford Park for practice drills utilising the fire hydrants located in the ground.

The Park is also informally used by local residents for general recreation and exercise. A number of local residents currently walk around or across the park as part of their exercise routines.

The south west corner of Playford Park has a different feel about it as it has a cluster of buildings that are used by local clubs and groups. The following clubs and groups are currently active users of Playford Park through their use of buildings located on this site.

- Girl Guides
- Sea Scouts Storage Shed
- Levin-Waiopahu Tramping Club
- Masonic Lodge
- Savage Club
- Kotuku Sea Scouts and Levin Small Bore Club

The level of use by these user groups varies with some currently only using their facility two to three times a year for club get-togethers or meetings. Other facilities such as the Masonic are hired for a variety of private functions.

2.6 LEASES

Lot 1 DP 40333 is currently leased to the Athletic Rugby Football Club for 10 years; this lease will terminate in 2016.

The Holiday Park, located on the western side of the Park, is leased to private operators on a 33 year lease term, terminating in 2037.

The Horowhenua Savage Club Lease a Hall site for 10 years with a 10 year right of renewal; this lease will terminate in 2030.

The United Horowhenua Lodge lease a hall site for 21 years with a 21 year right of renewal, terminating in 2046.

The original leases with Levin Girl Guides, Levin Scout and Small Bore Rifle Club and the Levin Waiopahu Tramping Club have all expired. These organisations continue to occupy hall sites on a year to year basis.



3. Reserve Management

3.1 VISION FOR RESERVE

To develop and manage Playford Park as a multi-purpose district sports hub for leisure and recreational use and enjoyment of local residents and visitors to the Horowhenua District.

In achieving this vision:

- Playford Park would be recognised as a Region-wide sports ground destination, which provides high quality training and playing fields and facilities.
- Playford Park would attract significant sporting events and tournaments due to the range and quality of facilities it has to offer.
- Playford Park would be developed in a way that attracts more informal users to use the Park for non-organised sport and recreation.
- Playford Park would make a greater ecological contribution to the District's ecological network through additional landscaping and planting.
- Local residents would be proud to have Playford Park on their doorstep and feel a sense of community ownership in how the Park is used and managed.

3.2 MANAGEMENT PRINCIPLES

Maintain and protect Playford Park's open space qualities and primary use as a sports ground.

Recognise the role that Playford Park plays within the District as a multi-purpose sports hub and high quality training and playing facility.

Provide appropriate facilities to support the multi-purpose sports and recreational use.

Provide for a range of informal recreational activities that compliment and do not interfere with the use of Playford Park as a sports ground.

Encourage and promote greater sharing of facilities between codes and clubs.

Encourage use and development of Playford Park that does not adversely affect the neighbouring properties.

Improve the sense of community ownership and pride in Playford Park.

3.3 INCOMPATIBLE ACTIVITIES

Issues/Opportunities

Playford Park has a good level of use and is generally operating well. Like most of the district's reserves it encounters issues from those who misuse or abuse the facilities that the Park offers. For Playford Park the main issues from such incompatible activities, include:

- Inappropriate vehicle use on the sports fields resulting in damage to the turf and the potential impact this can have on other users including spectators
- Golfers using the Park for hitting practice resulting in damage to the turf and creating a danger for other Park users
- Dog owners allowing dogs to walk (leashed and unleashed) across the playing fields potentially contaminating the playing fields and possibly compromising the enjoyment of the Park by other users

- Some informal private access directly onto the Park from adjoining private properties. This potentially creates additional expectations on Council liability and management of boundary fences

These activities, by being incompatible with the primary use of Playford Park, have the potential to both reduce users enjoyment of the Park and be a physical danger them.

Objectives

- 3.3.1 To prevent activities from occurring at Playford Park that have an adverse impact on the Park's values or that compromise the intended use and enjoyment of the Park for other users.
- 3.3.2 To provide for a wide range of compatible sports and recreation opportunities.

Policies

- 3.3.3 Prohibit dogs (leashed or unleashed) from being on Playford Park.
- 3.3.4 Prohibit the use of Playford Park for golf activities.
- 3.3.5 Ensure that only service and emergency vehicles have access to the grass areas of the Park.
- 3.3.6 Encourage and allow the use of Playford Park for informal sport and recreation where this does not conflict with the safety, use and enjoyment of other reserve users and the Park's primary purpose as a sports ground.
- 3.3.7 In addition to the above policies, the policies of the General Policy Document also apply where relevant, noting that the site specific policies in this Plan take precedence.

Actions

- Meet with club officials from clubs using the Park regarding non-service vehicles on the reserve. Ensure that there is a clear expectation on clubs self-policing this particularly during sporting events when their club is in action. If inappropriate vehicles continue to access and damage the grass areas then the use of bollards or similar vehicle preventative structures together with additional signage should be investigated to more actively restrict those vehicles that are not service or emergency vehicles from having access onto the Park.
- Undertake audit of existing signs relating to vehicles, golf and dogs on Playford Park. Ensure that these signs are displayed in prominent locations recognising that the multiple entrance points to this reserve.



Explanation

The location of Playford Park combined with the raised profile of the Park means that there will continue to be management challenges in maintaining Playford Park as a safe and high quality sports ground. The issues identified above are not uncommon to parks of this nature however given the size of it and the large number of public access points it can make it difficult to monitor and police activities that are negatively impacting on the Park. Where a passive approach (e.g. signs) is not getting desired results, Council Officers will seek funding to undertake more active measures (e.g. bollards) together with prosecution where offenders are caught.

3.4 ORGANISED SPORT

Issues/Opportunities

Playford Park is primarily used as a sports ground for matches and training. A significant investment has been made into the playing fields to provide a high quality all year round playing surface. The current high standard of the playing surface together with the quality of the floodlights has resulted in greater pressure from additional codes and sports teams to use the facilities. In some cases it will be appropriate for these sports to be undertaken at Playford Park in other cases there may already be reserves and facilities where Council is trying to concentrate these sports in a single location.

A further potential conflict is between the use of Playford Park for organised sports games and training sessions and the use of the park for informal sports and recreation. While the use of the park for informal sport and recreation is to be encouraged it should not conflict with the bookings for organised sport and training sessions.

Objectives

- 3.4.1 That Playford Park offers high quality sports playing and training fields and facilities for all age groups and sporting levels.
- 3.4.2 That the playing surfaces are managed in a sustainable way to enable them to be used for sport all year round.
- 3.4.3 That Playford Park is able to provide the range and quality of facilities that would attract sporting events and tournaments involving teams from outside the District.

Policies

- 3.4.4 Promote and encourage the use of Playford Park for sporting events and tournaments and by organisations, clubs and teams from outside the District.
- 3.4.5 Ensure the all year round use of the playing surfaces through the sustainable management of the activities undertaken on Playford Park and their level of use.

Actions

- Implement the Playford Park Operations agreement to give users more control over the use of the Park.
- Provide clear and prominent signage to advise when the playing fields are closed.

- Actively promote the use of Playford Park to organisations, clubs and teams outside the District particularly for pre-season games and tournaments.

Explanation

A significant investment has been made by Council in the playing surfaces at Playford Park. The Park is able to offer high quality playing surfaces that very seldom need to be closed. The sensible management of the playing surfaces will be important to ensure that the fields can be used all year round and continue to be of a high standard. Maintenance or adverse weather may make it necessary on occasions to close the fields to protect their longevity. Ground bookings for existing sports codes together with requiring new sports to obtain permission from the Parks Manager will both be crucial in ensuring the sustainable management of the playing surfaces and that only approved sports codes are formally played at Playford Park.

The Playford Park Taitoko Sports Hub Advisory Group Structure Operations agreement is being developed with the intention of optimising the use of Playford Park for the benefit of the community. The intention is to enhance the value of Playford Park as a regional sports hub by developing a mutually beneficial working relationship between Council, formal sports users, the wider community and Waiopahu College.

Use of Playford Park by groups and clubs from outside the District can further enhance and develop the Park's reputation as a regional sports hub and support investment that has been made.



3.5 FUTURE DEVELOPMENT

Issues/Opportunities

The Horowhenua District Council and representatives of the Playford Park user community have been discussing options and possible plans for improvements at Playford Park for a number of years. The broad focus of these discussions has been on implementing a range of facility developments.

In 2012 Council completed the work on the Amenities' buildings located adjacent to Bartholomew Road at the northern and southern ends of the Park.

The signed memorandum involving Council and Waiopahu College includes some reciprocal arrangements whereby the College can use the car parking area during the week and the sports fields when they are not booked and the Council can have access to the College gymnasium and all weather training surface. This arrangement has helped avoid the duplication of specific facilities. For some residents involved in the redevelopment it may be perceived that there has been enough development at Playford Park now without needing any more future development.

A number of opportunities exist to further enhance this park as a sports hub for the District. These ideas would build on the strong foundation that already exists and would look to enhance the experience of those using the Park and also provide opportunities for the Park to be enjoyed in other less formal ways.

Consultation with key stakeholders and local residents in preparing this Reserve Management Plan has identified a range of future development ideas that are all worthy of further consideration, these include:

- Open up the cul-de-sacs into the Park so that there is some additional car parking provided at these points in a way that reduces and minimises the interference to residents in the neighbouring streets.
- Erect temporary or movable seating for spectators alongside main playing fields.
- Install children's play equipment, shelters and picnic tables near Bartholomew Road frontage.
- Develop a measured walking/cycling loop track around the perimeter of the Park and provide seating at appropriate points or intervals around the track.
- Develop a walking path across Playford Park between playing fields 1 and 2 that connects with a perimeter track and provides direct (and dry) access from Bartholomew Road and Derby Street.
- Install fitness exercise stations in conjunction with the perimeter walking/cycling loop track.
- Plant vegetation and trees that do not interfere with the use of the sports playing fields or neighbouring properties but lift the aesthetic appearance and ecological value of the Park.
- Provide bollards or structures to reduce the ability of vehicles (excluding service vehicles and emergency vehicles) from driving onto the grass areas of the Park.
- Provide toilets and changing facilities at the south-west corner for the users of the no.5 field

It is acknowledged that these concepts do require further consideration and have funding implications. Some of these concepts such as the fitness exercise stations have previously been provided at Playford Park and for various reasons were removed.

Objectives

- 3.5.1 That Playford Park is developed in a way that promotes the use of this facility as a district multi-purpose sports hub.
- 3.5.2 That future development compliments the existing facilities located on Playford Park and supports the multi-purpose use of the facilities.
- 3.5.3 That any future development meets the needs of the approved use and users without significantly adversely affecting the other users of the Park or the neighbouring properties.

Policies

- 3.5.4 Ensure that future development minimises any adverse environmental effects on the neighbouring landowners.
- 3.5.5 Ensure that future development does not compromise the flexible use of the sports playing fields for a variety of sporting codes.
- 3.5.6 Encourage development that is in accordance with the vision for Playford Park as a District multi-purpose sports hub.
- 3.5.7 Encourage development that creates a variety of non-organised recreation opportunities for local residents and users of Playford Park.
- 3.5.8 Provide off-street parking that is appropriate to any future development of the Park and that minimises adverse effects on the local transport network or neighbouring residents.
- 3.5.9 Ensure that any new buildings have the ability to cater for the needs of a variety of potential users.

Actions

- Prepare Development Concept Plans for Playford Park that address landscaping, walking and cycling tracks, a fitness station, seating and children's play equipment.
- Undertake consultation on the Concept Plans with key stakeholders and potentially affected parties.

Explanation

Playford Park has been gradually improved over the last decade with the profile of the Park being significantly lifted with the upgrade of the changing room and toilet facilities, new floodlights and improvements to the playing surfaces. The Park is renowned for its very good playing surface that is generally able to accommodate training and games all year round. The vision is for Playford Park to be a multi-purpose sports hub for the District.

The focus for future development should enhance the use of this sports facility while also enabling additional recreational opportunities. Additional development should minimise adverse effects on the neighbouring properties and should not compromise the current or future use of the sports fields. Where possible, future development should not limit the intended multi-function purpose of the reserve.

Opportunities exist to further explore the partnership with Waiopēhu College for sharing facilities. This partnership arrangement should ensure that unnecessary duplication of new facilities is avoided.

While Playford Park primarily acts as a sports ground it does lend itself to opportunities for non-organised recreation. A number of the future development ideas identified above would enhance these non-organised recreation opportunities and can be provided for in a way which does not interfere with the use of the park for organised sport.

Preparing a Development Concept Plan and engaging with key users, neighbours and stakeholders would be the most effective way to integrate and understand the ideas and issues relating to the future development of Playford Park.



4. Appendices

Appendix 1 – Playford Park Location Map



Appendix 2 – Playford Park Field Numbering



Appendix 3 – Actions Identified for Playford Park

Action	Importance
<p>Prepare Development Concept Plans for Playford Park that address landscaping, walking and cycling tracks, fitness station, seating and children’s play equipment.</p> <p>Undertake consultation on the Development Concept Plans with key stakeholders and potentially affected parties.</p>	Medium
<p>Implement the Playford Park Operations Agreement to give users more control over the use of the Park.</p>	High
<p>Provide clear and prominent signage to advise when the playing fields are closed.</p>	Medium
<p>Undertake audit of existing signs relating to vehicles, golf and dogs on Playford Park. Ensure that these signs are displayed in prominent locations recognising that the multiple entrance points to this reserve.</p>	Low
<p>Meet with officials from clubs using the Park regarding non-service vehicles on the reserve. Ensure that there is a clear expectation on clubs self-policing this particularly during sporting events when their club is in action. If inappropriate vehicles continue to access and damage the grass areas then the use of bollards or similar vehicle preventative structures together with additional signage should be investigated to more actively restrict those vehicles that are not service or emergency vehicles from having access onto the Park.</p>	Medium
<p>Actively promote the use of Playford Park to organisations, clubs and teams outside the District.</p>	High

Note: The level of importance assigned to each action above is based on the context of this reserve and has not been considered in relation to levels of importance assigned to other reserves in the District.

Appendix 4 - Levin Borough Empowering Act 1948

Reprint
as at 1 October 1948



Levin| Borough Empowering (Playford Park) Act 1948

Local Act 1948 No 10
Date of assent 30 September 1948
Commencement 30 September 1948

Contents

	Page
Title	2
Preamble	2
1 Short Title	4
2 Interpretation	4
3 Playford Park declared to be a public domain	4
4 Minimum area for motorists' camping ground	5
5 Vesting of residuary estate in Corporation	5
6 Release of Public Trustee from duties under will	5
7 Council may subdivide and road land in residuary estate	5
8 Borrowing powers	6
9 Council may sell land in residuary estate	6
10 Recital evidence that sale lawful	6
11 Expenses of subdivision and sale	7
12 Disposal of any other property forming part of residuary estate	7
13 Application of moneys under this Act	7

Note

Changes authorised by section 17C of the Acts and Regulations Publication Act 1989 have been made in this reprint.

A general outline of these changes is set out in the notes at the end of this reprint, together with other explanatory material about this reprint.

14	Will ceases to have effect	7
15	Costs of Act	7
	Schedule 1	9
	Playford Park	
	Schedule 2	9
	Land included in testator's residuary estate	

An Act to constitute as a Public Domain certain land held by the Corporation of the Borough of Levin under the will of Henry Playford, to confer certain powers on the Corporation in connection therewith, and to vary accordingly the trusts created by that will

Preamble

Whereas Henry Playford, of Levin, farmer, died at Levin on 24 May 1936:

And whereas the said Henry Playford left a last will and testament bearing date 22 July 1930:

And whereas probate of the said will was on 25 June 1936 granted by the Supreme Court of New Zealand at Wellington to the Public Trustee of the Dominion of New Zealand, the executor and trustee appointed by the said will:

And whereas by paragraph 3 of the said will the testator devised to the Mayor, Councillors, and Burgesses of the Borough of Levin the land particularly described in Schedule 1 in the following terms—namely, “upon trust for all time as a motorists’ camping-ground for the use of the public free of charge except as to such facilities or conveniences as the said Corporation may install or supply, but otherwise subject to such regulations, conditions, and restrictions as the Levin Borough Council may from time to time prescribe and should the said Corporation not accept the foregoing gift within a period of twelve calendar months after notification thereof shall have been given to the said Borough Council by my Trustee or should the said land at any time after the said Corporation shall have accepted the foregoing gift for any cause cease to be used or available for the purposes and upon

the conditions aforesaid for a consecutive period of twelve calendar months then I give devise and bequeath all my said estate and interest in the said piece of land to the Palmerston North Hospital Board for the benefit of the Palmerston North Public Hospital”:

And whereas by paragraph 4 of the said will the testator devised and bequeathed the residue of his estate, including the land described in Schedule 2, after payment of his just debts, funeral and testamentary expenses, and all estate and succession duty payable in respect of his estate, upon trusts expressed as follows:

“(a) During such time as the said piece of land” (being that described in Schedule 1) “shall be held by the said Corporation upon and subject to the trusts in regard thereto set forth in the last preceding paragraph three hereof to pay the income arising therefrom to the said Corporation to be applied in and towards the upkeep maintenance and improvement of the said camping-ground and in and towards payment of any outgoings and charges in connection therewith in such manner in all respects as the Levin Borough Council shall think fit:

“(b) Subject to the foregoing provisions hereof upon trust for the Palmerston North Hospital Board for the benefit of the Palmerston North Public Hospital”:

And whereas the said Corporation has established and maintained as a motorists’ camping ground the land described in the said Schedule 1 in terms of the said will:

And whereas it is desirable that the said land should be made available for the use of the public as a recreation ground, sports ground, and gardens, as well as a motorists’ camping ground, freed and discharged from the trusts created by the said will:

And whereas the said land can be more efficiently administered for the aforesaid purposes as a public domain:

And whereas the annual income derived from the said residuary estate is inadequate for the purpose of developing, improving, and maintaining that land for the aforesaid purposes to a standard in keeping with modern requirements:

And whereas it is desirable that the capital as well as the income of the said residuary estate should be made available for the aforesaid purposes, and accordingly that the said residuary estate should be freed from the trusts attaching thereto and vested in the Corporation, with power for the Corporation to convert it into money and expend the net proceeds of such conversion in and towards the management, administration, and improvement of the said land for such purposes as aforesaid:

And whereas the Public Trustee and the Palmerston North Hospital Board have consented to the above-mentioned variations being made to the terms of the trust created by the will of the testator:

And whereas the objects of this Act are not obtainable otherwise than by legislation.

1 Short Title

This Act may be cited as the Levin Borough Empowering (Playford Park) Act 1948.

2 Interpretation

In this Act, unless the context otherwise requires,—

Corporation means the Corporation of the Mayor, Councillors, and Burgesses of the Borough of Levin

Council means the Levin Borough Council

park means Playford Park, described in Schedule 1

testator means Henry Playford, late of Levin, farmer, deceased

the will means the last will and testament of the testator, dated 22 July 1930.

3 Playford Park declared to be a public domain

(1) The land described in Schedule 1 is hereby declared to be reserved for recreation purposes and to be set apart under Part 2 of the Public Reserves, Domains, and National Parks Act 1928 as the Playford Park Domain.

(2) The Council is hereby declared to be the Domain Board in respect of the park.

4

- (3) The lease in perpetuity referred to in the said Schedule 1 is hereby cancelled.
 - (4) The District Land Registrar of the Land Registration District of Wellington is hereby authorised and directed to make such entries in the register and to do all such things as may be necessary to give effect to the provisions of this section.
- 4 Minimum area for motorists' camping ground**
The Council shall set apart and at all times maintain as a motorists' camping ground an area of not less than 4 acres within the boundaries of the park.
- 5 Vesting of residuary estate in Corporation**
The Public Trustee, after paying thereout all legal and other costs, charges, duties, and expenses incurred or payable by him in respect of the administration of the estate of the testator, and after retaining thereout all lawful commission or other charges for his services, shall forthwith convey, transfer, assure, and pay over to the Corporation all the real and personal property comprising the residuary estate of the testator as defined by the will, to be held by the Corporation free from the trusts and reservations imposed by the said will, but subject to any mortgages, encumbrances, or liens attaching thereto and subject to the provisions of this Act.
- 6 Release of Public Trustee from duties under will**
Simultaneously with conveyance, assurance, and payment to the Corporation of the real and personal property constituting the residuary estate of the testator, the Corporation shall, upon being satisfied in that behalf, execute such deed as the Public Trustee may reasonably require releasing and discharging the Public Trustee from the duties imposed on him by the will in connection with that property, such deed to be prepared by the solicitors to the Public Trustee at the cost of the Corporation.
- 7 Council may subdivide and road land in residuary estate**
Notwithstanding anything in the Municipal Corporations Act 1933 or any other Act, the Council may subdivide the land de-

scribed in Schedule 2 of this Act, or any part or parts thereof, into suitable building allotments, and lay out, form, and construct such roads and streets thereon as the Council thinks proper, and may for the purpose of developing the land as building allotments exercise all the powers conferred upon local authorities by the Municipal Corporations Act 1933 or any other enactment conferring powers upon local authorities.

8 Borrowing powers

The Council may, by special order, and without taking the steps prescribed by sections 9 to 13 of the Local Bodies' Loans Act 1926, raise a special loan for the purpose of exercising any of the powers conferred by section 7 of this Act.

9 Council may sell land in residuary estate

- (1) The Council is hereby authorised to sell all the land described in Schedule 2, or any part thereof, either by public auction, public tender, or private contract, or partly by one and partly by the other of such modes of sale, at such price or prices, and subject to such conditions as to title, time, or mode of payment of purchase money or otherwise as it thinks fit, and with or without a grant or reservation of rights of way, rights of water easement, drainage easements, or other rights and privileges of every description in relation to any of the allotments sold or any land remaining unsold, or any part thereof, or any other land vested in the Corporation, on such terms as it thinks fit; and to lease the said land or such part or parts thereof as shall for the time being remain unsold at such rents, for such terms, and subject to such conditions as the Council thinks fit; and to execute such agreements, transfers, leases, and other documents as may be required in connection with the sale or lease of the said land or any part thereof.
- (2) Nothing in this section shall be construed to derogate from the provisions of the Servicemen's Settlement and Land Sales Act 1943.

10 Recital evidence that sale lawful

A recital in any transfer from the Corporation to any purchaser or purchasers of the land described in Schedule 2, or any part

or parts thereof, to the effect that the sale in respect of which such transfer is given is made in pursuance of the provisions of this Act shall be conclusive evidence that such sale is lawful.

11 Expenses of subdivision and sale

The Council is hereby authorised and empowered to defray out of the moneys arising from the sale of any allotment or land sold under this Act, and out of any moneys coming into its hands as part of the residuary estate of the testator, the costs and expenses of and incidental to the subdivision and sale of the said land or any part thereof, including the costs and expenses of and incidental to the laying off, formation, and construction of any roads or streets thereon, and any liabilities incurred pursuant to section 8.

12 Disposal of any other property forming part of residuary estate

If any part of the residuary estate of the testator, other than the land described in Schedule 2, transferred to the Corporation pursuant to this Act consists of property not in the form of money, the Council shall sell that property or otherwise convert it into money in such manner and on such terms as it thinks fit.

13 Application of moneys under this Act

Subject to the provisions of this Act, all moneys received by the Corporation pursuant to this Act shall form part of the funds of the Playford Park Domain Board and shall be applied accordingly.

14 Will ceases to have effect

Upon the passing of this Act the will shall cease to have any force or effect.

15 Costs of Act

All costs, charges, and disbursements of and incidental to the preparation and obtaining of this Act shall be paid out of

moneys coming into the hands of the Council pursuant to this
Act.

Schedule 1

Playford Park

All that area in the Wellington Land District, situated in the Borough of Levin, containing by admeasurement 20 acres and 14 perches, more or less, being Section 68, Levin Village Settlement, Block I, Waiopahu Survey District, and being the whole of the land comprised in Lease in Perpetuity No 811, recorded in Volume 14A, folio 192, Wellington Registry.

Schedule 2

Land included in testator's residuary estate

All that area in the Wellington Land District, situated in the Borough of Levin, containing by admeasurement 12 acres 3 roods 32.72 perches, more or less, being part of Lot 2 and Lot 4 of Section 48 and Section 67A, Levin Village Settlement, Block I, Waiopahu Survey District, and being the residue of the land comprised in certificate of title, Volume 440, folio 8, Wellington Registry (subject to Part 13 of the Land Act 1924).

Contents

- 1 General
 - 2 Status of reprints
 - 3 How reprints are prepared
 - 4 Changes made under section 17C of the Acts and Regulations Publication Act 1989
 - 5 List of amendments incorporated in this reprint (most recent first)
-

Notes

1 *General*

This is a reprint of the Levin Borough Empowering (Playford Park) Act 1948. The reprint incorporates all the amendments to the Act as at 1 October 1948, as specified in the list of amendments at the end of these notes.

Relevant provisions of any amending enactments that contain transitional, savings, or application provisions that cannot be compiled in the reprint are also included, after the principal enactment, in chronological order. For more information, see <http://www.pco.parliament.govt.nz/reprints/>.

2 *Status of reprints*

Under section 16D of the Acts and Regulations Publication Act 1989, reprints are presumed to correctly state, as at the date of the reprint, the law enacted by the principal enactment and by the amendments to that enactment. This presumption applies even though editorial changes authorised by section 17C of the Acts and Regulations Publication Act 1989 have been made in the reprint.

This presumption may be rebutted by producing the official volumes of statutes or statutory regulations in which the principal enactment and its amendments are contained.

3 *How reprints are prepared*

A number of editorial conventions are followed in the preparation of reprints. For example, the enacting words are not included in Acts, and

provisions that are repealed or revoked are omitted. For a detailed list of the editorial conventions, see <http://www.pco.parliament.govt.nz/editorial-conventions/> or Part 8 of the *Tables of New Zealand Acts and Ordinances and Statutory Regulations and Deemed Regulations in Force*.

4 *Changes made under section 17C of the Acts and Regulations Publication Act 1989*

Section 17C of the Acts and Regulations Publication Act 1989 authorises the making of editorial changes in a reprint as set out in sections 17D and 17E of that Act so that, to the extent permitted, the format and style of the reprinted enactment is consistent with current legislative drafting practice. Changes that would alter the effect of the legislation are not permitted. A new format of legislation was introduced on 1 January 2000. Changes to legislative drafting style have also been made since 1997, and are ongoing. To the extent permitted by section 17C of the Acts and Regulations Publication Act 1989, all legislation reprinted after 1 January 2000 is in the new format for legislation and reflects current drafting practice at the time of the reprint.

In outline, the editorial changes made in reprints under the authority of section 17C of the Acts and Regulations Publication Act 1989 are set out below, and they have been applied, where relevant, in the preparation of this reprint:

- omission of unnecessary referential words (such as “of this section” and “of this Act”)
- typeface and type size (Times Roman, generally in 11.5 point)
- layout of provisions, including:
 - indentation
 - position of section headings (eg, the number and heading now appear above the section)
- format of definitions (eg, the defined term now appears in bold type, without quotation marks)
- format of dates (eg, a date formerly expressed as “the 1st day of January 1999” is now expressed as “1 January 1999”)

- position of the date of assent (it now appears on the front page of each Act)
- punctuation (eg, colons are not used after definitions)
- Parts numbered with roman numerals are replaced with arabic numerals, and all cross-references are changed accordingly
- case and appearance of letters and words, including:
 - format of headings (eg, headings where each word formerly appeared with an initial capital letter followed by small capital letters are amended so that the heading appears in bold, with only the first word (and any proper nouns) appearing with an initial capital letter)
 - small capital letters in section and subsection references are now capital letters
- schedules are renumbered (eg, Schedule 1 replaces First Schedule), and all cross-references are changed accordingly
- running heads (the information that appears at the top of each page)
- format of two-column schedules of consequential amendments, and schedules of repeals (eg, they are rearranged into alphabetical order, rather than chronological).

5 *List of amendments incorporated in this reprint
(most recent first)*
