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RESERVE MANAGEMENT PLAN

THE DRURY RECREATION RESERVE

(Draft - January 1994)

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 **The Drury Recreation Reserve** (Pages 7 - 11). 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 The Drury Recreation 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 Drury Recreation 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 The Drury Recreation Reserve was published in August. Submissions closed one month after this period, 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 The Drury Recreation 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.

DRURY DOMAIN

Location

The Drury Recreation Reserve is located at the end of Tui Street, Drury and may be accessed from Great South Road. Pedestrian access is available from Great South Road through breaks in the vegetative screen.

Statutory

The Drury Recreation Reserve consists of four parcels of land and their status is set out as follows:

Lot 1 DP 41336 - *1.8919 ha*
Lot 3 DP 31548 - *5711 m^2*

i) Certificate of Title 1104/284 issued to Her Majesty the Queen on 31 March 1954 for recreation reserve.

ii) NZ Gazette 1955 page 1572 declaring the reserve to be known as Drury Domain and appoints the Franklin County Council to be the Drury Domain Board.

iii) Gazette Notice 823234.1 (Gaz. 1980 page 1145) classified as a reserve for recreation purposes.

Allotment 297 Parish of Opaheke - 3162m^2

i) Proclamation 14490 (Gaz. 1955 page 707) declares road to be closed.

ii) Gazette 1955 page 1574 sets the land apart for recreation purposes and to form part of the Drury Domain and administered as a public domain by the Domain Board (Franklin County Council by Gaz. 1955 page 1572).

iii) Gazette Notice 823234.1 (Gaz. 1980 page 1145) classified as a reserve for recreation purposes.

Lot 2 DP 45472 - 2226m^2

i) Transfer 608888 to Her Majesty the Queen as a recreation reserve in 1958 as recorded on Certificate of Title 1565/82.

ii) NZ Gazette 1958 page 1825 declares recreation reserve to be a public domain and to form part of the Drury Domain to be administered as a public domain by the Domain Board. (Franklin County Council by Gaz, 1955 page 1572).

iii) Gazette Notice 823234.1 (Gaz. 1980 page 1145) classified as a reserve for local purpose (site for community hall).

All of the above lands are held by the Crown subject to the Reserves Act 1977 and control and management vested in the Papakura District Council being the successor to the Franklin County Council who was appointed as the Domain Board (by Gazette 1989 page 2265).

The Drury Rugby Club is the only sports group to hold a permanent lease agreement with the Papakura District Council. The lease is renewable every ten years.

Buildings and Facilities

Drury Recreation Reserve is located at the end of Tui Street, a short cul-de-sac run. The street leads to a hub of community buildings, including a community hall and library. Adjacent to these buildings and located on the reserve, the Drury Rugby Football Club is located at the end of Tui Street and has established a large clubroom facility. Nearby there is a small stone structure which honours those who died during World War I.

Several carparking spaces have been marked in the centre of the turning space at the head of Tui Street and these constitute the only formal carparking for the immediately surrounding facilities. In addition to the carpark, a toilet block, constructed and owned by the Council, is located adjacent to Great South Road on the western edge of the reserve.

Cultural Development

Work on the land area began in the early 1900s when the Drury Road Board accepted responsibility for administration of the land. Development included ploughing, seed sowing and the sowing of oats on that part of the land leased to a local farmer. In 1916, the Drury Road Board and Drury District merged to become part of the new Franklin County Council which established and took responsibility for the Drury Domain Board and the land was divided into two areas which allowed for the continuation of the farm lease as well as providing an area suitable for one rugby field. Private leasing of part of the domain continued into the late 1940s whilst public support grew for the control and development of the entire area. In 1948, a proposal was made by the Franklin County Council for the area to become a Public Domain and Recreation Ground for Drury and Districts. The proposal included a full sized football field, tennis and basketball facilities and the siting of a community centre and new hall. The public lobbied Franklin County Council to purchase an area of adjacent private land for the purposes of locating a new community building.

In 1954, owners of this adjacent land sold 7.5 acres to the Council and private leasing for farm purposes ended, public lobbying sought to preclude any further lease agreements of this nature, in order for development of the reserve. In the late 1950s and early 1960s, a public hall was erected and spectator terrace seating was established. Plans to build a toilet and changing room facility on the reserve were advanced. On completion of that building, the Drury Rugby Football Club was granted the tenancy lease of the building. Further capital works saw sports field and amenity lighting and a formal accessway to the reserve established. A preliminary landscape plan commissioned in the late 1970s outlined areas to

be prepared for picnicking, screen and specimen tree planting.

In 1978 official designation of the land was proposed by the Department of Lands and Survey. The Community Hall area was classified as Local Purpose Reserve whilst the remainder of the reserve was recommended as Recreation Reserve and classifications were confirmed by 1980.

Throughout the 1970s and 1980s, capital development work was carried out by the Council and the Rugby Club and included the development of the Great South Road carpark, building upgrades, fencing, contouring, some planting and the introduction of floodlights.

Recreation Usage

The reserve is well used for active recreation, primarily rugby football. However, over the years, a variety of groups have used the grounds and buildings. Whirling Brothers Circus have held, over a certain period, circus events on the open land.

During the late 1980s and early 1990s, a private school was established, housed within the Rugby Club premises. The school was formed by a teacher and parent in response to a demand for alternative education, catering for those children who were not developing within the state school system. In the absence of a purpose-built school, the school operated out of the clubrooms until overwhelming demand meant that relocation to specific premises was necessary. In any event, the operation of a school from the reserve had been contrary to the provisions of the district plan.

The clubrooms are currently used on a regular basis for private functions such as weddings and birthdays. In addition, several community groups, such as The Country Womens Institute, use the rooms for meetings and for ladies aerobics during the week.

During summer, the fields and clubrooms are used for junior softball competition. A large contingent of players participate in a touch rugby competition based at the reserve and this sport is steadily expanding.

Drury Rugby Football Club

The Drury Rugby Club is well established within the district and has historical ties to the Tui Street grounds. Each year, the rugby season officially runs from February to August, but is preceded by summer training before and after Christmas.

The club's association with the Tui Street fields spans nearly 100 years when the first team played in the early 1900s. Since that time the club has expanded considerably such that today there is pressure on the natural resources of the reserve.

Historical Background

In the early 1900s, a miscellaneous group of players would assemble on winter Saturdays in the name of Drury Rugby. For nearly 25 years, this group continued to appear although without the assistance of any formal club or committee. In 1922, the Drury Rugby Football

Club was officially formed and a committee organised to administer and manage the club.

During the mid nineties the club prospered in that the number of club teams grew, the club established a clubroom facility and some players gained representative honours.
Later in the fifties and sixties due to the aftermath of World War One the club experienced little growth and local support was low. Waning interest was in part attributable to the lack of schoolboy training, but help from the union and other local rugby clubs resurrected the junior competition in the late sixties. In 1955 the Counties Rugby Union was formed and shortly afterwards the Drury Rugby Club became an incorporated society.

During the late 1960s and early 1970s, club fund-raising efforts were such that development goals were achieved and the clubrooms extended.

Today, from the beginning of the 1990s, there has been substantial growth within the club. Presently, the club fields five senior teams, which include a senior mens, a senior reserves team, a womens team, an under 19 team and a Presidents team. There is also growing support for an under 21 team which, subject to the availability of resources, will proceed.

The club has seven junior club teams which train between 4 and 5 pm throughout week nights

Visual Landscape

The Drury Domain is characterised by flat, grassed land, sufficient for one sports field, which is delineated by perimeter planting. Floodlights are situated around the sports ground and a small array of advertising boards and a low, even mound lies parallel to west end of the field. At the end of the site, the landscape rolls into open pasture. The land remains relatively even and is only occasionally interrupted by a mound or depression. The open space of the site contributes to local amenity but, in visual terms, the domain site is representative of the surrounding landscape and is without any particular scenic quality or distinction.

Surrounding the reserve, the landscape context is comprised of semi-intensive pastoral farming interspersed with areas of light commercial and residential development.

Vegetation

A tall belt of Cryptomeria species stands at the western edge of the reserve in front of which are a few Liquidamber specimen trees. To the north, a group of trees stands out along the property boundary and include Cupressus macrocarpa species. The eastern boundary of the site is marked by a line of low scrub including invasive exotic species such as gorse and toi toi.
The sports field area is covered in a mix of exotic grasses suitable for this use.

Soils

Soils in the immediate area are characteristically fluviatile and possibly coastal sediments from the Hawera series of the Pleistocene Age. In particular, there is a layer of firm peat

underlain 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.

Landform below the reserve surface reflects the geology of the area which 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. The eastern tidal area base comprises layers of sands and silts.

Signage and Linkages

There is very little directional signage on the reserve except one carrying the name of the reserve. The main entry point to the reserve is clear, but there are insufficient signs to direct pedestrians to other access points. The accumulation of community buildings in this area generates traffic which has in the past caused congestion and danger to pedestrians.

Management Philosophy Statement

To encourage and facilitate the public use and to realise the full potential of Drury Recreation Reserve by maintaining and providing improved facilities appropriate for high levels of active recreation and organised sports in accordance with the needs of the people of Papakura.

Management Goals and Objectives

- To develop and maintain the Drury Recreation Reserve as a major venue for active recreation with particular emphasis on 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 the Drury Recreation Reserve according to the Reserves Act 1977.

Objective

- To continue to provide access to sports groups that are established at the reserve.

Policy

- To honour the existing lease agreement between the Council and the Drury Rugby Football Club and encourage a renewal of lease upon the completion of each term.

- To limit the use and prevent a proliferation of sports-groups and or incompatible usergroups from establishing "fixed ground leases".

- 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.

- To formally acquire and gazette any piece of appropriate adjacent land that is available for reserve development and expansion.

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 raise the level of public awareness and interest in the reserve by encouraging community input into reserve development.

- To encourage the development of multi-use facilities that would benefit a variety of user groups and the people in the Papakura District.

Objective

- To maintain the reserves contribution to local amenity and enhance its intrinsic quality.

Policy

- To discourage the proliferation of building development and maintain the existing open spaces.

Policy

- To maintain views out of the reserve to the Hunua Ranges and the rural outlook.

Public and Recreation Use

Statement

Whilst the Drury Recreation Reserve is well used for winter organised sport, the resource is under utilized during summer and for informal recreation. The Drury Rugby Football Club has been historically associated with the grounds and, as such has invested considerable resources into progressive development of the grounds including completion of a clubroom facility. The Drury Rugby Football Club should be encouraged to remain based at this reserve but consideration and support for their continued growth needs to be addressed. Such a progressive sport will require additional land in the vicinity in which to expand. To increase the level and variety of public use, a compatible summer sports code could be encouraged to establish at the reserve.

In order to accommodate the greatest public recreational need in the area, the future development of fields will be necessary. Greater use of the Drury Recreation Reserve should be encouraged by various groups on a more casual basis. Exclusive use of this venue other than club buildings should be discouraged.

Objective

- To encourage sustainable management and multiple use of this reserve.

Policy

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

Objectives

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

Policy

- To encourage the continual growth of rugby and provide resources for its expansion in this area.

- To re align sports field layouts to achieve the optimum winter play orientation and to maximise the site.

- To improve the accessibility 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 spectator seating and facilities storage space.

Objective

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

Policy

- To develop spatial definition through planting along boundaries and entrances of the reserve.

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

- To create opportunities for children's play.

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 qualities of the of the reserve.

- To ensure that the sports-fields area remains free of land development that may encroach on this layout or predominant use.

- 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 implement framework tree planting programme to enhance and define the main entrances to the reserve and sports field perimeter planting.

- 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 and appropriately located on the reserve.

Policy

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

- To encourage clear visual and physical linkages and relationships between appropriate facilities within the reserve.

- To ensure that user groups and owners of all 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 sports fields.

- To clarify vehicle and pedestrian entrances to the reserve and increase the available car parking space.

Objective

- To improve the quality of directional signage but prevent 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 PUBLIC SUBMISSIONS RECEIVED FOR THE DRURY RECREATION RESERVE.

From local resident A J Hill.
P O Box 32, Drury

Key Issues

That the reserve area is not increased.
Not all club games need to be based at the club premises.
That any proposals for purchasing adjacent private land by council be thoroughly canvassed with local residents.
Amendments to the Drury Sports Complex Reserve Management Plan should include the deletion of policies pertaining to acquisition of adjacent reserve land.

Existing toilet block

Great South Road.

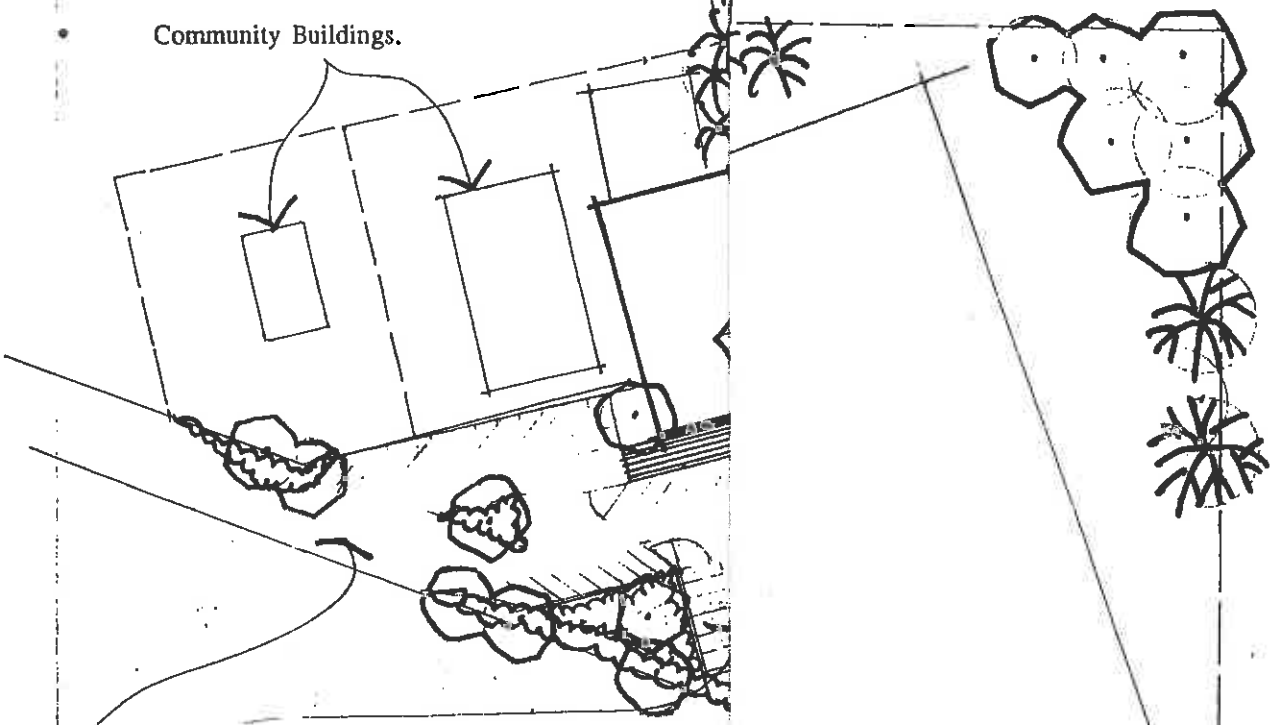
Main Sports ground and spectator seating.

for the development of

reserve is integrated.

nd enclose the western

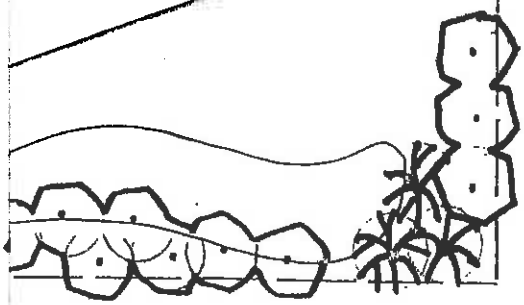
Community Buildings.



Tui Street end is redesigned to accommodate comm
parking and direct access to the reserve.

Additional reserve access and carparking,

Half size field for summer touch Rugby and winter



Wagner
Surveyors • Planners • Valuers
ited, Auckland Office
rst St, Newmarket
arket, Auckland
19 Fax: (09) 524-7815

SCALE: 1:1000

0968 34 LT

DATE:
November 1993

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

↓

Proposed Draft Plan produced

↓

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

↓

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

↓

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

↓

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.