RESERVE MANAGEMENT PLAN

KERI DOWNS RESERVE

(Draft - May 1993)

PREPARED BY CONNELL WAGNER LIMITED

FOR

THE PAPAKURA DISTRICT COUNCIL

HOW TO USE THIS PLAN

This Management Plan has 3 main sections.

The first section is the Introduction (Pages i - iii). This provides information on the reserve management plan process and the Council's recreation aims and objectives. This section also describes relevant terms and provisions of the Transitional District Scheme.

The second section is the Resource Inventory (Pages 1 - 6).

This provides information on the reserve and its environment. It presents a brief summary of historical, cultural and physical resources, licenses, leases and reserve classification. This information provides a background and basis for the management plan, goals, objectives and policies.

The third section of the plan sets out policies and objectives for **Keri Downs Reserve** (Pages 7 - 12). These objectives and policies are derived from the previous sections of the plan and from public input sought during the planning process. These statements are the guidelines for the future management and development of Keri Downs Reserve

INTRODUCTION

1.0 Definition and Purpose of a Reserves Management Plan

1.1 The Reserves Act 1977 requires that every administering body of a reserve to prepare a Reserves Management Plan for each reserve under its control. The aim of the legislation is to ensure that the development and management of reserves and the subsequent use and enjoyment of them by the public is based on sound resource management and that, through involvement, the needs of the public are identified and accommodated as appropriate.

1.2 Reserves Management Plans are documents outlining objectives and policies for the development and operation of individual parks and reserves. Each plan seeks to provide for the wise use of natural resources within a framework of providing for the recreational needs of the community. Therefore, such plans should clearly outline a Council's general intentions for the use, development and maintenance of the reserve and should also indicate the means of implementing the provisions of the plan.

1.3 The process of preparing such plans gives an opportunity to the public to contribute to the formulation of policy and the making of decisions on matters which will affect the future of the reserve. This public participation is vital both at the time when initial decisions about a reserve are made and also when these decisions are reviewed in the future.

1.4 Once adopted by the Council, a reserves management plan is kept under continuous review so that, if necessary, it may be altered in keeping with changing circumstances or in the light of increased knowledge.

1.5 The purpose of this plan is to provide for the use, enjoyment, maintenance, protection and development of Keri Downs Reserve for the needs of the community and in keeping with its existing use and to realise the full potential of the reserve within the limits of the Council's resources.

1.6 To achieve the above purpose, this plan:

(1) Provides a procedure for public participation during its preparation and review;
(2) Clearly states goals and objectives which provide flexibility to deal with matters of detail;
(3) Contains management policies which are readily understandable by both the community and those administering the reserve;
(4) Assist Council by providing clear statements of agreed policy designed to encourage consistency in decision-making;
(5) Reduces the potential for ad hoc decisions by providing a clear policy framework; and
(6) Speeds up reserve administration by providing a clear process for reserve management and policy implementation.

THE MANAGEMENT PLAN PROCESS

The process being followed with this plan is in accordance with the provisions of the Reserves Act 1977.

It is intended that the public have the opportunity to express their views of the management of Council's Parks network. Public involvement has been sought by way of public submissions and contact and input from sports groups, interest groups and cultural groups to represent their views.

The notice of intention to prepare a management plan for Keri Downs Reserve was published on 3 March 1993. Submissions closed on 5 April 1993, a summary of which are summarized in Appendix 2.

GENERAL AIMS AND OBJECTIVES FOR RESERVES

Present aims and objectives of the Council in respect to reserves is contained within the Transitional District Plan for Papakura. These guidelines constitute the basic reserve management framework within which this reserves management plan for Keri Downs Reserve has been established.

Open space areas are of fundamental significance to the general welfare of the community and cannot be ignored. When considered as part of a comprehensive district wide recreation system, areas of reserve within the Papakura District are a vital element for the wellbeing of residents.

Council's general objectives are listed on the following pages.

RESERVES

Introduction

Papakura is well endowed with public reserves. As at November 1986, the area of land used or available for public recreation was 105 hectares, giving a ratio of 4.5 hectares per 1000 population.

Whilst reserves are not located equally throughout all parts of the district, Papakura is of a size where this is not essential and no neighbourhood is an unreasonable distance from a range of recreational facilities.

Reserves throughout the City have been zoned so as to provide users of reserves and owners of surrounding property with certainty as to the uses and buildings that will be permitted on reserves.

The areas used for reserve purposes are governed by the provisions of the Reserves Act as well as the provisions of the District Plan. The District Plan establishes the permitted uses with particular emphasis being placed on the quantity, location and effect on surrounding properties of reserves. The Reserves Act places emphasis on the control, management, maintenance, preservation, development and use of reserves and is primarily concerned with the quality of reserves and the public enjoyment of them.

Council has endeavoured in creating the reserve zones within the District Scheme to coordinate then with the reserve classifications required under the Reserves Act.

Objectives and Policies

Objective

To provide sufficient reserve land to meet the recreation and community needs of the people of Papakura.

Policies

Reserve land will be provided at a rate not less than 4 hectares per 1000 population.

To continue with the policy of requiring the maximum reserve contribution for subdivisions and developments under the Local Government Act, so as to enable the provision and development of further recreation facilities.

Objective

To make provision for a range of recreational and community activities in accordance with residents needs.

Policies

A range of reserve zones will be provided which reflect the size and location of the reserves and the public's recreation and social needs.

Objective

To protect the amenity of properties which are located in the vicinity of reserves.

Policies

The Reserve Zone Ordinances will ensure protection of the amenities of properties which surround reserves.

MANAGEMENT PLANS - PAPAKURA DISTRICT COUNCIL

NAME: KERI DOWNS RESERVE

LOCATION: The site is bounded by and accessible from Settlement Road and Dominion Road. In addition, pedestrian access is available from Palisade Place, Galilee Ave and Igloo Place.

RESOURCE INVENTORY

Statutory

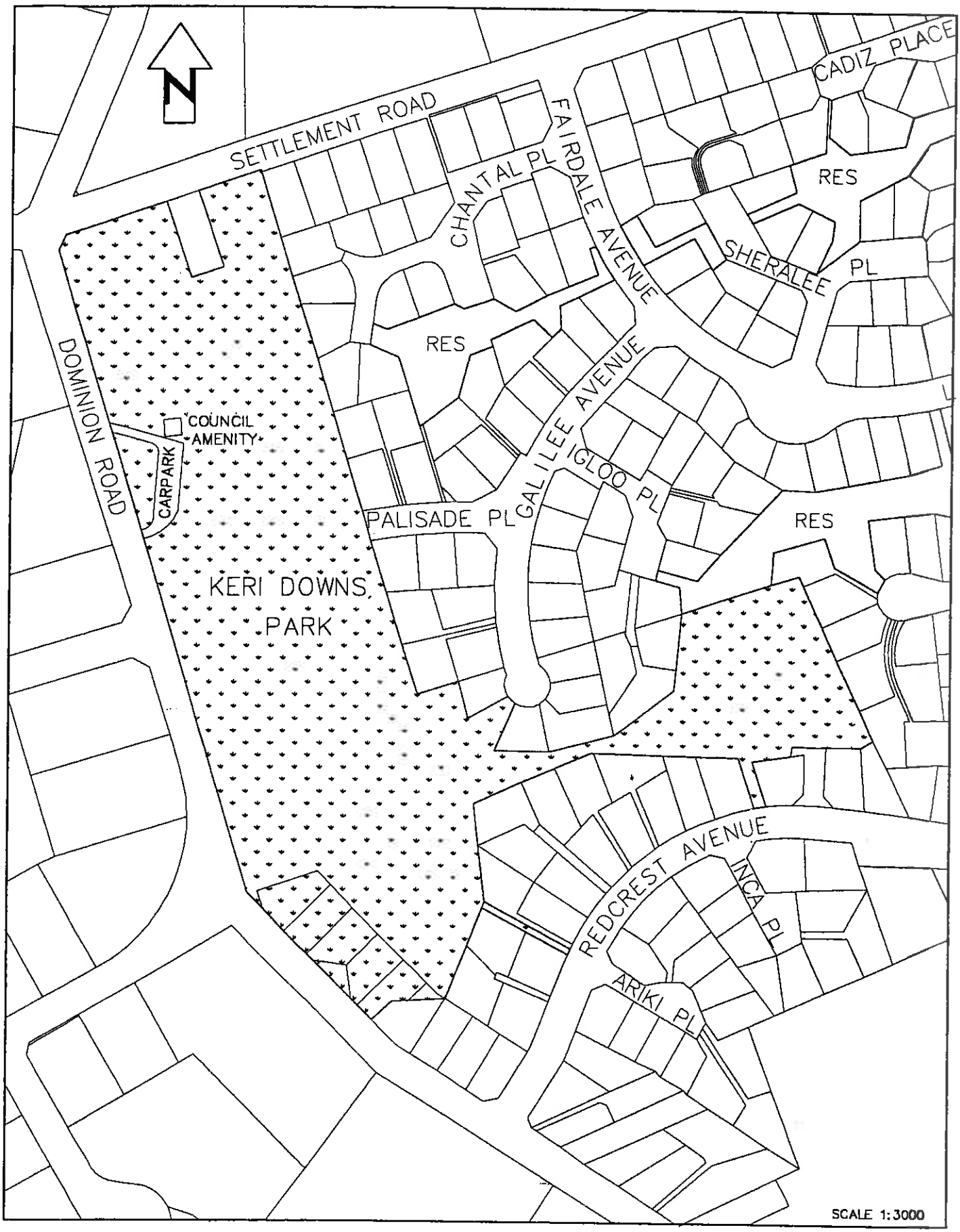
The site of Keri Downs Reserve is on land held in fee simple by the Papakura District Council. The parcel of land includes 6.8752 hectares being Lot 11 Deposited Plan 112443 and being part Suburban Section 1 Parish of Opaheke.

Historical and Cultural Development

The area of land known as Keri Downs Reserve was in 1967 leased to farming interest for pastoral farming by the Auckland Regional Council who owned the land. During the early 1970's, Papakura District Council took over the ownership and administration of the land. In 1979, the Council set aside a sum of money for capital works for the development of the reserve. Plans for the overall development incorporated submissions made by a design consultant in respect to landuse and spatial layout. At this stage, it was decided that main access would be encouraged from Dominion Road with the establishment of a carpark. The area was large enough to incorporate two sports fields but these would require substantial amounts of imported topsoil. A tree-planting plan was prepared by the Council and implemented early on in the development of the reserve and grounds became available for sportsfields in 1983.

Papakura Jaycee Incorporated produced a development plan for the park in 1982 and, in the absence of an alternative the name 'Redcrest Park' was suggested. The development plan included the staging of certain projects. These included the creation of a main pedestrian entrance-way and a sign for the reserve, the construction of the play structure, grading and topsoiling, sowing of grass, construction of the footbridge and clean-up of the streams. The plan also outlined the intention to provide additional facilities such as picnic tables and barbecues, the development of a miniature railway and tree planting. These tasks were to be completed by 1984 with the assistance of Council labour and finance as well as community input.

However, the Council needed further time to organise building plans and a capital works budget for the project and, accordingly, additional development was deferred. While this gave the Council time to investigate alternative sites for development away from the open drains, the project, nonetheless, proceeded as planned in 1983 and 1984.



RECREATION RESERVE

KERI DOWNS PARK

Buildings and Facilities

The reserve comprises several built facilities including a centrally-located, sealed carpark for 40 cars, two stormwater channels at the northern and southern ends, public ablutions block, concrete paths, a pedestrian bridge and an adventure playground. At the southern end, the Papakura BMX Club has created a track facility for cycle-racing.

Adventure Playground

At the northern end of the reserve an extensive adventure playground has been developed. Plans were prepared for the reserve, in particular for a play area, in 1976. The proposal was approved by the Council in 1978 with the understanding that the complete project was substantial in terms of earth works and construction and would be established over a five-year period.

The initial plans incorporated creating a lake feature based on the stormwater channel, entry paths, sitting areas and a public toilet block. Substantial mounding which would define the area and create visual interest within the reserve was a key feature of the development plan.

The development proposal for Keri Downs Reserve received a great deal of community and financial support for the proposal from local residents and service groups and much of this initial plan was implemented.

The adventure playground consists of a number of tall climbing frames with connecting-high platforms. Two main structures, sited separately, offer a range of active recreational activities for users of the reserve.

The playground is connected to the main sportsfield area by a small footbridge across a stormwater drain.

Council House

Adjacent to the playground is the "Brick House" which is physically separated from the reserve by a timber fence. The house is owned by the Council and was used as a community centre and small library until the early eighties at which time it was let to Council staff for residential use. Although incorporated into the original development plans for Keri Downs, the Brick House is not seen as being directly part of the reserve. Part of the property provides space for the storage of Council equipment.

Amenity Block

This building, built in 1983, is located in the north-western part of the reserve adjacent to a small footbridge. The block provides public toilets and change facilities for public use. Such use generally occurs on weekends in connection with various sports fixtures.

Recreation and Sports Use

As a large area of public reserve, Keri Downs Reserve is well used for both passive and active recreation. The central open space contains two sportsfields which are allocated annually to different groups. Since 1982, the Papakura Junior Boys Rugby teams have used the fields for weekday and night practices. The club has a large number of junior teams that utilise fields for most of each Saturday. Neither sportsfield is full sized in terms of the requirements for senior rugby and is thus well-suited to junior level competition.

During summer months (October to March), Keri Downs Reserve has been allocated to Papakura Junior Boys Cricket Club. Several games are played each Saturday between the hours of 9.00am and 12.00pm. To provide a better quality playing surface, the club implemented construction of an artificial wicket in 1987. With a steadily increasing number of junior cricket and rugby teams, the availability of Keri Downs sportsfields is an important issue. Presently both clubs are still the major users of the reserve in terms of active recreation with the addition of touch rugby on a casual basis commencing in 1991/1992.

During summer months the reserve is used increasingly for informal games of Island Cricket and Touch rugby. These uses are expected to remain popular but may need to be formalised in order for council to adequately plan future sportsfield allocation.

BMX Bicycle Track

At the south end of the reserve an area of land has been developed for the purposes of BMX bike riding. During the early eighties local residents and children notified the Council of their interest in establishing such a facility. No comprehensive or committed proposals were established until 1983. The Council received written support for the idea in the form of several petitions. Shortly afterwards, a BMX steering committee was established in 1984. This committee formed the Papakura City BMX Club as an incorporated society and proceeded to establish a BMX club and permanent track in the Keri Downs Reserve. The BMX club is instituted according to conditions and rules set out by the New Zealand BMX Association.

The Council gave its official support to establish the BMX track at Keri Downs reserve in 1985 subject to certain conditions. The track would have a trial period with regard to the use of loud speakers, carparking was to be provided and all equipment used in the jumps needed to be secure. The facility was officially opened in 1986.

The BMX club have regular weeknight practices and Saturday competition. The BMX facility includes a track between 200 and 400 metres long, formed on top of imported fill, with jumps and obstacles positioned along the track. A starting gate, officials shed, small tuck shop and public address system have progressively been added to the facility. In 1987, the club built a small amenity and toilet block close to the track. These features, as part of the club's development, allow the track to be used for regional and national BMX meets. The track is used primarily by 7 to 13 year old children and contributes an important recreational function for the community.

The reserve is used for local passive recreation such as walking, running and kite flying and has, in the past, been used for special events and activities.

Visual and Physical Landscape

Visually, the reserve is separated into three distinct areas. The north-western corner is dominated by gently undulating mounds and timber structures which form the adventure playground. The mounds define space and provide a sense of enclosure for users of the reserve. They also provide interest and, in conjunction with adjacent tree planting, this part of the reserve contributes significantly to the visual amenity of the area.

The central area of the reserve is flat and grassed for sportsfield use. The area is open, expansive and defined by the open stormwater ditches at the southern and northern ends. At the north end of the area, the carpark and adjacent amenity block are sited close to Dominion Road. Other than these structures, the area is free from development and obstructions. Neighbouring properties on both the eastern and southern boundaries are afforded clear views across the reserve.

The southern area of the reserve is visually dominated by the BMX track development. Stark mounds rise sharply and, in areas, are unvegetated with fill and aggregate exposed. The development comprises several structures such as the BMX clubroom building and commentary box which are visible amongst surrounding trees. With the exception of boundary tree planting, there are no visual or physical linkages with the rest of the reserve.

Physically, the reserve is dissected by two open stormwater drains which link culverts between Settlement and Dominion Roads. Both these drains have steep sides and are colonized by invasive weeds and are stagnant and full of debris. The drains are only flushed with moving water at times of heavy rainfall. Each end of the reserve is dominated by mounding and activity in contrast to the flat central space.

Vegetation

Keri Downs Reserve contains a wide variety of trees and shrubs which are concentrated in specific areas of the reserve. Adjacent to the carpark is an island which is well-vegetated with Karaka (Corynocarpus laevigatus), Macrocarpa (Cupressus species), Totara (Podocarpus totara), Japanese Ceder (Cryptomeria species) and smaller shrubs such as Callistomen, Grisilinia and Pittosporum. Along the reserve boundaries and stormwater stream banks are species such as Queensland Box (Tristania), Plane Trees (Platanus sp), American Sweetgum (Liquidamber styraciflua), Willow (Salix sp) and a few Flowering Cherry trees (Prunus sp).

At the northern end of the reserve, close to the road, is a stand of young Oaks (Quercus Robur) and at the southern end, between the BMX area and stormwater stream, is a grove of Plane Trees. Some thin screen planting surrounds the BMX area but is currently ineffective. Certain areas of the reserve have been well-planted with large exotic specimen trees. These create a vegetative framework on which additional planting can be based.

Fauna

Birdlife around the reserve is representative of that found in suburban localities. Starlings, blackbird and thrush have been observed. In addition, pukeko have been seen foraging from time to time in the stormwater stream areas. There are a number of small organisms present in the stormwater areas consistent with those species found in wetland environments.

Soils

Soils in the immediate area are characteristically fluviatile and possibly coastal sediments from the Hawera series of the Pleistocene Age. In this area there is a layer of firm peat underlined by varying depths of very black soil. Peat layers appear to continue in uniform strata below the surface. The peat material is more accurately described as organic clays and silts.

The geology of the area has been dictated by the Hunua fault system with some impact and formation attributable to the Papakura/Drury Faults. The action of waterways in places has exposed variations in sub base strata. The topography of the area has been modified by the advent of settlement, which involved the clearing of bush, some drainage and cultivation of soil for agricultural purposes.

Signage and Linkages

There is very little directional signage on the reserve accept that of the reserve name and one that recites a local bylaw. The main reserve entry from Dominion Road is insufficiently marked for vehicle movement. However, direct pedestrian access is delineated by the location of paths within the reserve. The BMX facility is not clearly linked or labelled to assist reserve users.

MANAGEMENT PHILOSOPHY STATEMENT

To encourage and facilitate the public use and to realise the full potential of Keri Downs Reserve by maintaining and providing improved facilities appropriate for Active recreation and Organised sports in accordance with the needs of the people of Papakura.

Management Goals and Objectives

- To develop and maintain Keri Downs Reserve as an important venue for active recreation and a variety of organised sports and to enhance passive recreational opportunities for all.

- To develop and enhance the intrinsic and aesthetic qualities that the reserve contributes to local amenity.

- To provide for multiple use of the reserve and maintain and improve adequate access for all users.

Statutory and Planning Context

Objective

- To ensure that all statutory requirements pertaining to the reserve are met.

Policy

- To develop and administer Keri Downs Reserve according to the Reserves Act 1977.

Objective

- To continue to provide access to the reserve all sports groups on an annual allocation basis.

Policy

- To create a formal lease agreement with the Papakura BMX Club.

- To prohibit any sports-groups and organisations from establishing "fixed ground leases" accept those areas that relate directly to existing or proposed buildings.

- To control and direct all public activity on the reserve in accordance with Papakura District Council Consolidated Bylaws and any other appropriate written agreements, such as conditions of seasonal Ground Allocation.

- To ensure that future uses and development proposals are in accordance with any resource consent granted in terms of the relevant provisions of the Transitional District Plan.

Historical and Cultural Development

Objectives

- To recognise and manage the reserve as a cultural entity and as an important component of the Papakura District.

Policy

- To increase public awareness by marketing the reserve for multi-purpose throughout the district.

- To encourage the development of facilities that would benefit the people of Papakura.

Objective

- To control the level of internal development to maintain the present open spaces.

Policy

- To prepare a long term conceptual development plan for the reserve in terms of building, planting and circulation.

Public and Recreation Use

Statement

Keri Downs reserve is well used for organised winter and summer sports. However, the level of use could be increased. Whilst no sports are permanently based at the park, provision may be made for this as demand increases. In the interim, the reserve should be marketed to all sports and interest groups for special events as a multi purpose reserve. The reserve should be developed in order to accommodate the greatest public recreational need in the area.

Objectives

- To maintain and enhance the reserve as a multi purpose area suitable for high levels of active recreation and lower levels of passive recreation.

Policy

- To encourage those sports without a permanent base elsewhere to establish clubrooms and facilities for the benefit of their sports codes and the people of Papakura.

- To encourage casual use of the grounds, ablutions and carparking for all sports and community use.

- To provide for additional services and facilities within the reserve to improve its operation and use including security lighting, flood lighting, disabled access, spectator seating and facility storage space.

Objective

- To enhance the enjoyment of and opportunities for multiple use and passive recreation.

Policy

- To develop spatial definition through additional planting along boundaries, entrances of the reserve and adjacent to the stormwater streams.

- To enhance facilities for passive recreational uses such as picnicking by providing tables, chairs and rubbish receptacles.

- To create opportunities for younger children's play near to the existing adventure playground.

Physical and Visual Landform

Objective

- To protect and enhance the landscape character and visual amenity of the reserve.

Policy

- To ensure proposed development builds on the present intrinsic landscape qualities of the reserve.

- To ensure that the main sports-ground area is maintained and that land development does not substantially encroach on this layout.

- To ensure that permitted activities or uses do not adversely modify the reserve landform.

Flora, Fauna, Geology and Soils

Objective

- To protect and enhance existing vegetation patterns within the reserve.

Policy

- To encourage the development of the stormwater stream edges by planting appropriate native species in areas along these banks.

- To implement a tree planting programme to enhance and define the main entrances to the reserve.

- To undertake sportsfield perimeter planting, particularly in the area of flat land adjacent to the BMX track at the south end of the reserve.

- To form passive recreation spaces and accessways in conjunction with the areas of the stormwater streams and to provide small children's play opportunities in the northern area of the reserve.

- To develop and implement ecologically-sound weed control and regular maintenance programmes for all areas of the reserve.

- To establish and maintain specialised turf quality and management.

Buildings, Facilities, Signage and Linkages

Objective

- To ensure that any additional buildings, improvements or facilities are sensitively designed, well-maintained and appropriately located with minimum visual impact.

Policy

- To formulate and enforce design and appearance guidelines, including colour and style, in respect of all buildings and proposed structures in the reserve to the satisfaction of the Director of Parks and Recreation.

- To encourage strong visual and physical linkages and relationships between all facilities provided within the reserve.

- To ensure that buildings and associated facilities are maintained to a high standard.

Objective

- To improve access to all areas of the reserve for all users.

Policy

- To create formal linkages between facilities and sportsfields within the three separate reserve areas.

- To enhance vehicle and pedestrian entrances to the BMX track area.

Objective

- To improve the quality of directional signage while preventing the proliferation of signs on the reserve.

Policy

- To limit the number of signs to those necessary for the purpose of information for users and to those that comply with Council bylaws.

Objective

- To ensure that adequate carparking, pedestrian and emergency access is maintained.

Policy

- To keep accessways clear of obstructions, debris and plant material and available at all times, according to the normal hours of public usage.

SUMMARY OF SUBMISSIONS

No submissions were received in respect of this reserve.

APPENDIX 1

MANAGEMENT PLAN PROCESS

Advisory Committee formed for
(a) "City-wide" Parks comprised of Reps; Community Boards,
Community Services Committee and Planning and Transportation Committee, or
(b) Local Parks comprised of Community Services Committee of
relevant Community Board. Appropriate specialist advisers for both Committees as required

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Public notification of intention to prepare Plan (Issues statement
provided to inspire comments)(Not less than 2 month period)

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Issues identified from public comment

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Proposed Draft Plan produced

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Advisory Committee or Community Services Committee
of relevant Community Board debates and comments on Draft Plan

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Draft Plan advertised for Public Submission (Not less than 2 month period)

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Hearing of Submissions for
(a) "City-wide" Parks by Management Plans Hearings Committee, or
(b) "Local" Parks by Community Services Committee or relevant Community Board

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Draft Plan incorporating changes resulting from Submissions prepared

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Draft Plan (with amendments) reported to Advisory Committee or
Community Services Committee or relevant Community Board

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Community Services Committee makes changes if necessary and adopts
Plan on behalf of Council (Power to Act)

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Plan sent to Department of Conservation for Ministerial approval where
required under Act and subsequently kept under continuous review.

the prior authority of an authorized officer of the local authority, organize, hold, or conduct, or attempt to hold or conduct, any public meeting, gathering, fair or fête, or demonstration, or make any public address, or attempt to collect a crowd.

1722 Interference with employees

1722.1 No person shall in any reserve interrupt or interfere with any person working therein.

1723 Sports and games

1723.1 The authorized officer of the local authority in charge of reserves and in his absence the custodian, may prevent any game being played there which in his opinion is liable to damage the said reserve or anything therein, or which in his opinion is otherwise undesirable or unseemly.

1723.2 Every person who shall fail forthwith upon the request of the custodian or authorized officer as aforesaid to desist from playing or taking part in any such game shall be guilty of an offence against this Part of this bylaw.

1723.3 No person shall play any game in any reserve except upon such portions thereof as shall be set apart for that purpose or as the custodian or authorized officer shall direct.

1723.4 No person shall play at or engage in or practice activities or sports on any playing ground or part thereof on any reserve after being requested by the custodian or authorized officer to leave such playing ground or reserve or any part thereof, or when any notice is erected at the main entrance to such playing ground or reserve or on the particular part thereof bearing the words GROUND CLOSED TO PLAY whether alone or with any other words.

1723.5 No person shall play or practise golf except on a reserve which the local authority has by resolution set aside for that purpose.

1724 Firearms, etc.

1724.1 No person shall within the limits of any reserve and without the prior permission of an authorized officer of the local authority—

(a) Take, use, or carry any firearm, axe or similar weapon or other instrument of a dangerous character, or any airgun or bow and arrow, or let off any fireworks; or

(b) Throw stones or other projectiles or missiles either by hand or by means of a catapult or other appliance.