

**PEMBROKE PARK
AND BRIDGEMAN GREEN
RESERVE MANAGEMENT PLAN**

Process for preparing a reserve management plan in accordance with the Reserves Act 1977.

6 April 2006	Board approves reviewing plan
13 April 2006	First notice inviting suggestions for the management plan
28 March 2007	Publish notice inviting submissions to the draft plan
1 June 2007	Submissions close
16 July 2007	Hearing held
August 2007	Full Council adopts management plan

Status at 5 September 2007: Adopted by Queenstown Lakes District Council on 31 August 2007

Prepared by the Queenstown Lakes District Council.

Introduction

Pembroke Park is located in a central position adjacent to the lakeshore at the southern end of Roys Bay, Wanaka. The park is one of Wanaka's most significant public spaces given its proximity to the township of Wanaka and its relationship to the lakefront and other major parks.

Bridgeman Green adjoins the commercial centre of Wanaka and has become an important urban park.

This management plan has been prepared to enable the Council to establish the desired mix of uses for the reserves and set in place policy to guide day to day management.

Determining community preferences and establishing the best means to provide for them are essential ingredients of good management planning. A management plan provides the community with certainty about the function and management of each reserve managed by the Council and it provides the Council with efficiency gains in management of the reserve, by not requiring public notification or ministerial consent for some routine matters.

The Land

Legal Description

Bridgeman Green is legally described as Section 1 and 2, Block III. Town of Wanaka (S.O. 14783) being 404m² located on the corner of Ardmore and Dungarvon Streets.

Pembroke Park is legally described as Section 1 Block L, Town of Wanaka being 10.5067 hectares located between Dungarvon, Ardmore, Brownston and McDougall Streets.

Acquisition, Classification and naming

Pembroke Park and Bridgeman Green are owned by the Crown and administered by Queenstown Lakes District Council under an appointment to control and manage.

By notice in the NZ Gazette 1971, Page 1147, the Lake Country Council was appointed to control and manage Section 1 Block L.

By notice in the NZ Gazette 1976, Page 1465, the Lake Country Council was appointed to control and manage Section 1 and 2 Block III.

The reserves were classified as a Recreation Reserve under the Reserves Act 1977 by NZ Gazette 1984, No 148 Page 3386 and named Pembroke Park

Following the amalgamation between the Queenstown Borough Council and Lake Country Council in October 1986 to form the Queenstown Lakes District Council, the administration of the Reserve has passed to the Queenstown Lakes District Council.

Section 1 and 2, Block III, was renamed Bridgeman Green by NZ Gazette 2006, Page 3496.

The Reserves Act 1977 (s.17) sets out the purpose of recreation reserves as:

“for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside”

The objectives of this plan have been based around this purpose and the policies developed to ensure the above objectives are achieved.

District Plan Designation 98

Pembroke Park and Bridgeman Green are designated under the Queenstown-Lakes District Council – Partially Operative District Plan (March 2004) as recreation reserve. The land has an underlying zoning of Rural General. There are currently no protected trees, features or buildings on the reserve.

A sewage pump station is also designated on the District Plan as designation 58.

The Council can apply for outline plan approval under section 176A of the Resource management Act to undertake works consistent with the designation and in accordance with the conditions of the designation.

Interpretation

As this management plan has been prepared for both Pembroke Park and Bridgeman Green all polices shall apply to both reserves unless specifically stated otherwise.

**Figure 1: Pembroke Park
(Existing)**



Related Policy and Plans

The following documents are relevant to the future management of the reserves and adjoining land. All documents are currently available on Council's website www.qldc.govt.nz

Future Link – Transport and Parking Strategy 2005

Wanaka 2020 – July 2002

Long Term Council Community Plan 2004-2007

Parks Strategy 2003

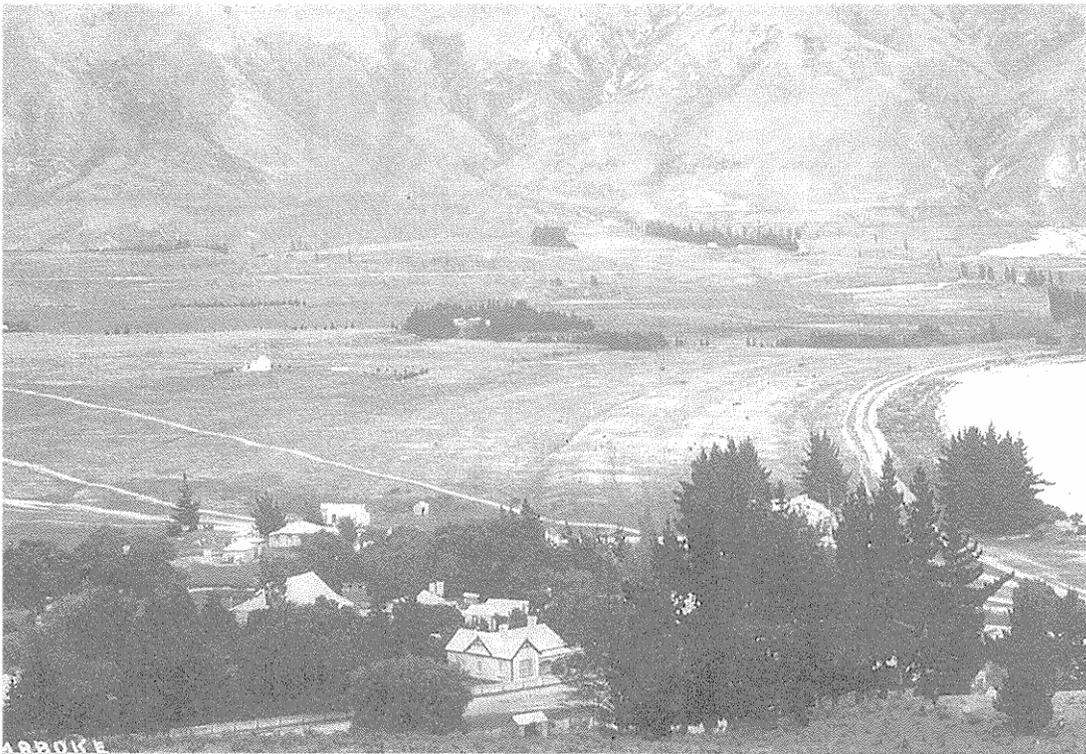
Draft Policy on Dogs 2005

Dog Control Bylaw 1992

Southern Light – Lighting Strategy for the Queenstown Lakes District 2006

History

The area known as Pembroke Park has had a very chequered history being largely determined in extent by its height limits of the 1878 Flood.



An early photo of the land now known as Pembroke Park

In order to respect this potential natural hazard the area has been designated as “Proposed Reserve” since the first Extra Urban Planning Scheme was prepared for Wanaka in 1947.

In terms of ownership the land was held by the then NZ Electricity Department pending possible control of Lake Wanaka for Hydro Electric Purposes. In 1967 administration of the Park was transferred to Wanaka Islands Domain Board although control still

remained with NZED.

1971 saw a change in emphasis when the control and management of the Park was transferred to the Lake Country Council. In that same year the land became a recreation reserve subject to the provisions of the Reserves and Domain Act. In 1984 the reserve was reclassified as a recreation reserve subject to the Reserves Act 1977.

While many proposals have been promoted and considered for the use of the Park little progress was made until 1973 when the Lands and Survey commissioned a study of the Parks potential development in what is now known as the "Rough Report". Following completion of this report a limited irrigation scheme was installed for the Park.

In 1973 local and holiday home owners came together and formed a group called the 'Wanaka Property Owners'. Their aim was to protect Pembroke Park from buildings and to monitor Residential zoning proposals.

In 1995 a Scheme Change was initiated to allow the Community Complex to be built on Pembroke Park.

It was at this time the 'Wanaka Property Owners' felt it timely to change the name of their group to 'Pembroke Park Action Group' and concentrate their efforts on keeping buildings off the Park. The 'Pembroke Park Action Group' swung into action and mounted a vigorous campaign through the Messenger, mail outs, bumper stickers, posters and a display on the Park with balloons and pegs showing the height of the proposed Community Complex and the approximate area.

A Commissioner was appointed to hear the submissions to the proposal to have the Community Complex built on the Park, and in June 1995 a hearing was held at the then Cliffords Hotel on Ardmore Street.

When the Commissioner made his decision he recommended – *'there be no changes to the designation to allow the Community Complex to be built on Pembroke Park.'*

After this decision the Pembroke Park Action Group decided to change the name of the group to 'The Friends of Pembroke Park' and work towards the vision of Pembroke Park, as a park for generations to come.

'The Friends of Pembroke Park Inc.' was incorporated under the Incorporated Societies Act 1908 on the 20 March 1996 and has continued to provide input into the management of the park.

In 2000 a car park was created on Dungarvon Street. In June 2002 work was started on the construction of a skateboard park on the corner of Ardmore and Dungarvon Street and this facility has proven very popular. In March 2004 public toilets were constructed between the car park and the skate board park.

In June 2004 a major redevelopment of the western end of Pembroke Park was started with over 14,000 cubic metres of topsoil being imported to the site from the Meadowstone subdivision and evenly applied over the park. The landform of the park was modified to form a large central amphitheatre and to soften the skate park edges. A full irrigation system was installed and the park re-turfed. A three – phase power supply

was installed for future event requirements and the storm water from the streets beyond Brownston Street was piped under the park rather than discharging to the parks surface. Over 220 trees were planted in association with this phase of development.

In 2005 the small section of Pembroke Park on the west corner of Ardmore and Dungarvon Street was redeveloped by the adjoining landowners in association with the development of a retail complex. This section was renamed Bridgeman Green in 2006 in recognition of Mr. Terrance Bridgeman. Mr. Bridgeman was a well respected Wanaka citizen, JP and well known company secretary. He created "Tavistock" next to the Anglican Church and his vision was to retain Pembroke Park as a Park in perpetuity.

Features and Current Use

6.1 Vegetation

Figure 1 indicates trees present on the parks. There is an extensive area of native shrub planting parallel with Brownston Street at the McDougal end of Pembroke Park and another area of shrub planting around the pumping station. Generally the trees at the South Western end of Pembroke Park were planted prior to 2003 while those on the North eastern end of the park were planted after 2003. Specimen trees have had to be regularly replaced due to vandalism and in 2007 tree guards were erected around some 40 trees.

6.2 Active Sports

Pembroke Park is used on a weekly basis over summer by a organised touch rugby tournament, volleyball tournament, and six -a- side cricket.

In addition to these regular tournaments there is also use for one of tournaments such as soccer and school sports days and a variety of casual sport usage or sporting events.

6.3 Skate Park

A 825m² skatepark was developed in 2002 on the park. The facility has proven to be very popular with locals and visitors alike. There is interest in expanding the size of the park to accommodate demand and differing styles of skating.

6.4 Para gliders and Kites

Pembroke Park is a popular open space for practicing on-ground handling skills of Para gliders and for general kite flying.

6.5 Events

Pembroke Park is used from time to time for sporting events and for the annual Wanaka Agriculture and Produce show. A regular Sunday craft market also operates on Pembroke Park.

6.6 Parking

136 car parks are provided in the sealed car park formed off Dungarvon Street. These parks are generally occupied by people working in or visiting the town centre rather than bona-fide park users.

There is extensive parking available in the streets adjoining the park. For example, 230 cars can be legally parked around the park side of Brownston, Ardmore, McDougal and

Dungarvon off Pembroke Park.

Casual parking occurs on the grass verges of the adjoining roads and at times on the park proper. This parking is generally related to use of the park.

6.7 Services and Infrastructure

The reserve is crossed by a 400mm concrete stormwater main running in line with Youghal Street. A further 200mm stormwater line runs from the car park towards Dunmore Street.

A power supply to a bollard holding single and three phase power supply is located in the park near the corner of Brownston and Youghal Street.

Public toilets providing two all-gender cubicles, accessible facilities and baby change facilities are located between the car park and the skate park.

A 375mm Sewer Main and 300mm rising main runs parallel to Dungarvon Street approximately 10m into the reserve and meet at the sewer pump station located in Pembroke Park on Dungarvon Street.

Irrigation water is supplied via ground bore and distributed in an in ground piped system located 200mm below ground level.

Easements have been granted to:

Aurora Energy Limited over Pembroke Park for a electricity transformer located 6 meters within the park at the corner of Brownston and Roche Street

Middle Earth Limited, Wanaka Bomar Limited, over Bridgeman Green for a right of way and a right to convey gas to the adjoining commercial property from Dungarvon Street.

Aurora Energy and Telecom New Zealand Limited, over Bridgeman Green for a right to convey electricity and telecommunications to the adjoining commercial property from Dungarvon Street.

7. Management Objectives

Management objectives describe how the Council will manage the reserve in accordance with its classification as recreation reserve.

The Council will:

Preserve in perpetuity Pembroke Park and Bridgeman Green as a recreational area for the enjoyment of the people and visitors to Wanaka.

Encourage and facilitate the use of the reserves for active and passive recreational pursuits.

Manage and maintain the reserves as significant and important open space in the Wanaka township.

Provide for other public use and events to the extent that the above objectives are not compromised.

8. Management Policies

Management policies detail how developments and decision making on specific areas will proceed in accordance with the stated objectives.

Policy 1 – Sports Use

- 1.1 Provide and maintain at the south western end of Pembroke Park as grass sports fields suitable for games such as junior and senior soccer provided that all structures (goal posts etc) are removed at the end of each season.
- 1.2 Provide and maintain within the north eastern oval area of Pembroke Park a cricket block.
- 1.3 Minimise the impact of organised sport and events on playing surfaces by defining and enforcing maintenance requirements and recovery periods.
- 1.4 Permit the establishment of a small toilet facility at the south western end of Pembroke Park as demand arises.

Explanation

There is considerable demand for additional playing fields in Wanaka. Pembroke Park provides an opportunity to cater for some of this demand. The establishment of full size sports fields will enable tournament and recreational cricket and soccer etc. It will also provide sufficient space for a variety of casual play and recreational opportunities. The removal of goal posts out of season will preserve the open space feel of the park and minimise conflicts with other uses.

The turf on the recreation reserve requires continued maintenance and improvement to be able to sustain high use levels and provide rapid recovery after seasonal events. This

should be improved as resources permit.

Due to the proximity of the Wanaka Recreation Reserve (a.k.a. Show grounds), major facility development such as club rooms would be better placed in the show grounds to preserve the open nature of Pembroke Park. Provision should be made however for additional toilet facilities at the McDougal end of the park for the convenience of park users.

Implementation

Prepare a capital works programme for improvement of the playing turf and development of a cricket block and toilet building as demand dictates and resources permit.

Implement a field allocation system for sports and other events in liaison with Council parks staff to minimise damage to the playing surface and maximise availability for sporting activities.

Policy 2 – Events

- 2.1 Permit the use of the Pembroke Park and Bridgeman Green for sporting, cultural and recreational events (both ticketed and non-ticketed) approved by Council.
- 2.2 Ensure that events do not compromise the primary function of the reserve and that events have contingency plans to relocate should ground conditions not be suitable.
- 2.3 Ensure ticketed or exclusive events/functions do not occupy the reserve or any part of the reserve for more than six consecutive days or a total of 40 days in any one calendar year unless provided for by way of lease or license as approved by the Council.
- 2.4 No single event shall use the park for more than one period of six consecutive days within a month.
- 2.5 Prohibit the use of glass on areas of the reserve laid out for sporting activities.
- 2.6 Permit the operation of a regular food, produce and craft market on Pembroke Park.

Explanation

Events and temporary commercial activities may be beneficial to the community and are by nature of short duration. Events can greatly improve the use and enjoyment of the reserve by the community and visitors to Wanaka.

By necessity many sporting events, recreation activities and other events are becoming more commercialised. Issues of ticketing, security and signage all arise and need to be managed to ensure the sustainability of the events while protecting the values associated with the reserve.

Council approval is required for all events. Approval is at the discretion of the Council.

Implementation

Maintain a permit and approvals system for event bookings that ensures close liaison

with key users of the reserves and turf managers.

Improve event infrastructure, such as permanent water, sewer and three-phase power supplies to minimise disturbance to the grounds and reduce set up and break down times for events, as resources permit.

Policy 3 – Bridgeman Green

3.1 Ensure there is clear recognition of Bridgeman Green as a public park by providing clear signage and public furniture of a standard design and style used in other Wanaka Parks and by making design changes that differentiate the reserve from the adjoining commercial uses.

3.2 Prohibit the use of the Green by the adjoining café for tables and chairs

Explanation

Bridgeman Green was developed by the adjoining landowner in lieu of use of the site for construction purposes. Material selection (particularly the timber and chain entrance) and a lack of public signage and other visual cues can lead to confusion as to the public's right of access and use of the reserve.

As the existing café has outdoor dining adjacent to the Green there is no need for a further occupation of the reserve for outdoor dining. Such activity may further effect the public perception of the ownership and management of the reserve.

Implementation

Implement design changes as resources and budget permit.

Policy 4 – Model Aircraft

4.1 Prohibit the operation and takeoff/landing of motorised model aircraft to and from Pembroke Park other than electric or glider craft that are silent in operation.

Explanation

Motorised model aircraft are incompatible with the adjoining residential and commercial uses and the quiet enjoyment of Pembroke Park unless silent in operation.

Implementation

Monitor and manage any activity.

Policy 5 – Para-Glider landings

5.1 Permit the use of the recreation reserve for non-motorised para-glider and parapente landings.

5.2 Impose limits or restrictions on landings by way of resolution by Council should user conflicts or safety issues arise in the future.

Explanation

The reserve is mainly used by para-glider and parapente pilots as a practice and training

ground. The use of the reserve for casual recreational landings (when conditions permit) is unlikely to result in any conflicts with other users.

In addition there is a current license for para-glider landings (Lucky Montana's Flying Circus). The license has a final expiry in 2010.

Implementation

Monitor use, incidents or complaints arising from para-glider landings and impose limits or restrictions on landings by way of resolution by Council should issues arise in the future.

Ensure commercial users comply with the Reserves Act 1977 and Council's concession policy with respect to licenses for landing.

Policy 6 - Helicopter Landings

6.1 Permit helicopter landings on Pembroke Park for emergency, civil defence or park management purposes only.

Explanation

The open nature of Pembroke provides an important opportunity for helicopter landings in proximity to the central business district and the civic defence operations base. The use of the recreation reserve for landings in association with events or promotions is not appropriate.

Implementation

Process requests for landings in accordance with these policies.

Policy 7 – Dogs

7.1 That dogs be managed in accordance with Council's current policy on dogs and dog control bylaws.

Explanation

The Council has adopted a district wide *Policy on Dogs* and also currently has in place the *Dog Control Bylaw 1992*. The current bylaw prohibits all dogs from "the defined playing areas of all sports grounds". It is not considered necessary to duplicate the provisions of the Bylaw in this reserve management plan.

Implementation

Ensure dog owners are aware that dogs are prohibited from sports grounds.

Policy 8 – Planting

8.1 Encourage the establishment of specimen trees surrounding the reserves to provide shelter, shade, structure and form to the reserve and support the greening of the Wanaka town centre in general.

8.2 Place an emphasis on exotic trees that exhibit seasonal colour and/or flowering habit.

- 8.3 Manage all trees, including the replacement of undesirable species in accordance with the QLDC Tree Policy 2006 and its amendments and best arboriculture practice.
- 8.4 Maintain view shafts from Brownston Street across Pembroke Park and manage trees as they mature by crown reduction and crown lifting to maintain views as appropriate to tree species and habit.
- 8.5 Protect trees from vandalism where possible and replant large grade specimens as soon as practical after loss or damage.

Explanation

Trees provide important structure to large public spaces. It is also important to utilise large parks for such planting as it is increasingly difficult to sustain large trees in the urban centre. Species will be selected for their form, flowering habit, or autumn colour.

Views across the park should be maintained where park values are not compromised.

Persistence with planting efforts will be required to establish mature trees on Pembroke Park

Implementation

Prepare and implement a tree plan for the reserve.

Policy 9 – Pedestrian Access

- 9.1 Provide a network of barrier free paths around Pembroke Park and on established desire lines across the park where turf is unable to be adequately maintained.

Explanation

Most of the pedestrian access across the park is informal. As use increases paths may be required. Paths also act as a visual barrier to vehicles and will assist in demarcating pedestrian and vehicle use.

Implementation

Provide path improvements as resources and opportunities permit.

Policy 10 – Parking and vehicle access

- 10.1 Maintain the existing extent of parking at the Dungarvon end of Pembroke Park to meet the needs of recreational users of the reserve.
- 10.2 Permit the development of a further 60 car parks and six bus parks on the McDougall Street frontage of Pembroke Park only if there is sufficient demand from recreational use of the park in the future and all other options such as on-street parking have been utilised.

- 10.3 Design car parking with regard to minimising the negative impact on the park environment and enhancing useable space.
- 10.4 If required, limit parking times within the reserve to encourage efficient and fair use of parking spaces. Parking time limits will be set by resolution of Council from time to time.
- 10.5 Prohibit vehicles driving on the grass unless authorised by the Council.
- 10.6 Prevent vehicle access by erecting vehicle barriers if turf condition requires the restriction of vehicles or the enjoyment of the use of the park is compromised by unauthorised vehicles entering the reserves.

Explanation

Because of the closeness of the recreation reserve to the Wanaka CBD and the pressure on parking within the CBD there is a need to encourage turnover and minimise the amount of all day parking activity that might otherwise occur by non-park users.

While there are considerable opportunities for parking in nearby locations such as the adjacent street parking in surrounding streets, it is recognised that the Pembroke Park generates activities for which parking is required. It is considered that it may be necessary to provide for some additional parking within the reserve should the demand from the use of Pembroke Park itself require it. The creation of further car parking within the reserve shall only take place when all other options such as on-street parking have been exhausted.

There is also likely to be demand for further parking to service the nearby CBD. However as the reserve has been acquired for recreation purposes and is managed under the Reserves Act, only parking that is directly related to the recreation activity can be located on the reserve unless part of the land is re-designated under the Public Works Act and reclassified under the Reserves Act 1977.

Implementation

Consider parking requirements as use of Pembroke Park increases.

Review parking restrictions from time to time.

Policy 11 – Lighting

- 11.1 Provide adequate lighting to car parks, toilets and the paths connecting the street with those facilities to enable the safe night time use of the reserve.
- 11.2 Implement lighting improvements in accordance with Council's lighting policy to reduce glare and light spill beyond the reserve, improve the comfort and safety of park users and protect the Wanaka night sky.
- 11.3 Redesign the lighting of the existing car park to comply with Council's lighting policy and reduce glare and spill light.
- 11.4 Permit the illumination of the skate park from dusk to 10pm

Explanation

Improvements to lighting will improve the use and availability of the reserve as well as improving the general safety of the park for players and other park users.

Lighting improvements should be made in accordance with best practice to reduce visual effects on adjoining properties and maximise energy efficiency and user comfort.

Applying lighting to the skatepark will extend the use of the facility and provide for its safe use during darkness. Controlling the duration of lighting will assist in avoiding disruption beyond 10pm.

Implementation

Prepare a capital works programme for improvement of lighting to the extent that resources permit.

Policy 12 – Signs

- 12.1 Provide the minimum amount of signage necessary to ensure the effective communication of park related, public information, identification, directions, rules and regulations.
- 12.2 All public signs (other than regulatory signs) will be designed to the Council's standard for park signs.
- 12.3 Permit the erection of temporary scoreboards or large format television displays for approved events.
- 12.4 That advertising billboards and other commercial signs (as defined in the council's operative District Plan or Sign Bylaw) be prohibited unless approved by Council in conjunction with a specific temporary event.

Explanation

Signs can help inform, direct and warn the public but they can also be intrusive and can compromise the quality of the park environment. Signs should be kept to a minimum and be of a consistent design. Commercial signage will only be permitted for specific temporary events in accordance with Council bylaws.

Implementation

Review and rationalise signs on a regular basis.

Policy 13 - Utility Services

- 13.1 Permit utility services necessary for the servicing of the reserve, its buildings and other facilities within the reserve.
- 13.2 Permit the placement of Council utility services where the reserve is not likely to be materially altered or permanently damaged; and the rights of the public in respect of the reserve are not likely to be permanently affected

- 13.3 All utility services shall be placed underground unless exceptional circumstances make it impractical to do so such as flooding risk.
- 13.4 The placement of such services underground shall be carefully sited with regard to existing features including trees, waterways and paved surfaces.
- 13.5 Require easements to be registered for all non-Council utilities.

Explanation

Utilities such as power, telecommunications and reticulated gas can compromise the amenity of the reserve and constrain future development for parks and recreation purposes.

Implementation

Process requests for utilities in accordance with these policies.

Policy 14 – Buildings

- 14.1 Erection of new buildings or extensions to existing buildings shall not be permitted other than provided for in policy 14.3 and 18.1.
- 14.3 Public toilets may be constructed on or near the reserve to meet the needs of park users.
- 14.4 Keep the use and condition of buildings under review to ensure they meet the needs of park users and remain relevant to the reserve. Where buildings are no longer being well utilised, an alternative compatible use consistent with the objectives of the reserve should be found or the building removed.

Explanation

The open space nature of Pembroke Park and Bridgeman Green are key attributes of the reserves. Buildings can contribute to the use and function of the reserve but can also detract from the appearance and amenity of the reserve unless well designed.

Implementation

Consider requests for buildings in accordance with these policies.

Policy 15 – Furniture

- 15.1 Provide park furniture such as seats, rubbish bins, barbecues and drinking fountains and bicycle stands for the comfort and convenience of park users.
- 15.2 Ensure park furniture is of a consistent design and style within each reserve and is fit for purpose.

Explanation

Well placed and designed furniture will contribute to the use and enjoyment of the reserves.

Implementation

Provide additional furniture as resources permit.

Policy 16 – Monuments, memorials and artworks

- 16.1 Permit the inclusion of memorial plaques on park seats in Pembroke Park in accordance with Councils memorial and plaques policy.
- 16.2 Publicly notify in accordance with the requirements of the Reserves Act 1977, any proposals for public artworks on Pembroke Park other than temporary artworks.
- 16.3 Permit the inclusion of a suitable permanent public artwork in Bridgeman Park in accordance with Councils public art policy.
- 16.4 Permit the inclusion of temporary public artworks in Pembroke Park in accordance with Councils public art policy.

Explanation

There are two existing memorial seats in Pembroke Park. The donation of the memorial seats contributes to the public infrastructure and acknowledges people with an association with Pembroke Park.

Public art can contribute to the identification and enjoyment of the reserves. While both reserves have potential to accommodate public art, Bridgeman Green is likely to be more appropriate given its more urban characteristics. Any proposal for a permanent artwork in Pembroke Park should have an opportunity for formal public scrutiny.

Implementation

Consider requests for public artworks in accordance with these policies.

Policy 17 – Concessions

- 17.1 Prohibit the granting of concessions for commercial activities on the reserves other than those associated with approved events (refer to Policy 2), temporary filming, sporting tournaments or sports coaching.
- 17.2 Review the existing concession for para-glider landings on Pembroke Park at the end of the license term to ensure any renewal does not compromise the proper development and use of the park.

Explanation

The reserves are largely free of commercial activity at present. This provides a welcome respite from the adjacent commercial centre and the commercial activity located on the Roy's Bay recreation reserve. The existing paragliding operation requires clear landing space and this may conflict with opportunities for tree planting and facility needs such as seasonal goal posts.

Implementation

Consider requests for concessions in accordance with these policies.

Policy 18 – Skatepark

- 18.1 Provide for the expansion of the existing skatepark towards Brownston Street to a combined total area not exceeding 2000m² as indicated on Figure 2.
- 18.2 Ensure that the commencement of physical works for the extension of the existing skatepark only occurs once sufficient funding is secured to enable the landscaping of the skatepark surrounds.
- 18.3 Provide ancillary facilities at the skatepark such as rubbish bins, drinking fountains, seating and shade and lighting (See Policy 11.4)
- 18.4 Ensure a zero-tolerance maintenance regime is implemented for graffiti and vandalism.

Explanation

The existing skatepark on Pembroke Park has proven to be a worthwhile and well used recreation facility. The expansion and development of the skatepark will keep the park current and cater for varying skate styles and growth in users. The careful landscaping and design of the facility will ensure that other park values are not unduly compromised.

Implementation

Consider requests for development of the skatepark in accordance with these policies.

Pembroke Park: Potential Developments

