

DRAFT FOR CONSULTATION
**URLICH PARK, MANGAWHAI
LANDSCAPE CONCEPT MASTERPLAN**

Revision A | December 2024

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OVERVIEW AND PURPOSE

The purpose of this document is to provide Kaipara District Council (KDC) with a concept masterplan for the recently purchased Urlich Park with the aim to create a further sporting and community precinct for Mangawhai Town, incorporating a new Public Library and Community Hub.

The masterplan document considers the current Mangawhai Town community facilities, the existing open space environment, significant vegetation and existing and proposed transport links, providing context to the Urlich Park site. It also provides a climate and environmental analysis of the site, with a focus on current flood data and water management. A thorough site analysis looks at the existing features and topography which informs a park programming diagram that outlines the park's potential functions and opportunities.

Based on the Topic 2 community consultation and park programming options, a masterplan concept / development outcome has been proposed for review / workshop with KDC.

The document aims to align with the kaupapa from the following statutory and non-statutory document:

- Mangawhai Structure Plan
- Mangawhai Community Plan
- Kaipara District Council District Plan
- Northland Regional Council Natural Hazard Maps
- Trine Kel Ltd Flood Risk Analysis report, November 2024

Existing Town Facilities and Open Space

KEY

- Ulrich Park
- Mangawhai Shared Path
- Potential Mangawhai Shared Path Extension
- Existing Open Space
- Mangawhai Central
- Mangawhai Hills Development

- ① Mangawhai Beach School
- ② Mangawhai Hall
- ③ Existing Mangawhai Public Library
- ④ Mangawhai Art Gallery
- ⑤ Mangawhai Domain
- ⑥ Village Town Centre
- ⑦ Mangawhai Museum
- ⑧ Mangawhai Activity Zone
- ⑨ Mangawhai St John Ambulance
- ⑩ Mangawhai Fire Station
- ⑪ Mangawhai Heads Centre
- ⑫ Coast to Coast Healthcare Mangawhai
- ⑬ Mangawhai Golf Club
- ⑭ Mangawhai Bowling Club

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Existing Site

The existing Ulrich Park site is currently a 5.8ha grazed farm paddock. It sits on the corner of Moir Street and Ulrich Drive and opposite Mangawhai Domain which is community sport facility hosting weekend, Soccer, Cricket and Tennis.

The site has three existing farm shelters / sheds in varying condition and also shallow farm drains running through the centre of the site.

The site topography is predominantly flat, with a gently sloping hill / embankment to the north-east corner. The existing trees and vegetation are mostly exotic consisting of willows dotted around the flat land and a very large macrocarpa on the hill. There is a long thin band of mixed trees and shrubs along the Moir Street boundary. There are no notable trees or vegetation worthy of retention.

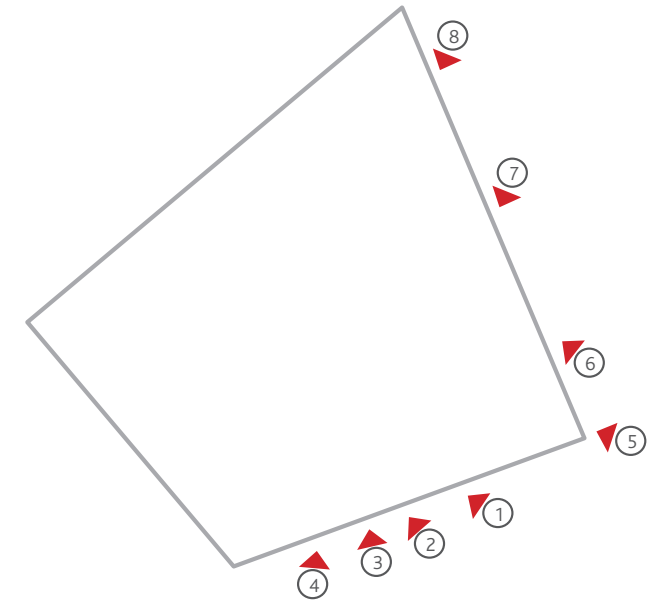


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Existing Site

Photo Essay



Ulrich Park Landscape Concept Masterplan |
Existing Flood and Climatic
Conditions

KEY

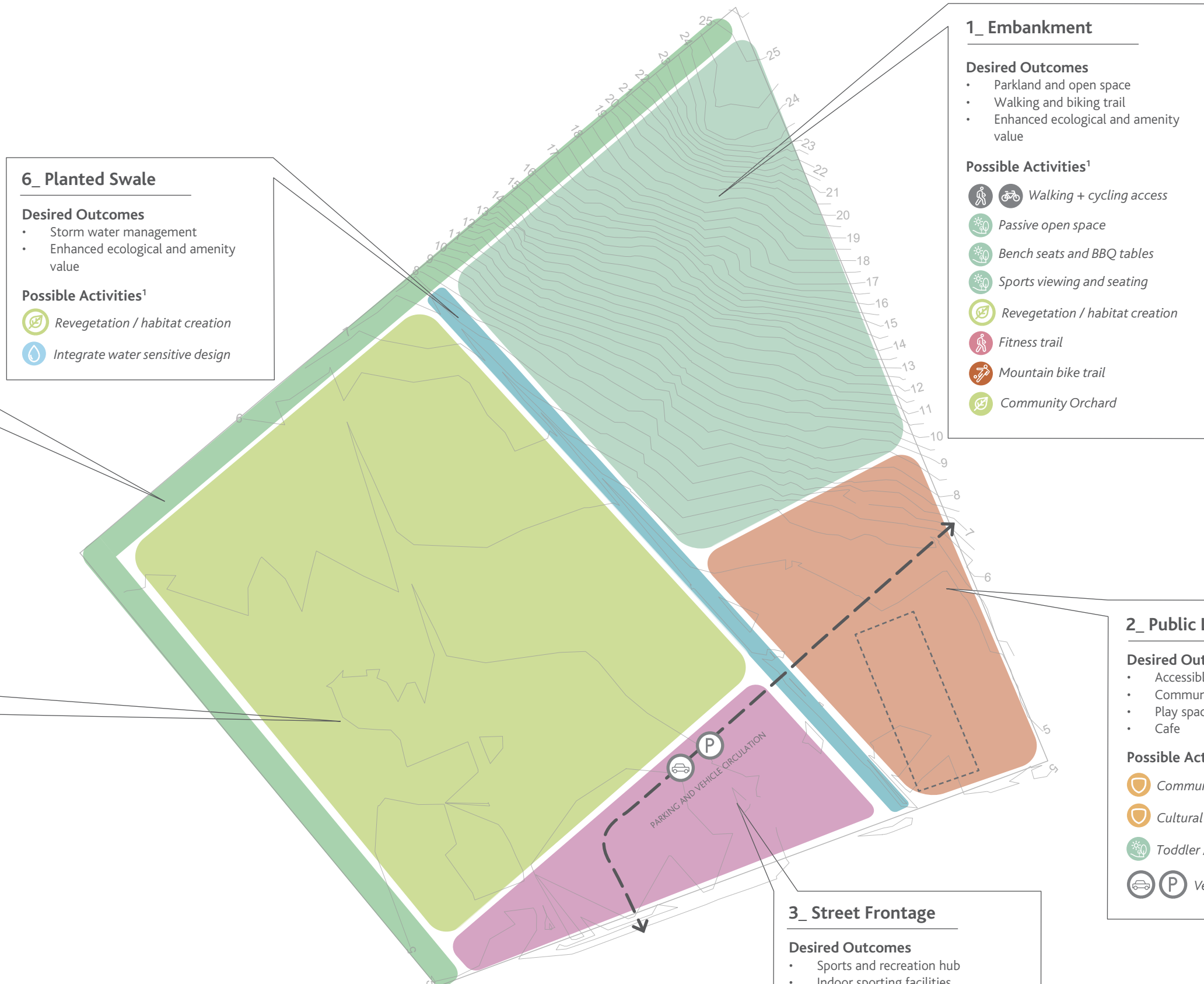
- 1:100 year flood
- 1:10 year flood
- Runoff

Flood information taken from Northland
Regional Council Natural Hazards map and
the Trine Kel Ltd Flood Risk Analysis report,
November 2024.

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Park Programming Options



1_ Embankment

Desired Outcomes

- Parkland and open space
- Walking and biking trail
- Enhanced ecological and amenity value

Possible Activities¹

- 🚶🚲 Walking + cycling access
- 🌿 Passive open space
- 🪑 Bench seats and BBQ tables
- 👁️ Sports viewing and seating
- 🌱 Revegetation / habitat creation
- 🏃 Fitness trail
- 🚴 Mountain bike trail
- 🍏 Community Orchard

6_ Planted Swale

Desired Outcomes

- Storm water management
- Enhanced ecological and amenity value

Possible Activities¹

- 🌱 Revegetation / habitat creation
- 💧 Integrate water sensitive design

5_ Planted Edge

Desired Outcomes

- Enhanced ecological and amenity value
- Specimen parkland tree planting
- Shelter for comfort and park activities

Possible Activities¹

- 🌱 Revegetation / habitat creation
- 🌳 Amenity tree planting

4_ Sports Fields

Desired Outcomes

- Well drained playing surface
- Accessible and safe public space for passive recreation with complementary activities

Possible Activities¹

- 🏈 Playing fields - Artificial / hybrid turf
- 🏃 Athletics track
- 🏀 Hard courts - basketball, netball etc.
- 🚶🚲 Walking + cycling access
- 🐕 Off-leash dog area
- 🪑 Bench seats and BBQ tables
- 🌳 Specimen Trees / shelter planting
- 🌿 Passive open space

2_ Public Library (By Others)

Desired Outcomes

- Accessible and safe to public Library
- Community Hub
- Play space
- Cafe

Possible Activities¹

- 🏠 Community hub
- 🏠 Cultural hub
- 👶 Toddler / school play - playground
- 🚗🅑 Vehicle Access + Parking

3_ Street Frontage

Desired Outcomes

- Sports and recreation hub
- Indoor sporting facilities
- Additional Community building / facilities

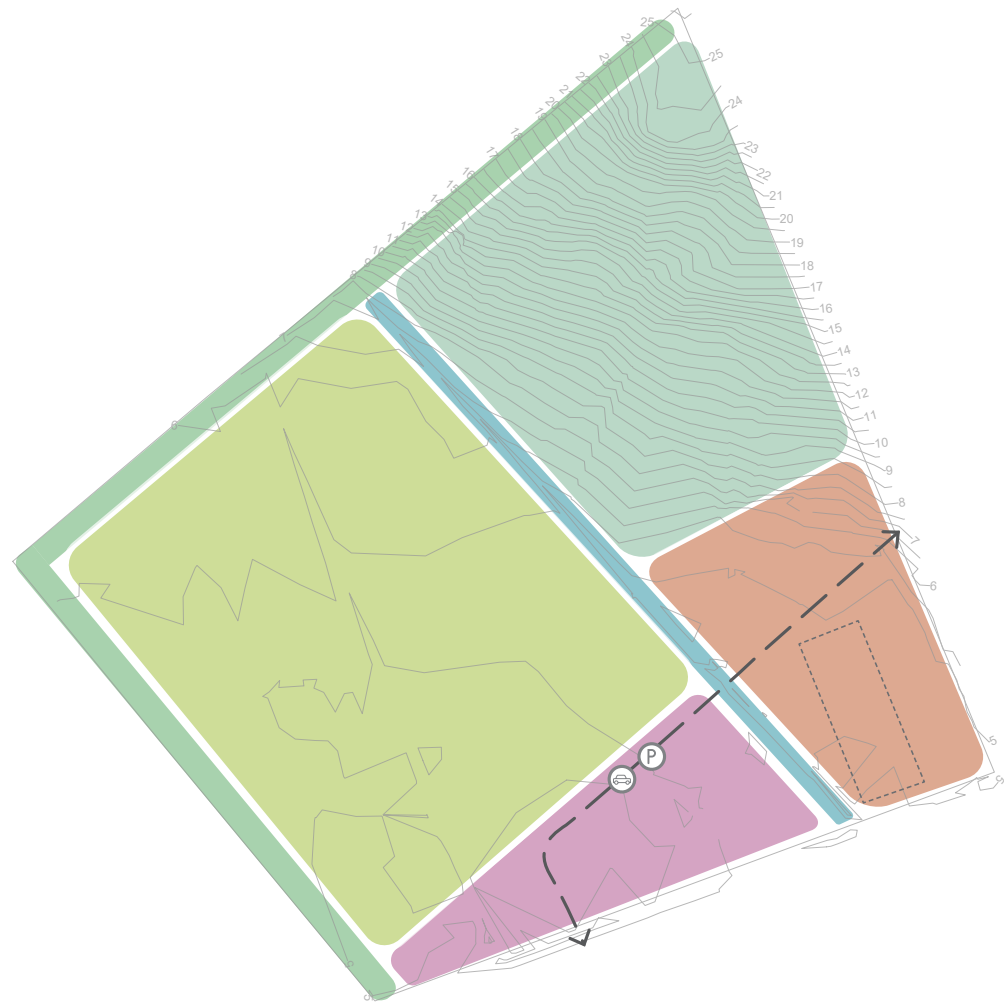
Possible Activities¹

- 🏈 Indoor basketball / netball / squash / badminton
- 🏠 Community hub
- 🚗🅑 Vehicle Access + Parking

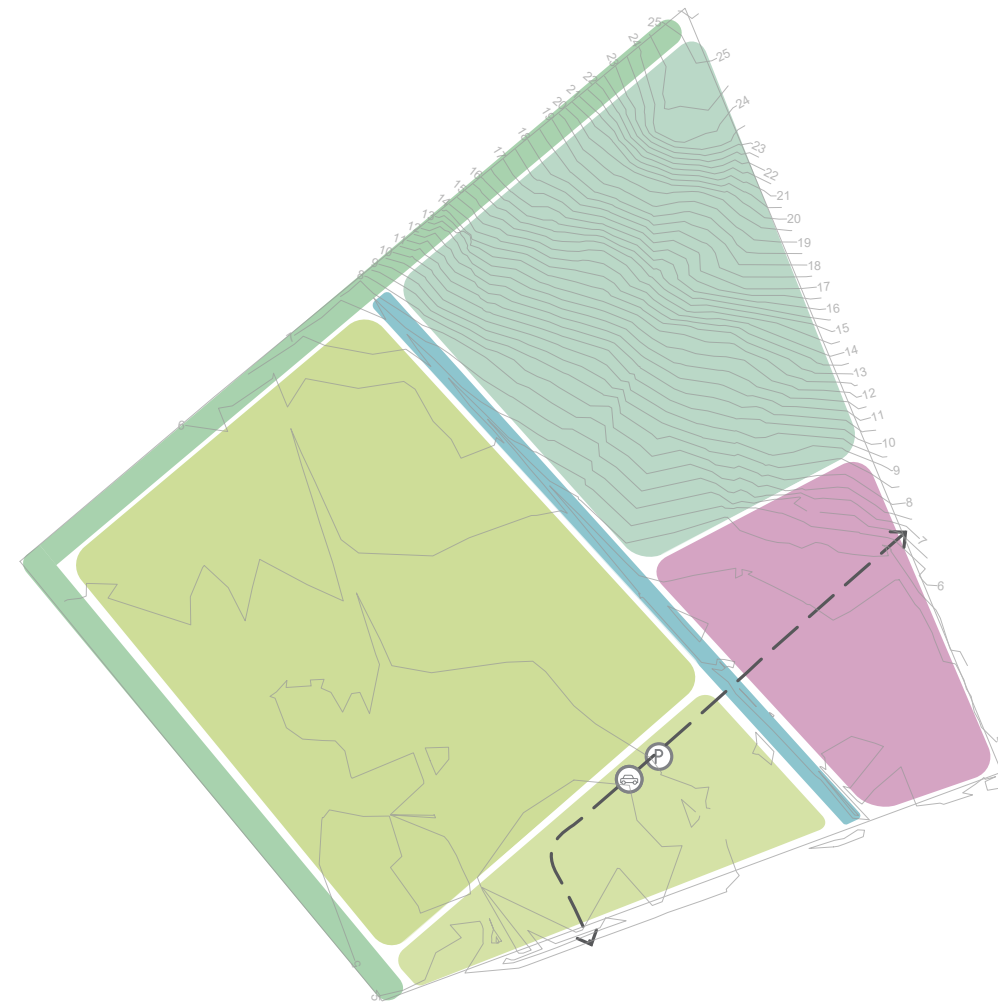
1. Additional investigation/design required: Not all activities will necessarily be feasible, viable or fit within the management area or be compatible with one another

Park Programming Alternative Options

Option 1 - Library, Sports and Recreation Hub



Option 2 - Sports and Recreation Hub



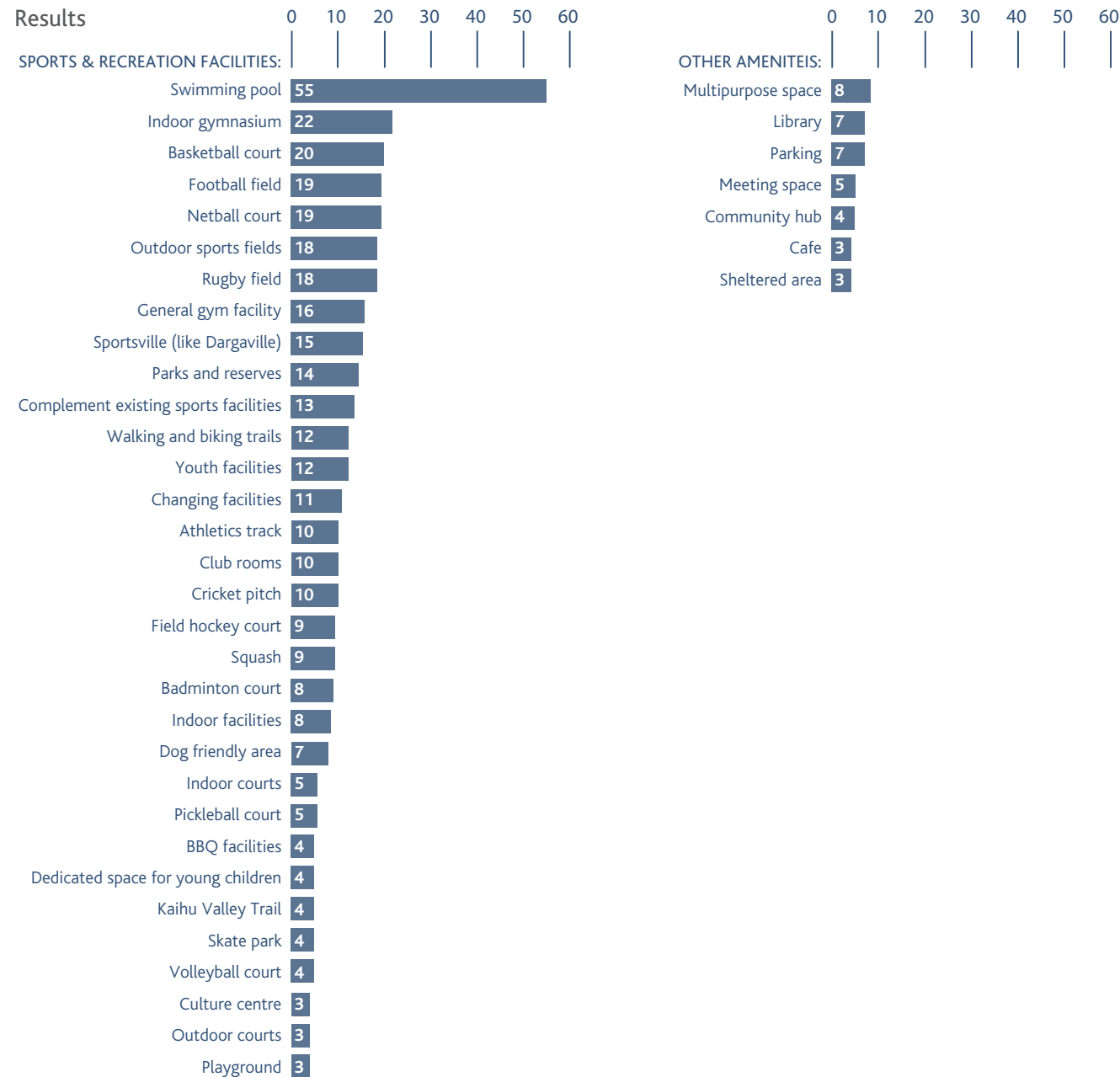
Alternative programming options could be explored. Option 1 with the Library and Sports and Recreation Hub and Option 2 with only the Sports and Recreation Hub.

Potential Sports Assessment

TOPIC 2

The sporting assessment for Urlich Park comes from two sources. The first is the Topic 2 community consultation on the KDC Long Term Plan 2024-2027. The purpose of this was to create a more focused needs assessment with key stakeholders to determine the kinds of sports and recreational facilities are required to ensure current and future needs are met in readiness for the concept design work. The question that was posed was:

What kinds of sports and recreational facilities do you want to see developed in Urlich Park (Moir Street Reserve)?



These results are very useful for an initial assessment and to undertake a bulk and location masterplan concept for the park.

The following sport and activities have chosen for this initial masterplan:

- Athletics track
- Netball courts
- Rugby field
- Outdoor sports fields / touch rugby / training pitch
- Indoor facilities / Indoor courts / Community hub
- Walking and biking trails
- Parks and reserves
- Integration of new Public Library
- Parking

There will be many crossover sports and community activities that can run in conjunction with the above selections.

Potential Sports Assessment

SPORTS AND RECREATION HUB

The second assessment has come from the advice from Sport Northland to create a Sports and Recreation Hub in Mangawhai to undertake further community and stakeholder engagement.

What is a Sports and Recreation Hub?

A sports and recreation hub is a physical facility, or collection of facilities including buildings, fields, courts etc as a “hub” and clubs or other organisations working in partnership either virtually or within physical infrastructure to share expertise in governance and management structure.

A sports and recreation hub is “*A partnership where organisations collaborate and share expertise, programmes, facilities and/or services strategically, sometimes via an independently governed group, within a defined geographical area, to provide sustainable, quality sport and recreation experiences*” (<https://sportnz.org.nz/resources/the-hub-guide/>)

Sports and recreation Hubs involve working in partnership

A partnership is a collaborative relationship between organisations for mutual benefit. Partnership is about working together and any discussion about partnership in sport in New Zealand generally requires an understanding that ALL partners are considered equal from the outset, regardless of the significance of resources they might bring to the partnership.

Common Sports and Recreation Hub Attributes:

- Partnerships, networks & collaboration
- Shared and/or co-located facilities
- Performance & management effectiveness
- Collective governance
- Improved viability
- Locally led sport and recreation outcomes
- Aligned cultures & purposes

MANGAWHAI SPORTS AND RECREATION HUB

Sport New Zealand provide step by step guidance for creating a sports and recreation hub. The process of developing the more comprehensive masterplan for Ulrich Park would need to undertake a number of the key steps in developing a sports hub.

The headings below highlight which steps are needed, to begin the process of creating sports and recreation hub governance and partnerships in which to inform a robust and comprehensive masterplan for Ulrich Park.

1. Introduction

2. What is a sport & recreation Hub?

3. Forming partnerships

4. Locally led engagement

5. Governing and managing a Hub

6. Making Hubs sustainable

7. Programming, operating and monitoring a Hub

In conclusion, the next steps would be to get high level approval from KDC of this concept masterplan preferred option, with the aim to create a Sports and Recreation Hub 'community working group' to undertake further community engagement in partnership with KDC and Sport Northland.

Potential Development Outcome

Option 1

KEY

- ① Sheltered Pocket Park / Rest Stop
- ② Embankment
- ③ Viewing terraces
- ④ Swale
- ⑤ Proposed Library
- ⑥ Proposed Library Car Park
- ⑦ Proposed Car Park Extension
- ⑧ Playspace
- ⑨ Atea
- ⑩ Athletics / Rugby Field
- ⑪ Sports and Recreation Hub Building / Indoor Gymnasium
- ⑫ Training Pitch / Touch Rugby / Overflow Parking
- ⑬ Outdoor Netball Courts
- ⑭ Outdoor Halfcourt Basketball / Pickleball Court / Parking
- ⑮ Boundary Tree and Shrub Planting
- ➔ Pedestrian Connection to Mangawhai Domain

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