

MATANGI RECREATION RESERVE

MASTERPLAN

FOR WAIKATO DISTRICT COUNCIL
SEPTEMBER 2026



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VISION STATEMENT

VISION

A COMMUNITY-LED MATANGI RESERVE CONNECTING THE BROADER COMMUNITY WITH VIBRANCY FOR SPORT AND COMMUNITY ACTIVITIES, CREATING FIT-FOR-PURPOSE, INCLUSIVE SPACES THAT FOSTER BELONGING, WELLBEING AND OPPORTUNITY FOR ALL GENERATIONS TO PARTICIPATE.

MISSION

TO CO-DESIGN, DELIVER AND STEWARD MULTI-USE FACILITIES FOR THE COMMUNITY RESERVE GROUNDED IN WHANAUNGATANGA; LED BY LOCAL PEOPLE IN PARTNERSHIP WITH COUNCIL, OFFERING HIGH-QUALITY SPORT, RECREATION AND PUBLIC SPACE, BUILT IN PHASES AND GOVERNED BY THE COMMUNITY TO STRENGTHEN CONNECTION AND RESILIENCE.

WHAKATAUKĪ:

“WHANAUNGATANGA TŪ KI WAHO, WHAKATŌ KAI KI ROTO”

RELATIONSHIPS BUILT OUTWARD, NOURISHMENT PLANTED WITHIN.

GROWING COMMUNITY, BELONGING AND WELLBEING FOR FUTURE GENERATIONS.

PROJECT TIMELINE



INTRODUCTION/BACKGROUND

Nau mai, haere mai - Welcome to
Matangi Recreational Reserve


OVERVIEW

The below is based on information available within the *Waikato District Council Sports Parks - Reserve Management Plan 2025, Section 2.4.2 Matangi Recreation Reserve*

The Matangi Recreation Reserve is located at 643 Tauwhare Road, Matangi. The reserve land area was recently expanded in 2023 to include two additional parcels, vested through the neighbouring subdivision to a new total of 6.09 hectares. The Reserve has a single access point from Tauwhare Road, and is bounded on the north and western edges by Millpark Lane. Access to the Reserve is via the entry gate which remains locked other than when the rugby grounds are being used. There is limited vehicle access to Reserve while the gates are locked.

The Matangi-Hillcrest Sports Club has a long history with the Reserve. Their clubrooms are located within the Reserve - the building is in poor condition however and is currently closed. Along with rugby the club has a netball team, however currently there are no facilities for training on the Reserve. Funding has been previously set aside by Waikato District Council (Council) for construction of netball courts.

The Reserve currently has one full sized rugby field and one training field. The fields include sports field lighting but they are currently disconnected due to disrepair. There is a small aging playground to the north of the clubrooms.

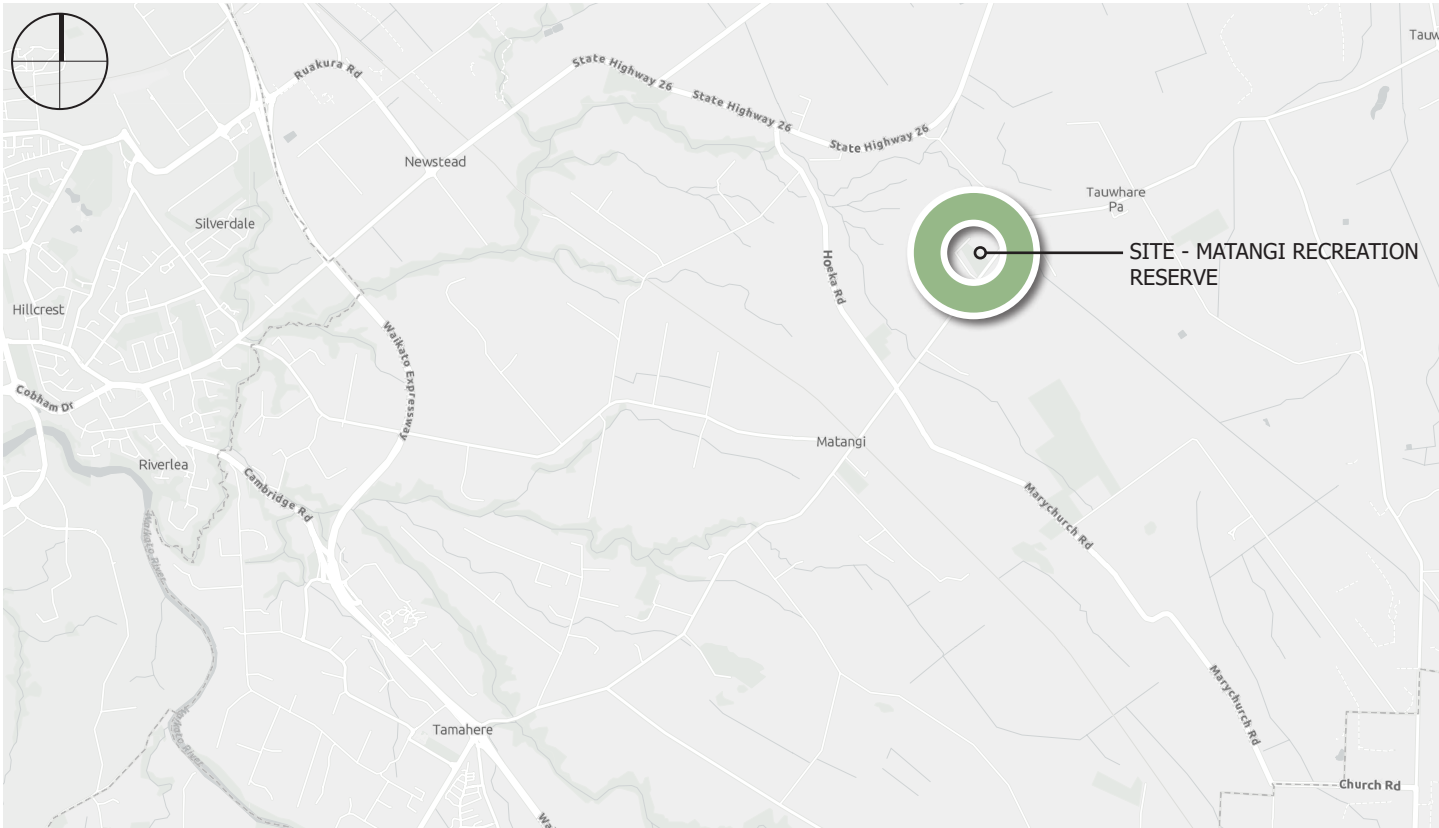
With the addition of the additional land parcels, closure of the clubrooms an opportunity is presented to develop a new masterplan that considers the full site and include the following reserve elements and amenities:

- Location of future facilities for the Matangi-Hillcrest Sports Club and wider Community
- New playground
- Improved access and carparking
- Full sized playing fields
- Hard surface courts that cater to multiple sports codes
- Circulation network for passive recreation
- Sports field lighting
- Toilet facility

RESERVE MANAGEMENT POLICIES

The following are existing policies that apply to the site:

1. Permit the lease of the building footprint to the Matangi-Hillcrest Sports Club subject to General Policy 4.2.1.
2. Ensure public access is always available to the reserve car park without attracting anti-social activity.
3. Maintain a local playground on the reserve to support activity on the site.
4. Permit the development of multi-purpose netball/tennis courts on the reserve.
5. Permit the establishment and operation of training lights to enable training and play to club competition level.
6. Permit earthworks for the purpose of the development of the reserve



LOCAL HISTORY

Matangi is a small village located south-east of Hamilton and has long been an important rural community within the wider Waikato district. Information provided as part of the reserve planning process records that the land around Matangi was historically largely swamp, with extensive native vegetation including tōtara, mataī, rimu, kahikatea, tītoki, tawa and rewarewa. Following the New Zealand Wars and subsequent land confiscations, the area transitioned into European farming and developed a strong dairy farming economy.

The development of Matangi as a settlement occurred during the late nineteenth and early twentieth centuries. A railway station was opened in 1884 under the name Tamahere and was renamed Matangi in 1906 following a petition from local residents. Community facilities followed, including the Matangi Hall, school, post office and dairy factory, helping establish Matangi as a focal point for the surrounding rural district.

A defining part of Matangi’s history was its association with the dairy industry. Historical information provided for the reserve planning process records that the Matangi dairy factory commenced operations in 1919 and remained a significant presence in the community until its closure in 1987. Community members have noted the importance of the factory to local life and have advised that factory staff contributed to the development of facilities at the recreation reserve.

The reserve, school, hall and sporting organisations developed alongside the village and became important gathering places for the surrounding community. The history of the reserve and sports club reflects the broader history of Matangi itself, with community facilities often developed through volunteer effort, fundraising and local support.

CULTURAL CONTEXT

Matangi Reserve is located within the wider Ngāti Hauā Area of Interest, which extends from Te Aroha, southeast along the Kaimai Range to Te Weraiti, southwest to Maungatautari, northwest to Te Rapa, eastward to Mangateparu, and then back to Te Aroha (refer Figure 1).

Historical information provided for the reserve planning process notes that Matangi lies within an area traditionally occupied by Ngāti Hauā. The information also identifies Pōtuwha Pā, located approximately 1.7 km from present-day Matangi, as being situated on a route used between Tamahere, Tauwhare and Peria.

Ngāti Hauā’s Environmental Management Plan, Te Rautaki Taiao Tūroa o Hauā, identifies a number of matters of importance to Ngāti Hauā, including:

- The health and wellbeing of lands, air, waters, wetlands and fisheries.
- Urban development within the rohe.
- Cultural heritage, including wāhi tapu and taonga tuku iho, and customary activities.
- The use and development of Māori land, including marae, urupā and papakāinga.

The strategy also identifies the following aspirations and priorities:

- Environment: water quality, biodiversity, plant nurseries and māra, recreation, swimming and mahinga kai restoration.
- Marae infrastructure: self-sufficiency, energy, waste, wastewater, access to water, water use, maara kai, apiculture, organic production and permaculture.
- Papakāinga development.
- Utilisation of Māori land: productive and sustainable land uses, including apiculture.
- Social wellbeing: employment, health and social connections.
- Economic development.
- Education.
- Tikanga and culture: mahinga kai, mapping cultural sites and transfer of cultural knowledge.

The strategy also describes concepts that underpin the Ngāti Hauā worldview, including whakapapa, wairua and mauri, kaitiakitanga, whenua and wai. The strategy states that these concepts provide the foundation for understanding relationships between people, place and the environment.

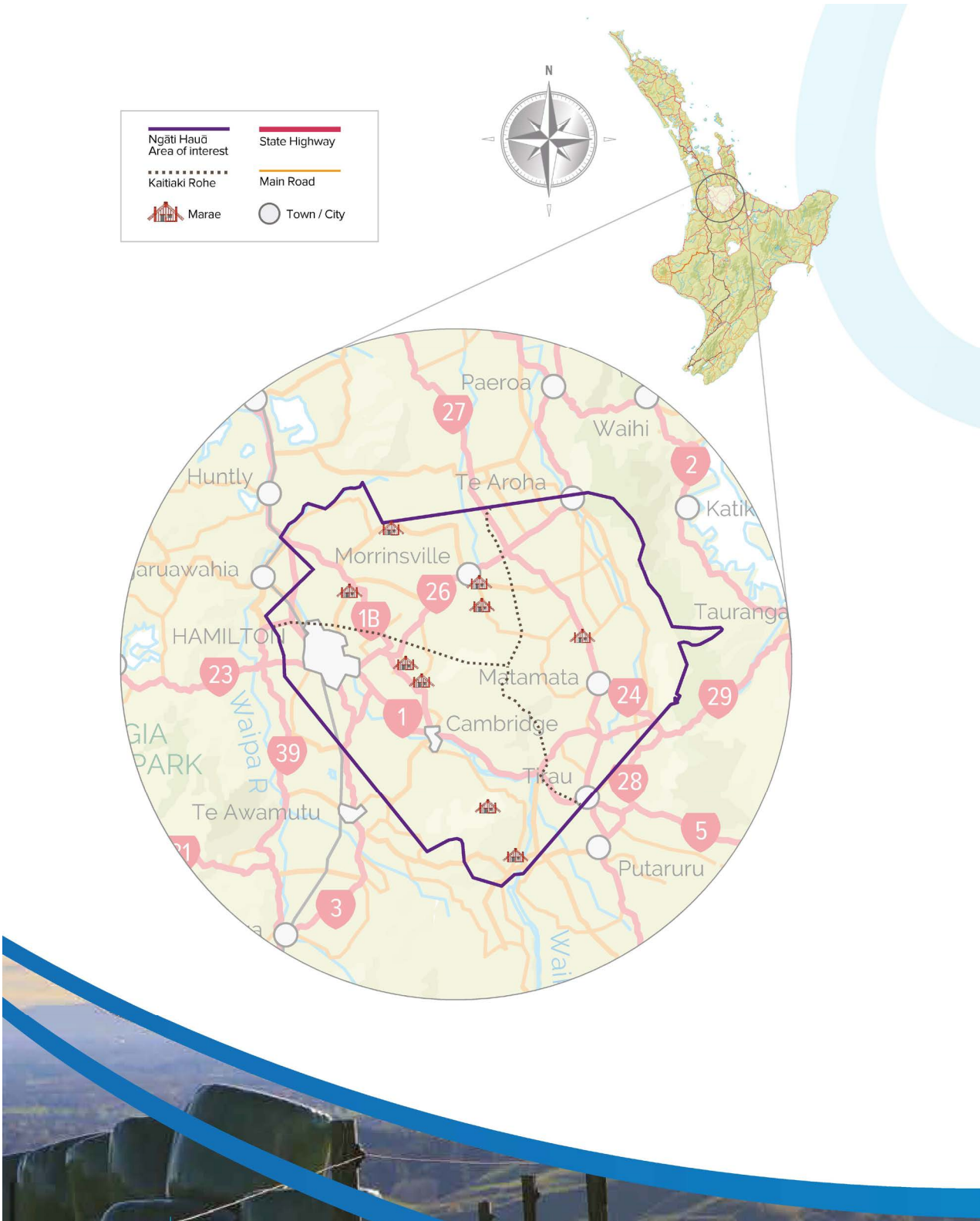


Figure 1: Ngāti Hauā Area of Interest. Source: Te Rautaki Tāmata Ao Turoa o Hauā: Ngāti Hauā Environmental Management Plan.

HISTORY OF MATANGI RECREATION RESERVE

The Matangi Recreation Reserve was originally established on land donated by a neighbouring farmer with the purpose of creating a base for the local rugby club. Over time the reserve became an important venue for sport, recreation and community events within the wider Matangi district.

Community information provided during preparation of the masterplan records that athletics commenced at the sportsground in 1967. Community members recall local children from the district participating in athletics events and competitions at the reserve during this period.

The reserve has supported a wide range of activities beyond organised sport. Information provided by community members notes that annual Guy Fawkes fundraising events were held at the sportsground during the 1990s. The reserve also hosted Easter Ceilidh gatherings attended by participants from throughout Waikato and the Bay of Plenty, with camping occurring on-site and club facilities being used as part of the events. Community members also recall occasions when the Ranfurly Shield was displayed at the grounds due to the club's close association with Waikato rugby.

The reserve and its facilities were developed through significant volunteer effort. Community information records that staff from the Matangi Dairy Factory contributed to the original building construction and activities at the reserve. The importance of volunteer support is a recurring theme in both community recollections and club histories associated with the reserve.

The Matangi-Hillcrest Sports Club centennial publication records that in 1971-72 the former Hamilton East Bowling Club building was purchased and relocated to the reserve. The building was placed on new foundations and fitted out with a kitchen, bar, lighting and heating. This provided a permanent home for the club and became a focal point for sporting and social activities at the reserve.

The centennial publication further records that plans for new clubrooms were approved in 1975. Construction proceeded over the following years and involved loans, fundraising activities and volunteer contributions. Further fundraising subsequently assisted with improvements to playing fields and lighting infrastructure at the reserve.

More recently, the reserve has expanded through the addition of land arising from subdivision of neighbouring property. This increase in size has prompted preparation of a concept plan to guide future development of the reserve and ensure the space continues to meet community needs.

HISTORY OF THE MATANGI-HILLCREST SPORTS CLUB

Published club history records that the Matangi Rugby Club was formally established in 1909 and served the communities of Matangi, Tauwhare, Tamahere and Eureka. Rugby had been played within the district prior to this date, however 1909 is recorded as the establishment of the club itself. For many years the club formed an important part of community life within the surrounding rural districts.

In 1970, the Matangi Rugby Club amalgamated with the Hillcrest Junior Rugby Club to form the Matangi-Hillcrest Rugby Club. The amalgamation brought together the established senior rugby traditions of Matangi with the growing junior rugby participation occurring in Hillcrest and eastern Hamilton.

The club celebrated a major reunion in 1988, with a commemorative publication documenting the history of the club and surrounding districts. A centenary celebration followed in 2014, recognising more than a century of rugby within the Matangi community.

The club's history is closely associated with volunteer effort and community fundraising. The centennial publication records the contribution of generations of administrators, committee members, coaches, managers and supporters who sustained the organisation over many decades.

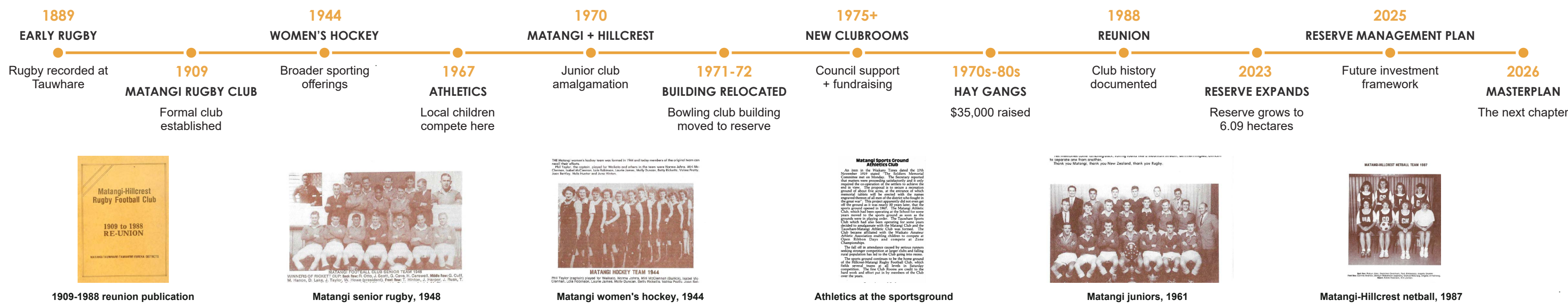
One of the most notable fundraising initiatives recorded in the centennial publication was the work of the "Hay Gang". Over a five to six year period, volunteers collected approximately \$35,000 worth of hay to assist with repayment of clubroom costs. The publication records that more than 100,000 hay bales were moved in some years, highlighting the scale of the volunteer effort that supported development of the club and reserve facilities.

While rugby remained the club's principal activity, information provided during preparation of the masterplan demonstrates that the club and reserve have supported a variety of sporting and community activities over time. Athletics, school fundraising activities, community events and regional gatherings have all formed part of the wider history of the reserve and sports club.

REFERENCES

Baker, E. (1988). *Matangi-Hillcrest Rugby Football Club 1909–1988 Re-Union*
Waikato District Council (2025), *Sports Park Reserve Management Plan*
Community recollections supplied during the Matangi Recreation Reserve masterplan process

RESERVE HISTORY TIMELINE:



SITE CONTEXT

Site Aerial and high level markup indicating the key elements that make up the Matangi Recreation Reserve Site.

Reserve land area: 6.09 hectares

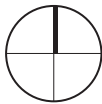
LEGEND

SITE BOUNDARY

NEW LAND PARCELS ADDED



SITE CONTEXT PLAN (OVER RECENT AERIAL PHOTOGRAPHY)



OPPORTUNITIES AND CONSTRAINTS

OPPORTUNITIES

GEOGRAPHIC LOCATION

At 643 Tauwhare Road, Matangi, the Reserve sits between Matangi Village (1.9km) and Tauwhare Village (4.8km), so is well placed to serve both communities. Further south Tamahere Village (7.1km) is also positioned well to utilise Reserve facilities.

ROOM FOR EXPANSION

The Reserve includes one full sized rugby field and one training field. Two additional parcels were vested through subdivision to the Reserve in 2023, totalling 6.09 hectares. The Matangi-Hillcrest Sports Club has a long history in the community, currently training and playing at the Reserve through the winter. The club has a netball team but currently no facilities for training on the Reserve.

TOPOGRAPHY

The Reserve is gently slopes between contours of 50.25 in the northeast corner near Tauwhare Road to 49.0 in the northwest corner (newly vested area). The flat nature of the Reserve lends itself to sports and recreation while reducing the complexity of build works.

EXISTING TREES

The Reserve has a number of existing large mature trees. These are located near the entrance, within the parcels vested in 2023 and along the existing fenceline west of the clubrooms. Where possible these should be retained to provide shade, shelter, contribute to the amenity of the Reserve and complement the wider landscape semi-rural setting.

EXISTING FUNDING AND REMOVAL OF EXISTING CLUBROOMS

Existing Council funding (\$380,000) has been allocated to construction of the courts. The existing clubrooms are no longer in use and demolition and removal is being explored. An opportunity exists to produce a masterplan which considers the use of the whole site, how best the funding is utilised in the next Long Term Plan. Completing a masterplan prior to commencing any works ensures no public monies are spent on temporary works.

HISTORIC AND CULTURAL ATTRIBUTES

The site has a long history with the Matangi-Hillcrest Rugby Football Club. The site is also significant to iwi Ngaati Hauaa and primary hapuu Te Rangitaupi having many members playing at the Reserve. Te Iti o Hauaa Marae (also known as Tauwhare) is located just 1.3km northeast of the Reserve at 701 Tauwhare Road.

CONSTRAINTS

EXISTING TREES

The Reserve has a number of existing large mature trees. These are located near the entrance, so there is restrictions to how the entrance roading and parking infrastructure can be designed to protect these mature trees. Root and trunk protection measures will also be required to ensure the trees remain healthy.

EXISTING CLUBROOMS

The existing clubrooms are no longer in use and demolition and removal is being explored. Renovating and expanding on the existing clubrooms is being explored. Current location nearer the southern end of the reserve is fixed, so other reserve assets and infrastructure are to be designed around. Strong all weather pedestrian access to the remainder of the reserve should be considered to counter this.

SINGLE ROAD FRONTAGE

The Reserve only has public access frontage along one boundary to the southeast, which runs adjacent Tauwhare Road. The southwestern and northwestern boundaries are bordered by a private right of way (Millpark Lane) where public access is restricted. This single frontage limits visual permeability and easy public access to large parts of the reserve and creates a potential chokepoint / area of high congestion and potential pedestrian / vehicle conflicts. Well considered design response to the entrance and parking is required to ensure good visitor safety and positive experience.

EXISTING SHELTER BELT

The Reserve has a mature shelter belt in the northern portion of the site. This provides shade and visual amenity to this section of the existing reserve. With the expansion of the reserve area continuing north behind this shelter belt and the need to reshape the land it will need to be removed. This takes out a large percentage of mature vegetation in the wider reserve, so replacement specimen tree planting should be considered to reintroduce shade and amenity to the reserve.

EXISTING PLAYGROUND

Outdated, small and not fit for purpose. Substantial upgrades will be required to fulfil the needs of a growing community and increased reserve user numbers anticipated with the expanded offerings of the reserve.



RESERVE ACTIVITIES

Key elements considered within the Matangi Reserve Concept Masterplan as informed by the Community Steering Group, Waikato District Council, Sports Waikato, etc.



WINTER FIELD SPORTS
Rugby, League, Football



SUMMER / WINTER COURT SPORTS
Netball, Tennis, Pickleball



CLUBROOMS
Multi-purpose building that acocomdates various clubs, public toilets, function facilities, etc.



SUMMER FIELD SPORTS
Touch, Cricket, Softball



RESERVE AMENITIES
Playground, fitness station, shared pathways, shade trees, amenity planting



INFRASTRUCTURE
Formalised and expanded parking, bus parking, improved site access, low impact stormwater management

PRECEDENT IMAGERY



COMMUNITY ENGAGEMENT



ENGAGEMENT ROUND 1 - UNDERSTAND & INFORM

WHAT WAS ACHIEVED

On Thursday 26th February at the Matangi Hall, Workshop 1, was held to gather thoughts from the community on the future of the Matangi Recreation Reserve to inform a Masterplan. A summary of the questions asked, early design principles, key outcomes and spatial layout programming diagrams are provided in the following pages.

KEY POINTS FROM WORKSHOP

- Club building/Shared facilities - Hadon Westerby (Sport Waikato) provided an overview regarding the considerations and steps required to kick-start a community led discussion, such as governance, feasibility and funding.
- Context setting - Attendees were invited to provide background information regarding their involvement in the club, grounds and the reserves place within the community. Council provides will provide information regarding existing funding and how the master plan will guide the development of the reserve.
- Workshop Session - Attendees broke into two groups and shared their thoughts on the reserves development within the context provided in the earlier session. Aerials and questions were provided.
- Reconvene and share thoughts from the workshop session from both groups
- Conclusion - Glynn Morgan and Matthew Horsfield (WDC) - Staff provide an overview of the next steps and general discussion amongst the ground around funding and next steps.

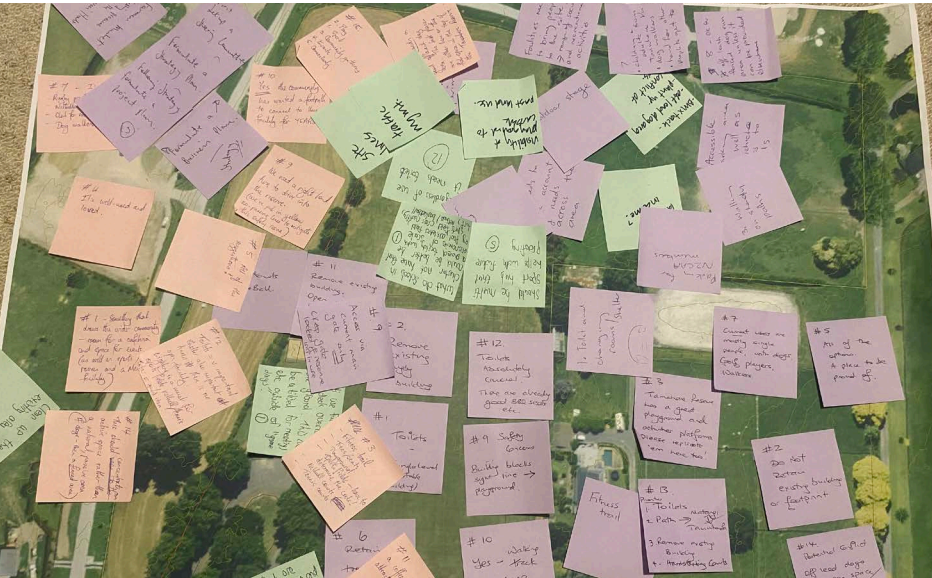
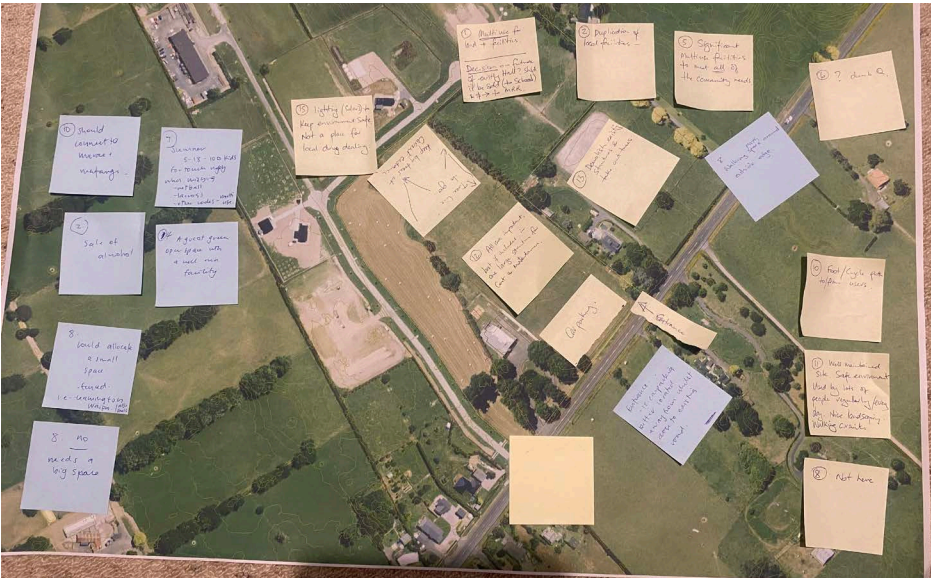
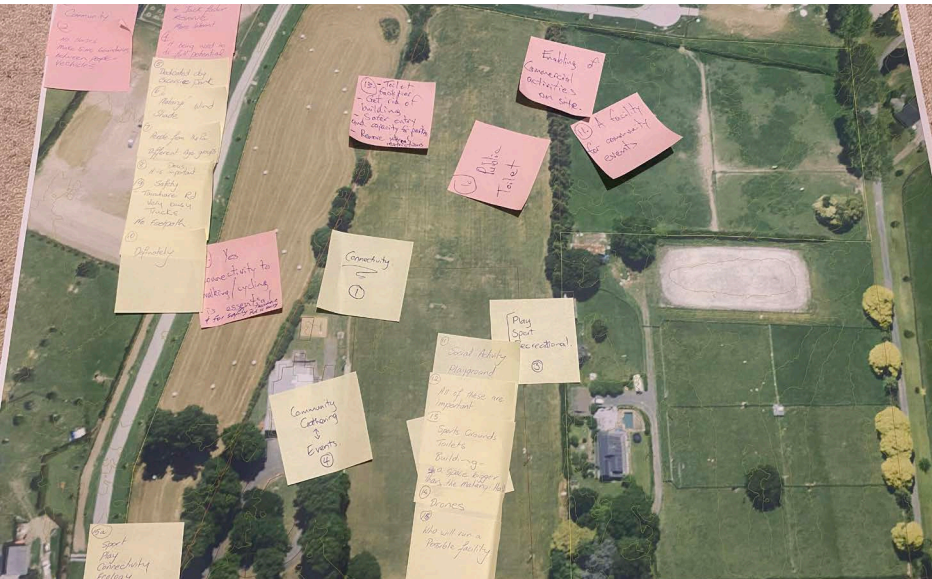
SUMMARY OF RECEIVED DOCUMENTS

The following documents were received from Waikato District Council prior to the workshop:

- Matangi Recreation Reserve Sports Courts - Site plan layout of proposed netball courts by WDC
- Civil Engineering For Construction Drawings for 643 Tauwhare Road, Matangi Netball Courts by CKL
- Scott Mathias Matangi Recreation Reserve Korowai Hub Final Concept Powerpoint.
- Previous Matangi Recreation Reserve Concept Plan Mock Up
- Waikato Districts Sports Parks Reserves Management Plan 2025

SUMMARY OF QUESTIONS ASKED IN WORKSOP

1. What is most important item you want to see included in Matangi Reserve?
2. What do you not want to see included?
3. Can you list any activities or spaces you like in other Reserves?
4. When you think about Matangi Reserve in 10–15 years, what would make you proud of it?
5. What role should this reserve play for Matangi; local sport park, neighbourhood space, destination park, event space, something else?
6. Are there any environmental issues (drainage, flooding, shade, wind, maintenance) we should understand?
7. Who do you think currently uses the reserve most? Who is missing?
8. How important is dog access / off-leash areas?
9. Are there any access or safety concerns getting to or within the reserve?
10. Should it connect better to walking/cycling routes?
11. What would encourage you to spend more time there?
12. How important are things like toilets, shelter, , seating, lighting, solar?
13. If we can only prioritise three improvements in the short term, what should they be?
14. Where do you see potential conflicts (e.g., quiet vs active use, dogs vs kids, sport vs nature)?
15. Is there anything we haven't asked that we should have?



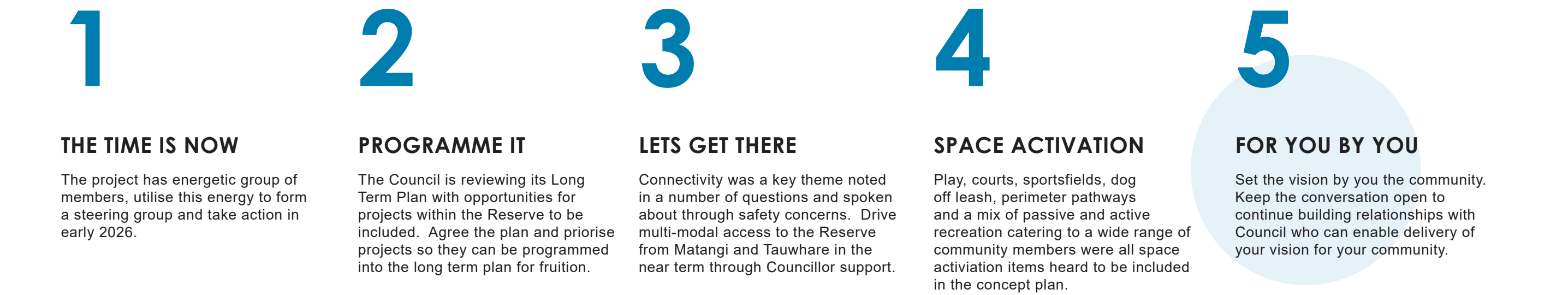
KEY DESIGN PRINCIPLES

As workshopped with community



KEY OUTCOMES

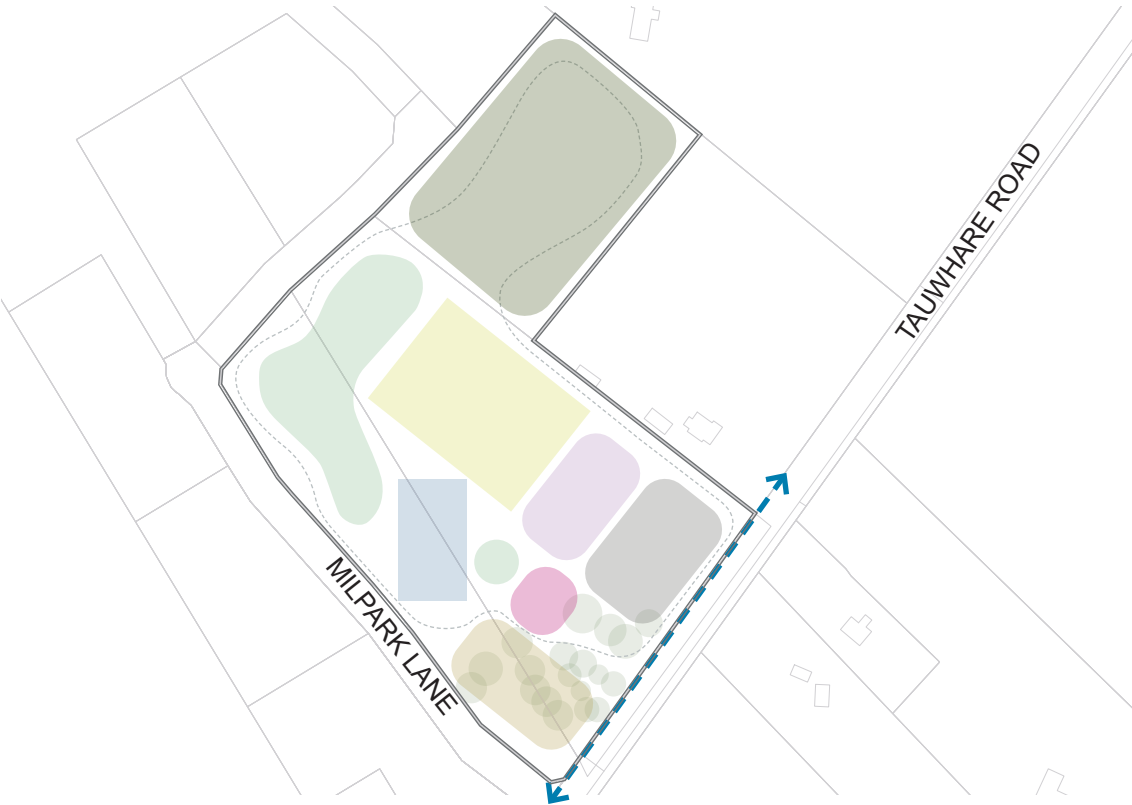
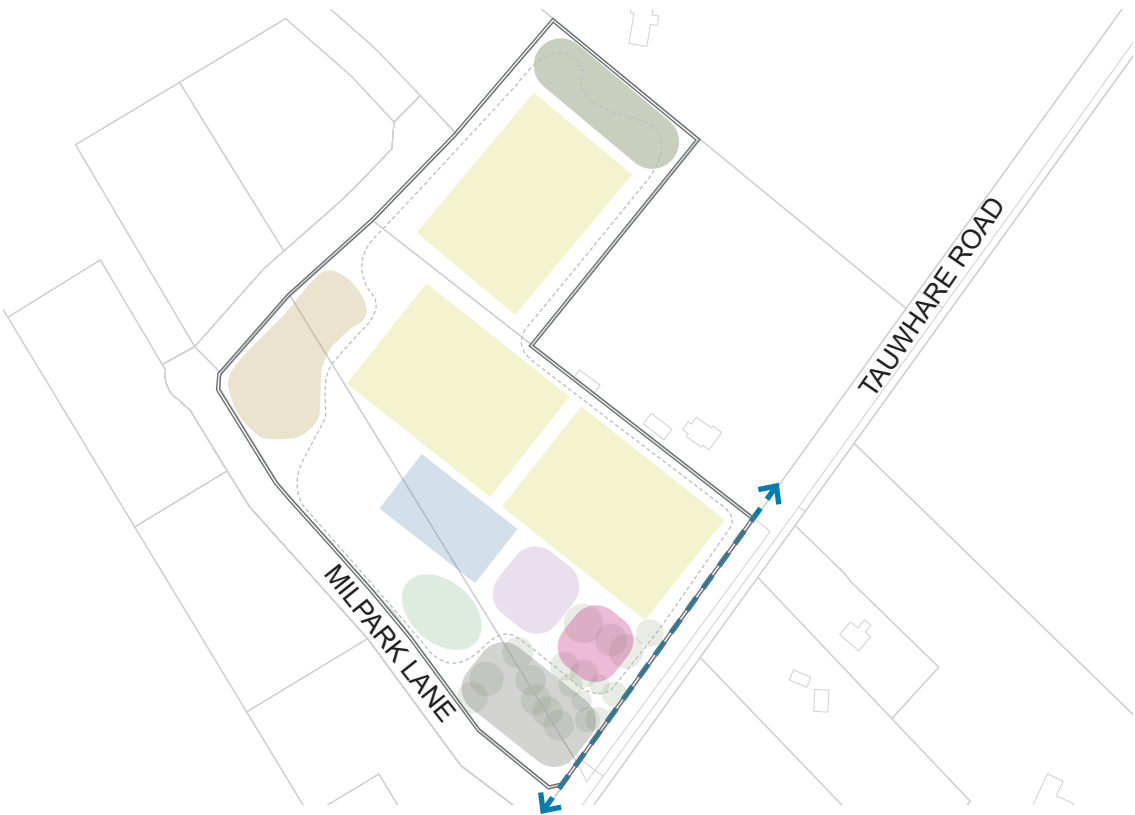
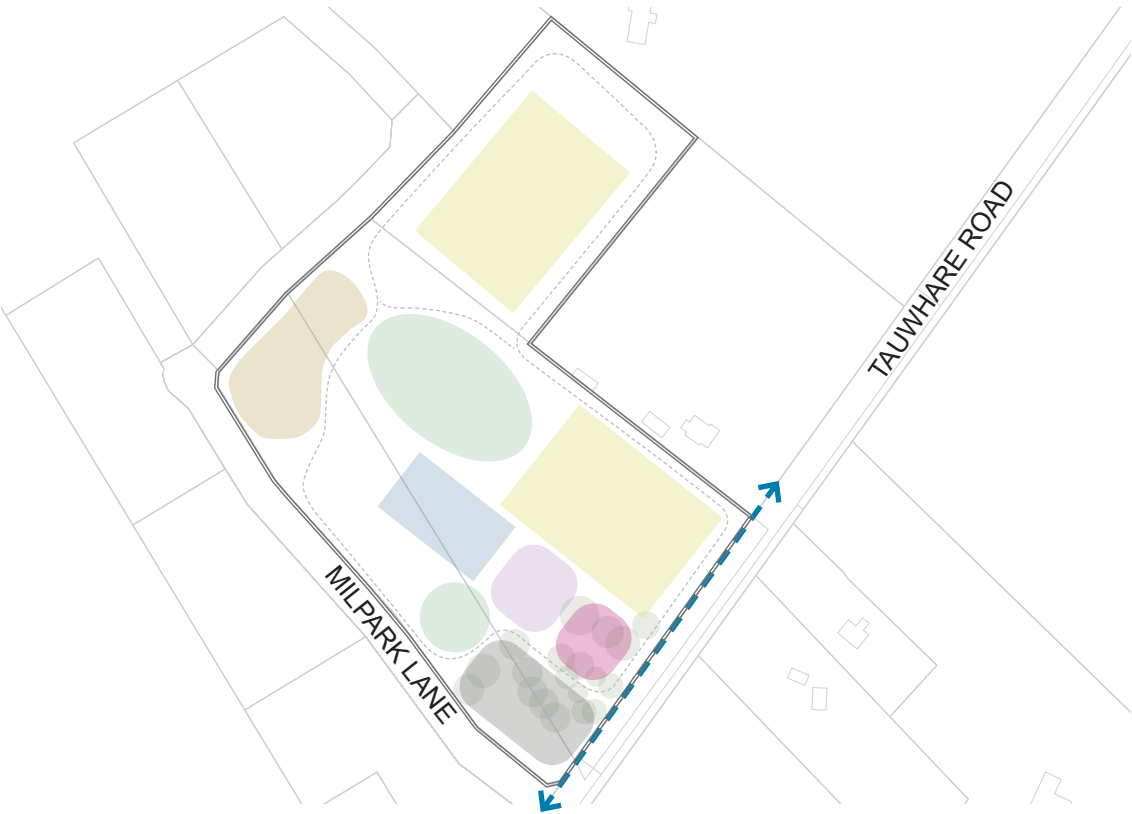
As workshopped with community



INITIAL LAYOUT OPTIONS DISCUSSED

LEGEND

- SITE BOUNDARY
- CARPARK
- PLAYGROUND
- HUB BUILDING
- PLAYING FIELD
- MULTIUSE COURTS (9 NETBALL SIZE ALLOWED FOR)
- DOG OFF LEASH AREA
- PICNIC AREA/SEATING/SHADE
- KAWAKAWA FOREST/ARBORETUM/SHADED WALK
- INTERNAL PATHWAY/FITNESS TRAIL
- SHARED PATH CONNECTION (MATANGI/TAUWHARE)
- EXISTING ENTRANCE TREES



WHAT WAS ACHIEVED

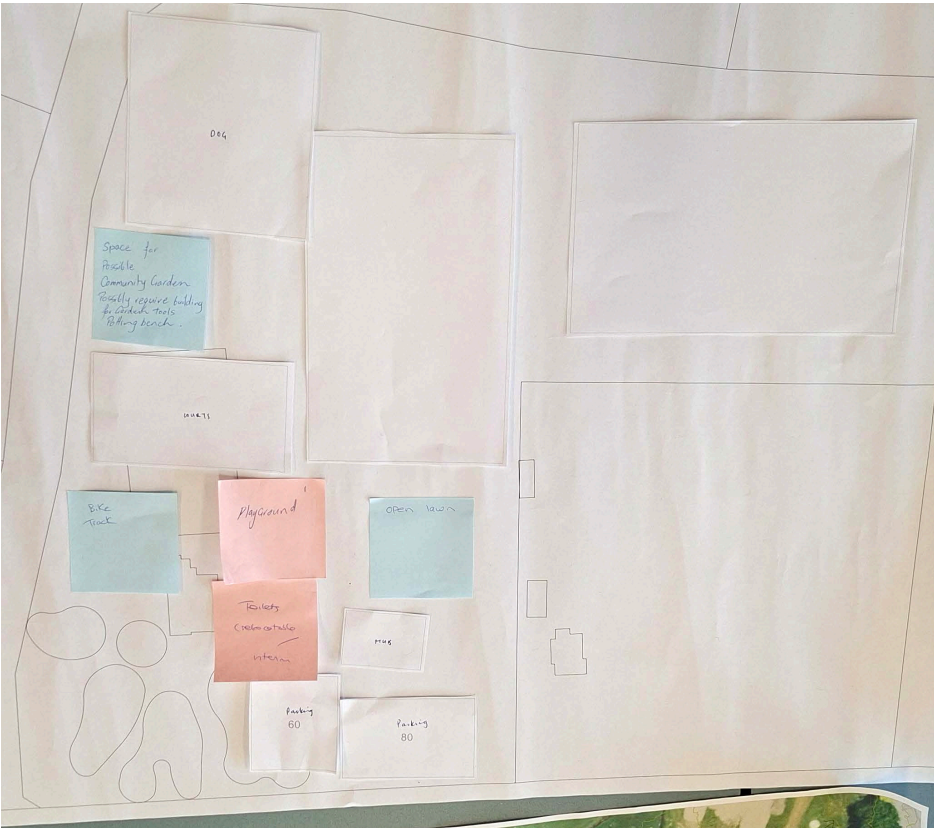
Workshop 2 was held in May 2026 to hear how the first Steering Group meeting went, the summary of Workshop 1 and discuss over plans the placement of key items in the Reserve. The images located adjacent are of the various plans and site layouts workshopped collectively with the Steering Group.

On the conclusion of Workshop 2 the focus was to have an agreed layout of activities across the Reserve. However, the group thought that this should be discussed at the next steering group meeting along with questions posed in this session to help locate activities across the site.

The next step is then for the steering group to meet in 3 weeks' time to discuss the layout of spaces before everyone comes back together for Workshop 3.

KEY POINTS FROM WORKSHOP

- Overview of the first steering group meeting - Kati gave an overview of their first meeting noting they were going away to think about the 'Vision' the group holds for Matangi Recreation Reserve, to be discussed at the next Steering Group meeting. Kati noted 2 fields would be best for the reserve rather than 3 or 1.
- Overview of the first workshop meeting by Boffa Miskell - Helen Baggaley (Boffa Miskell) presented Workshop 1 summary and a discussion was held on the layout of activities on the reserve.
- Discuss options for placement of assets and locations - Helen shared a plan, with key items as separates which could be moved around to suit. Three plans were produced in this manner by the group with carparking largely the same and other items in differing locations - see images.
- Prioritisation of delivery of projects - Glynn spoke around the Long Term Plan and how once spaces were laid out, decisions need to be made on what should be built first based on available funding. The Steering Group agreed this would be one of their questions for discussion.
- Groups reconvened and shared thoughts from the workshop session commenting on why spaces were laid out how they were.
- Conclusion and next steps - Tim Utteridge spoke to questions for the next steering group to help set their agenda. Dates for the Steering Group and Workshop 3 were agreed.



STEERING GROUP DIRECTION

A key action identified in Workshop 2 was for the steering group to meet and discuss the layout options tabled and refine and agree on their preferred activity layout option and present back to council.

The steering group presented two closely aligned site layout concepts, each reflecting the group’s top priorities. All priorities identified that relate to the design of the reserve are outlined below:

- SPORTS PROVISIONS:**
- Multi-purpose fields that can accommodate rugby, league and soccer, with a cricket oval surrounding and pitch located between the fields.
 - Courts to accommodate netball and tennis.

- BUILDING:**
- Keep main building but increase footprint.
 - New toilet facilities located in main building.

- CARPARKING & ACCESS:**
- Need for up to 200 parking spaces, with main carpark to be sighted for maximum accessibility and overflow parking options available.
 - Access points with good sightlines and protections of trees to be considered.

- GREEN SPACE & COMMUNITY USE**
- Central Green Area that is flexible for events, markets, family use, etc.
 - Playground to be central to main facilities to prioritise visibility and safety.
 - Provision for outdoor fitness hub.
 - Shared path round the site.

- LIGHTING**
- Field lighting focused on practice fields to minimize wear on main field and light spill onto neighbours.

The meeting achieved substantial consensus on site layout, priorities, and process, laying a strong foundation for Boffa Miskell’s final design work. Remaining open questions will be addressed in the next draft and through ongoing collaboration between council, the steering group, and the wider community.

Following the workshop the adjacent layout was supplied by the steering group as the preferred activity layout structure that is to be used as a base to inform the final layout being prepared.

Boffa Miskell received this layout with the direction to test and refine against various sport code design standards to confirm compliance and suitability, then take to the design to a concept masterplan level.



ENGAGEMENT ROUND 3 - REFINE & DESIGN

SITE LAYOUT PUT FORWARD BY COMMUNITY STEERING COMMITTEE DONE TO SCALE WITH FURTHER STRUCTURE INCLUDED

1.

EXISTING VEHICLE ENTRY & CARPARKING SPACE
Upgrade and formalise the existing entrance and parking area to increase parking spaces. Retain trees.
2.

EXPANDED PARKING AREA
Extend parking area north. Potential future secondary vehicle access. Short term to be retained as grassed overflow parking with some traffic management infrastructure installed (bollards). Look to formalise with all weather seal in future. Includes secondary vehicle access point to north.
3.

BUS LAYBY / DROP-OFF BAY
Install bus layby directly off Tauwhare Road with direct pedestrian link to reserve hub / sports building.
4.

EXPANDED SPORTS BUILDING
Expand or replace building to create larger overall area for anticipated increased usage. New public toilet facilities to be included within any upgrade or replacement.
5.

CENTRAL PLAZA
Main paved area outside sports building that connects with the parking and primary pedestrian pathway network. Can be used to support community activities, events, etc. as an all weather space.
6.

PLAYGROUND
New playground located centrally to ensure good visibility and integration with the reserve infrastructure. Play elements to accommodate a range of ages and abilities.
7.

OUTDOOR FITNESS STATION HUB
Located to adjoin primary pathways with open space available to support group fitness activities.
8.

COMMUNITY GREEN SPACE
Located centrally to support community activities and events.
9.

MULTI-USE COURTS
Large hardstand area that supports multiple sport codes (i.e. netball, tennis, etc.)
10.

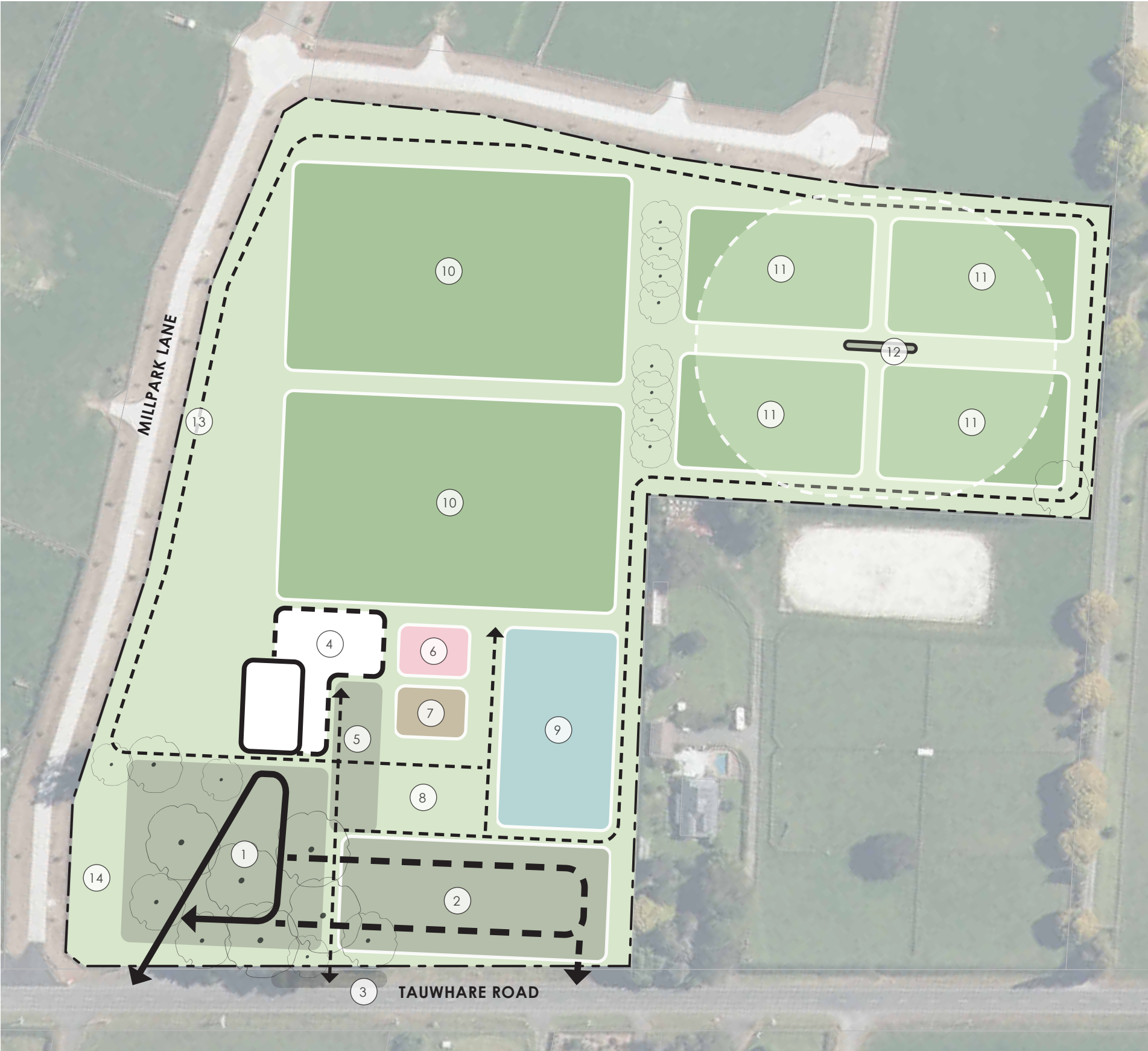
MULTI-USE PLAYING FIELDS
2x primary playing fields that can be marked seasonally to support different sports codes (i.e. rugby, soccer, etc.). Lighting to support evening training use. Extent shown includes playing runout areas.
11.

MULTI-USE PRACTICE FIELDS
4x secondary playing fields that can be marked seasonally to support different sports codes (i.e. rugby, soccer, etc.) and used for junior sports use, weekday training (to minimise wear on primary fields). Include lighting of these fields to support evening training use.
12.

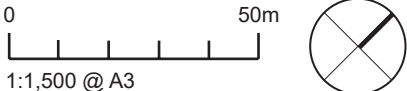
CRICKET WICKET / OVAL
Orientated to fit in area available and to enable practice playing field placement. All weather pitch.
13.

WALKING TRACK
Perimeter track around reserve that ties into various reserve features and parking area.
14.

OVERFLOW PARKING
Grassed area near primary entrance that can be used for additional parking when major events are held in the reserve.



Note: Layout is based on summary of Community Steering Group engagement outcomes and layout supplied to council following additional steering group meeting confirming their preferred layout.



1.

EXISTING VEHICLE ENTRY & CARPARKING SPACE
(circa 50-70 parking spaces)
2.

EXPANDED PARKING AREA
(110-120 parking spaces)
3.

BUS LAYBY / DROP-OFF BAY
(min 2 bus parking bays)
4.

EXPANDED / NEW SPORTS BUILDING
(Footprint TBC)
5.

CENTRAL PLAZA
(Primary entrance corridor to park & sports building)
6.

PLAYGROUND
(Nature play with some traditional pieces)
7.

OUTDOOR FITNESS STATION HUB
(multi-station equipment on single pad)
8.

COMMUNITY GREEN SPACE
(Kept clear for group events, markets, etc.)
9.

MULTI-USE COURTS
(3x netball & tennis hybrid courts with sufficient runout space)
10.

MULTI-USE PLAYING FIELDS
(2x full size fields with sufficient runout space)
11.

MULTI-USE PRACTICE FIELDS
(4x 40x60m fields with space around each)
12.

CRICKET WICKET / OVAL
(Slightly reduced size to accommodate available space 90x110m)
13.

WALKING TRACK
(3m wide minimum)
14.

OVERFLOW PARKING AREA
(circa 30-40 parking spaces)
15.

SECONDARY SITE ENTRY / EXIT
(Located on far side of reserve to spread traffic movements)



1.

EXISTING VEHICLE ENTRY & CARPARKING SPACE

(circa 50-70 parking spaces)
2.

EXPANDED PARKING AREA

(110-120 parking spaces)
3.

BUS LAYBY / DROP-OFF BAY

(min 2 bus parking bays)
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EXPANDED / NEW SPORTS BUILDING

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(3x netball & tennis hybrid courts with sufficient runout)
10.

MULTI-USE PLAYING FIELDS

(2x full size fields with sufficient runout space)
11.

MULTI-USE PRACTICE FIELDS

(4x 40x60m fields with space around each)
12.

CRICKET WICKET / OVAL

(Slightly reduced size to accommodate available space 90x110m)
13.

WALKING TRACK

(3m wide minimum)
14.

OVERFLOW PARKING AREA

(circa 30-40 parking spaces)
15.

SECONDARY SITE ENTRY / EXIT

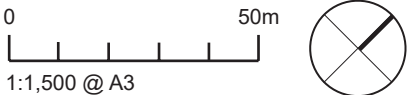
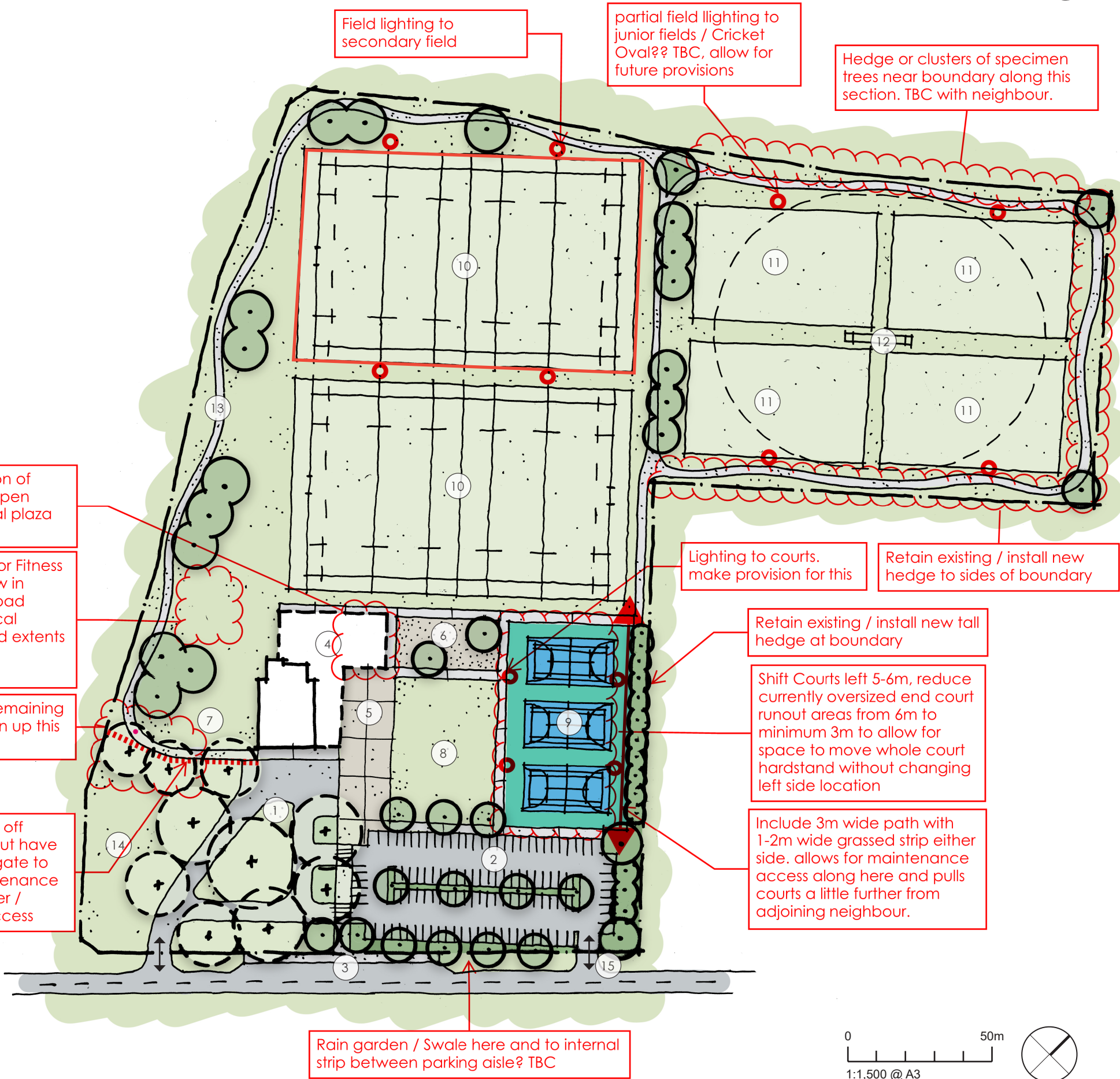
(Located on far side of reserve to spread traffic movements)

Remove section of building and open expand central plaza out to field.

Locate Outdoor Fitness Hub here. Draw in fitness station pad based on typical dimensions and extents from suppliers catalogue

Remove two remaining Poplars to open up this side of reserve

Bollard / fence off section here, but have double swing gate to allow for maintenance vehicle / mower / ambulance access



CONCEPT MASTERPLAN

FINAL CONCEPT MASTERPLAN

BASED ON CONFIRMED FEEDBACK RECIEVED AT WORKSHOP 3,
REFINED AT WORKSHOP 4 AND CONFIRMED AT WORKSHOP 5

- 1. **EXISTING VEHICLE ENTRY & CARPARKING SPACE**
(circa 50-70 informal parking spaces)
- 2. **EXPANDED PARKING AREA**
(110-120 parking spaces)
- 3. **BUS LAYBY / DROP-OFF BAY**
(min 2 bus parking bays)
- 4. **EXPANDED / NEW SPORTS BUILDING**
(Footprint TBC)
- 5. **CENTRAL PLAZA**
(Primary entrance corridor to park & sports building)
- 6. **PLAYGROUND**
(Nature play with some traditional pieces)
- 7. **OUTDOOR FITNESS STATION HUB**
(multi-station equipment on single pad)
- 8. **COMMUNITY GREEN SPACE**
(Kept clear for group events, markets, etc.)
- 9. **MULTI-USE COURTS**
(3x netball & tennis hybrid courts with sufficient runout space)
- 10. **MULTI-USE PLAYING FIELDS**
(2x full size fields with sufficient runout space)
- 11. **MULTI-USE PRACTICE FIELDS**
(4x 40x60m fields with space around each)
- 12. **CRICKET WICKET / OVAL**
(Slightly reduced size to accommodate available space 90x110m)
- 13. **WALKING TRACK**
(3m wide minimum)
- 14. **OVERFLOW PARKING AREA**
(circa 30-40 parking spaces)
- 15. **SECONDARY SITE ENTRY / EXIT**
(Located on far side of reserve to spread traffic movements)



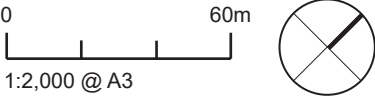
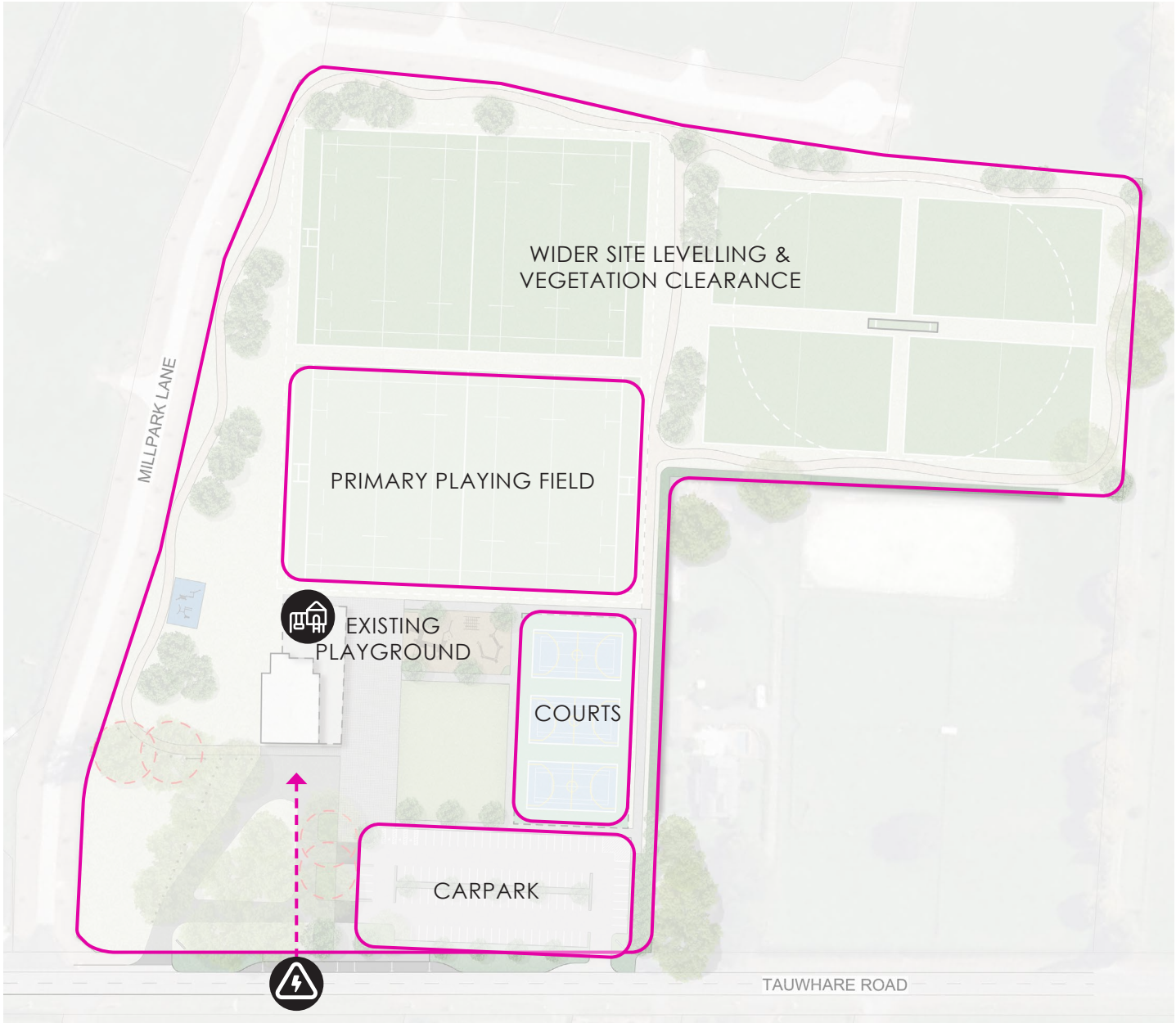
STAGING & SEQUENCING - IMMEDIATE ENABLING WORKS

INDICATIVE PHASING OF RESERVE DEVELOPMENT WORKS

TASK	DESCRIPTION	COMMENTS	FUNDING
Vegetation Clearance	Clear large trees and other vegetation not suitable for retaining to align with new reserve design layout.	Retain mature trees where they will not impact on new layout to ensure mature canopy remains where able to do so.	Operational
Site Levelling	Bulk earthworks over site to re-level at consistent grade to align with new reserve design layout. Respread topsoil and sow with suitable sports field and reserve grass seed to stabilise.	Works cover all site if budget allows, or if funding is limited then focus on front portion of site covering new carpark area, multipurpose courts, central lawn and primary playing field (field 1).	Operational
Primary Sports Field Development*	Refine grading, drainage and install other provisions (ducting, pole tubes, etc) and seed with sports field specific turf.	Works be limited to new primary playing field (field 1) and site for new multipurpose courts if unable to source funding for full site works.	Operational
Playground Removal	Remove existing playground to enable primary sports field development. Existing playground is in a poor condition and is end-of-life.	Removal of playground will enable the primary sports field development. Removal will ensure safe run-off areas and enable appropriate enabling works for the primary field.	Operational
Court Construction	Construct new multi-purpose hard courts at location in accordance with new layout and existing detailed design specific to courts, including perimeter fencing.	Existing detailed design completed for courts. Ensure ground level works with wider site needs, future proof by installing power ducting under slab with court penetrations to enable lighting to be installed in future.	Existing Capital
Carpark Construction (Partial)*	Level, layout and construct metal hardstand area in accordance with design layout, including installing drainage infrastructure.	Future upgrade to asphalt or concrete when needs increase and funding is available.	Required
Power Supply	Reconnect power to site from road.	Determine best location for connection and if power to go to building or a standalone power kiosk near new courts where use is likely needed initially.	Required

NOTES:

- * Works require landscape detailed design to determine final layout, landscape and pathway treatments, playground design, carpark design, etc.
- ** Works require engineering and landscape detailed design to determine final layout, stormwater and other services, landscape and pathway treatments, etc.
- *** Works require feasibility assessment, then architecture and engineering design to confirm final design



STAGING & SEQUENCING - SHORT-MEDIUM TERM

INDICATIVE PHASING OF RESERVE DEVELOPMENT WORKS

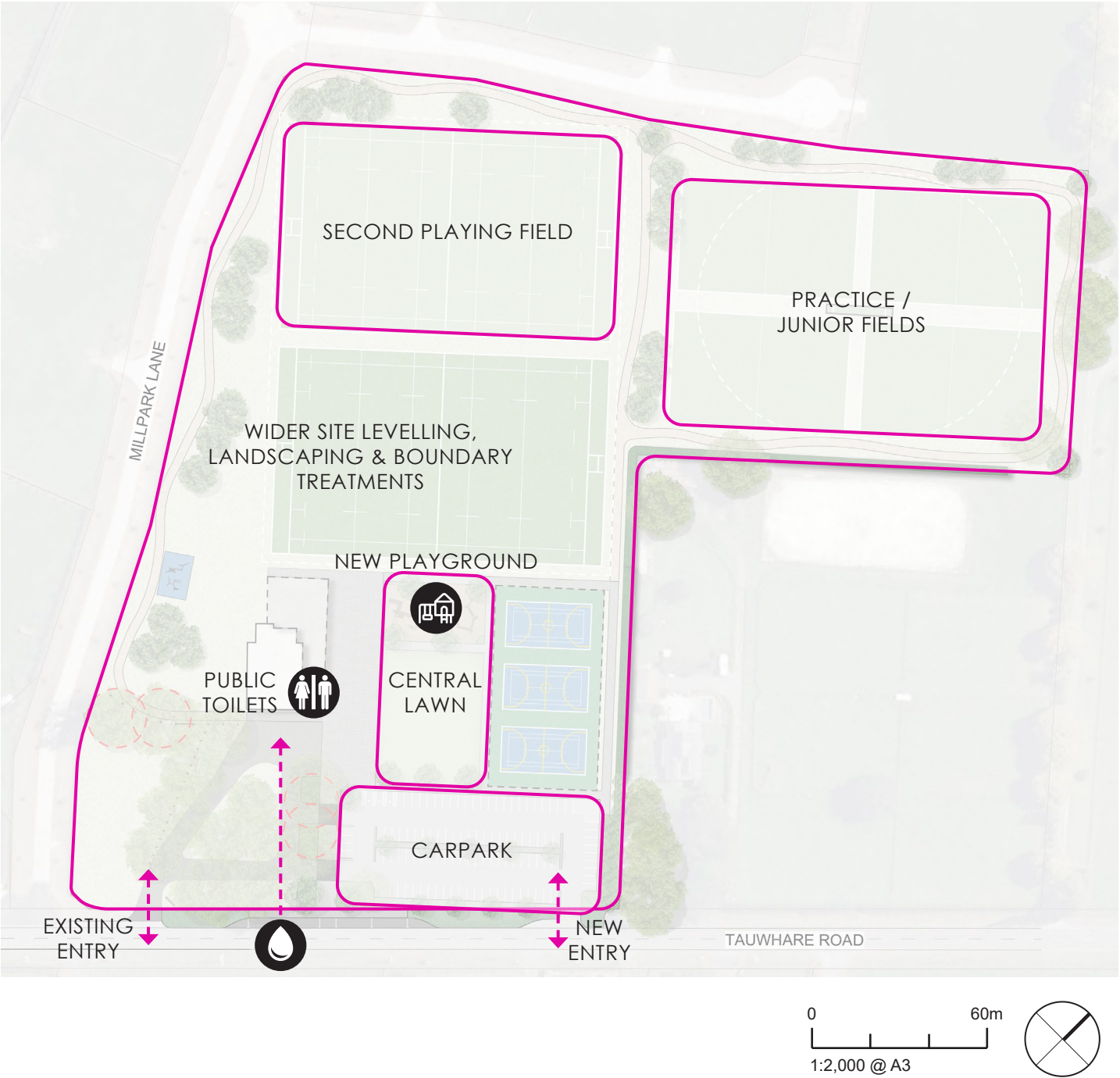
TASK	DESCRIPTION	COMMENTS	FUNDING
Public Toilet Facilities & Waters Connection	Develop onsite public toilet facilities to support active reserve users and sporting activities.	Determine if to be installed within new/renovated sports building, or if required sooner developed as a standalone building.	Required
Site Levelling & Remaining Field Development*	Bulk earthworks balance of site if not undertaken in previous phase. Includes development of second playing field and practice fields.	Ensure levels align with previous works and all grading, under-ground service provisions and other elements required to develop second playing field and practice fields.	Required
Existing Vehicle Entry Enhancement & Carpark Construction (Final)**	Formalise existing vehicle entrance and vehicle lanes under the existing mature trees. Fully seal new carpark area, install kerbing, footpaths, swales/ raingardens, shade trees and any other treatments required to complete works.	Formalise second vehicle entry/exit from northern end of boundary.	Required
Central Lawn Area & Playground*	Define new central lawn and area for new playground, including development of playground formal footpaths surrounding lawn that connect carpark to playground, courts and primary playing field.	Ensure levels align with previous works, and any underground service provisions are installed at the same time, including power ducting, water supply, etc. Playground to be designed to accommodate range of ages and abilities and potentially installed in stages depending on budget. Shade trees and landscape planting treatments included in this works also.	Required
Boundary Fencing	Install boundary fencing to areas not currently fenced.	Determine best design response for boundary fencing treat-ments, including likely different treatments for side boundaries vs road frontage.	Required
Specimen Trees Boundary Landscape Treatments*	Install specimen trees throughout the reserve to support shade and amenity. Install some boundary landscape planting treatments where required.	Determine best design response for boundary planting treatments, and confirm locations and species for specimen trees.	Required

NOTES:

* Works require landscape detailed design to determine final layout, landscape and pathway treatments, playground design, carpark design, etc.

** Works require engineering and landscape detailed design to determine final layout, stormwater and other services, landscape and pathway treatments, etc.

*** Works require feasibility assessment, then architecture and engineering design to confirm final design



STAGING & SEQUENCING - MEDIUM-LONG TERM

INDICATIVE PHASING OF RESERVE DEVELOPMENT WORKS

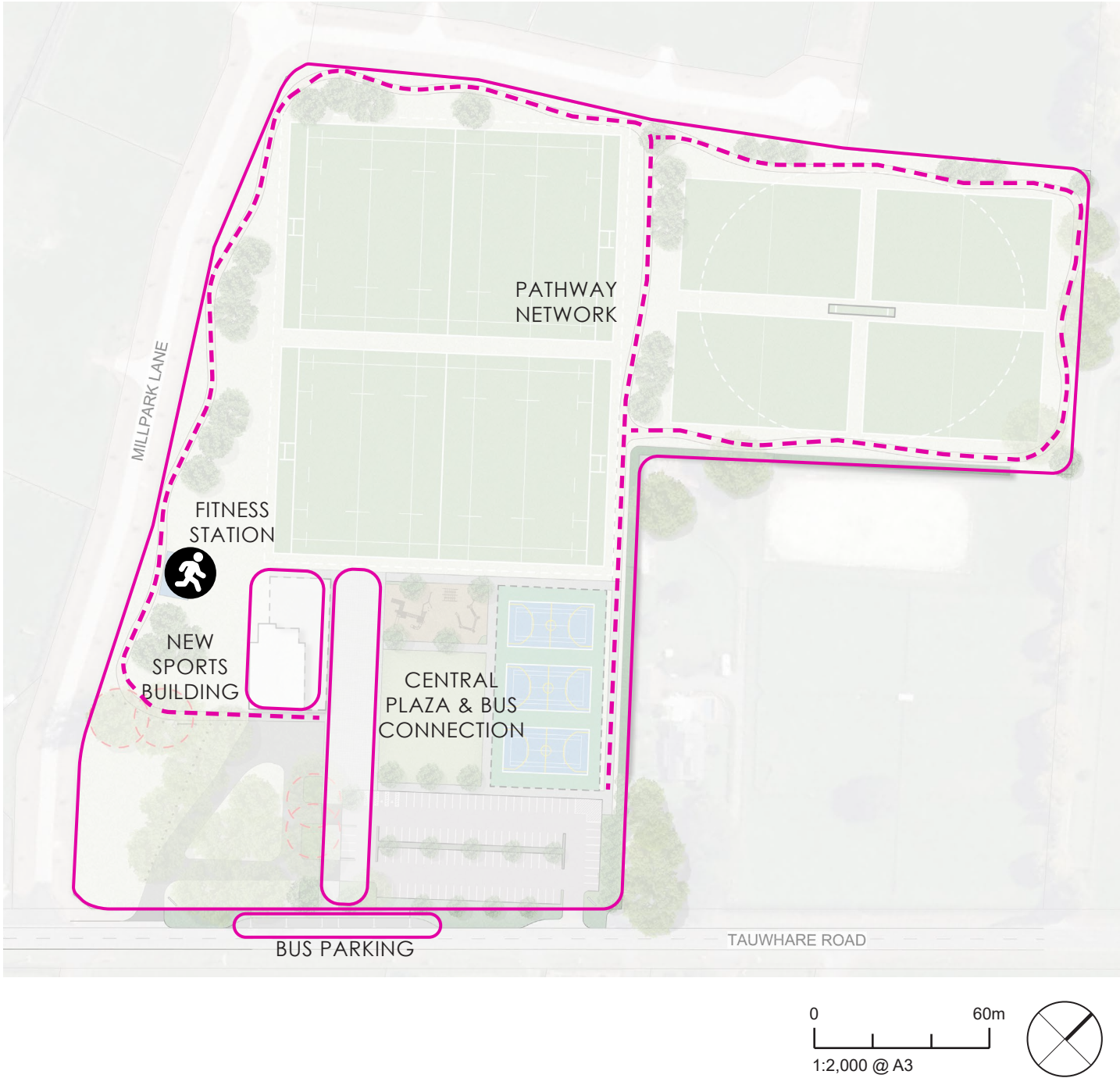
TASK	DESCRIPTION	COMMENTS	FUNDING
New Sports Building***	Fully renovate or construct new sports pavilion building on site.	To be led by Matangi-Hillcrest Sports Club.	Required
Sports Field & Court Lighting	Install lighting to playing fields, courts and playground (if deemed suitable to do so).	Utilize ducting installed in previous enabling works to connect power.	Required
Central Plaza & Bus Parking Bays**	Define new central plaza to integrate the new building with the wider reserve and central lawn. Works to include pedestrian connection through parking area and new roadside bus parking bays.	Confirm with transport department requirements for bus parking bays. Pedestrian connection to double as traffic calming for vehicles on internal laneways.	Required
Internal Pathway Network*	Install remaining footpaths and internal 3m wide shared pathway network throughout the reserve.	Determine best design response for pathway treatments, alignment and other ancillary elements (i.e. seating, bins, etc.) to be situated throughout network.	Required
Outdoor Fitness Station*	Confirm best location and equipment requirements, then design and install outdoor fitness station that ties back to the internal pathway network and has non prescribed open space adjacent.	Fitness station to be designed to accommodate range of ages and abilities and potentially installed in stages depending on budget.	Required

NOTES:

* Works require landscape detailed design to determine final layout, landscape and pathway treatments, playground design, carpark design, etc.

** Works require engineering and landscape detailed design to determine final layout, stormwater and other services, landscape and pathway treatments, etc.

*** Works require feasibility assessment, then architecture and engineering design to confirm final design



FURNITURE, ELEMENTS AND MATERIALS

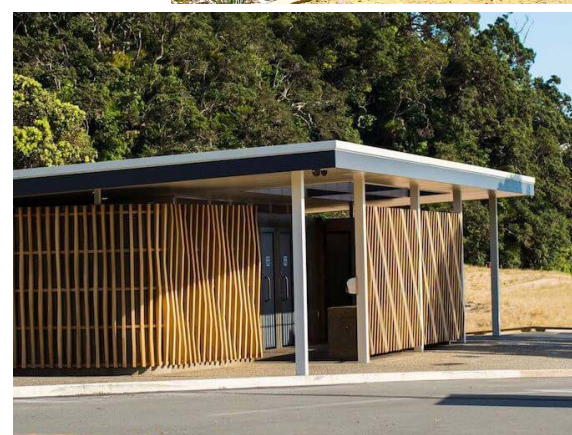
The design and elements within must respond to the reserve's intended programming, use, and function in order to serve the wider community as the primary open space and sport code infrastructure offering. This includes having facilities that support extended stays and diverse user needs. These include a community playground, playing and practice fields, multisport hard courts, public toilets, BBQs, shade trees, and amenities for both passive and formal active recreation.

The design and elements within it must accommodate high levels of use and simultaneous activities, including large-scale community events, sports, recreation spaces, amenity areas, and facilities that support relaxation, whānau, and community gatherings, while integrating large trees and neighbourhood play space requirements.

Users will include people of all ages, individuals and families, walkers and cyclists, including those who live nearby for whom this will be their local reserve, as well as users from across the area. It must therefore accommodate a variety of use, such as rest and relaxation, play, picnicking, informal active recreation and small community events.

KEY ELEMENTS PROPOSED FOR THE RESERVE INCLUDE:

- Public toilets (currently proposed as part of sports pavilion)
- Outdoor benches and seating
- Barbecue(s) and picnic tables
- Rubbish bins
- Drinking fountains
- Playground and nature play elements
- Outdoor fitness station
- Walking shared use pathways
- Passive open space
- Shade and amenity trees
- Rain gardens and/or swales (around expanded parking area)
- Expanded parking areas and new bus parking bays
- Bicycle parking / bollards
- Timber bollards
- Field and court lighting

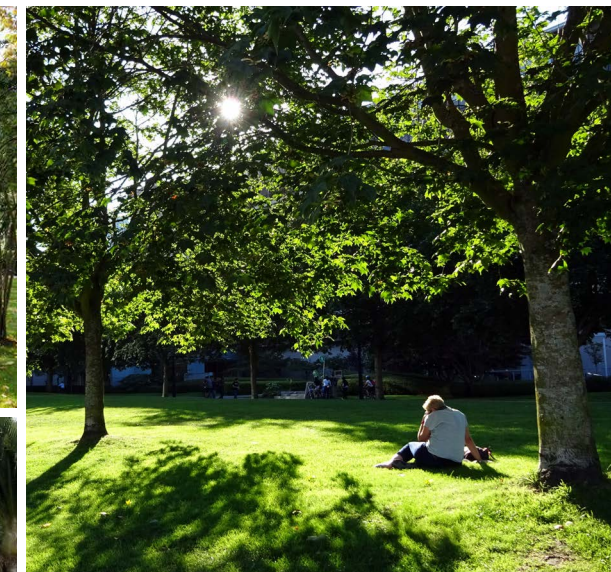
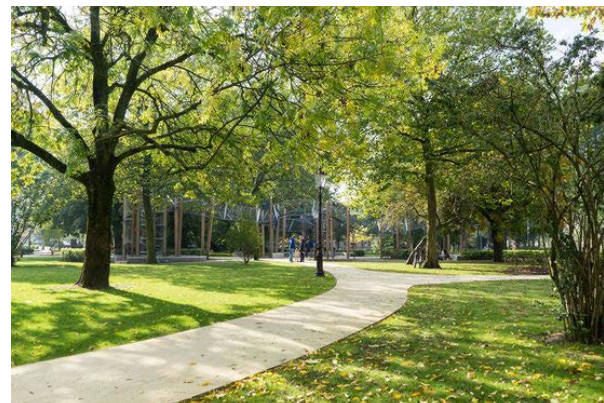
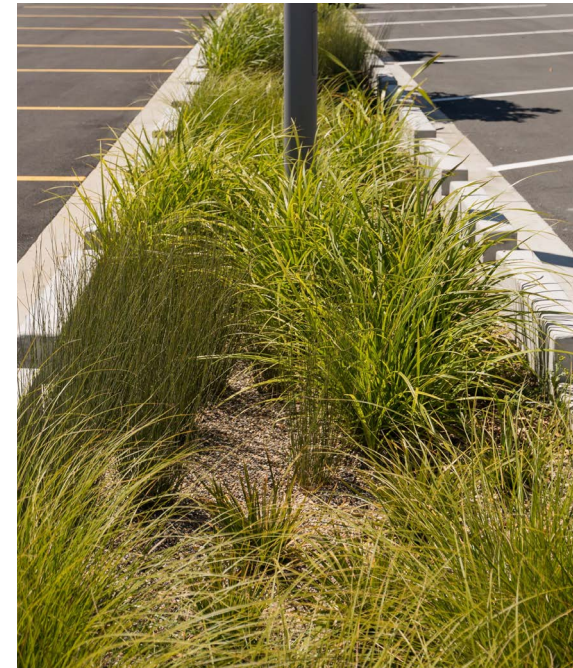


PLANTING STRATEGY

Planting design and species selections need to reflect the needs and primary uses of the reserve. Given the site is in a rural living zone where there is a strong mixed native / exotic tree framework and large country style gardens, the planting should respond in similar fashion.

There is a need to ensure any plants selected meet a series of general criteria that complement and enhance the reserve amenity offerings without being overly burdening council with high ongoing maintenance costs. These include:

- Plants need to be hardy species suitable to the area and application and those that require limited maintenance.
- Species need to reflect the surrounding landscape and align with what is already on site and in area.
- Hedging needs to be limited to boundaries and only used sparingly where it is deemed appropriate.
- Groundcovers and shrubs are to be used sparingly, with these being predominantly situated around the front entrance and parking areas. Heights need to be limited to ensure open sightlines and passive surveillance is maintained.
- Rain gardens / swales are to use plant species that can handle harsh conditions, including both wet and dry seasons.
- Large shade trees are important to provide wind protection, shade, scale, seasonal colour variations, etc. but are to be used in suitable locations so they are neighbour friendly, avoid sports fields and courts and are provided sufficient space to ensure they are able to grow appropriately.



Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation and excellence by understanding each project’s interconnections with the wider environmental, social, cultural and economic context.

