McLENNAN PARK
RESERVE MANAGEMENT PLAN

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Pursuant to s41 of the Reserves Act, intention to prepare this plan was publicly notified on 25 March 2009.

Public notification of the draft management plan for suggestions and comments was given on 21 July 2010.

This management plan was approved by Auckland Council pursuant to section 41(13) of the Reserves Act 1977 on 19 May 2011.

1: Introduction

McLennan Park has been an important and integral sports reserve in Papakura since 14 November 1947 when Ewen Donald McLennan, a retired farmer descended from one of Papakura's first European settlers, signed a deed of gift with the then Papakura Borough Council.

He 'gifted' a parcel of his estate measuring 5.9 hectares to the 'Mayor Councillors and Burgesses' of Papakura for the purposes of a Memorial Park and a Sports and Recreation Reserve pursuant to the Public Reserves Domains and National Parks Act 1928. The deed of gift stated that 'this piece of land is to be held by Council for all time as a sports and recreation ground for the use and benefit of the Citizens of the Papakura Borough'.

The only condition was that Council erect a sturdy post and wire fence around the park. Council later constructed Memorial gates commemorating the McLennan family and these still stand at the entrance of the park serving as a formal entrance into the reserve.

In 1961 another 2155m2 was declared Crown Land in the NZ Gazette and was set apart as Recreation Reserve and vested in the Papakura Borough Council in 1964. This land created the entrance to the park from Arimu Road where the memorial gates are located.

Between 2003 and 2005 an additional 11.9 hectares was acquired to extend the recreation reserve to the north and for the purposes of stormwater management. This increased the park to over 18 hectares in area and was as a result of NZ Defence force disposal of lands comprising a portion of the Papakura Army Camp.

As at 2010, residential development is planned to the north of McLennan Park and this has created the opportunity for Council to complete a land swap with Housing New Zealand Corporation to achieve the better configuration of sports fields and the adjacent roading network. This final form is shown in the master plan in Appendix 2.

Papakura City Association Football Club Inc and Papakura Cricket Club have been key users of the park since 1947. More recently, Bruce Pulman Park Trust has leased a portion of McLennan Park for an accommodation facility to complement the activities at Bruce Pulman Park.

This reserve management plan has been written with an aim of preserving and enhancing the features of McLennan Park and to ensure optimum use of its space for its users now, and in the future.

2: Statutory Framework

The Reserves Act 1977 requires that certain reserves have management plans to guide their development and use. The Reserves Act aims to preserve and manage special places of value, species, ecosystems and landscapes, preserve public access and allow for the purchase and classification of land for reserves as listed below:

All reserves are classified according to their principal purpose.
(a) Recreation
(b) Local purpose
(c) Scenic
(d) Nature
(e) Historic
(f) Scientific
(g) Government purpose
The planning and management of reserves is shaped by legislative requirements.
Relevant statutes are the Reserves Act 1977 and the Resource Management Act 1991.

The older portion of McLennan Park is classified under the Reserves Act as *recreation reserve*. The newer portion is zoned residential under the Papakura District Council Operative District Plan 1999 and has no Reserves Act classification. Where appropriate, Council will classify McLennan Park so that the entire park is either recreation reserve pursuant to the Reserves Act 1977 or Local Purpose (Drainage) Reserve.

2.1 Recreation Reserves

Under Section 17 of the Reserves Act, recreation reserves are classified for the purpose of providing areas for the recreation, sporting activities and the physical welfare and enjoyment of the public. There is an emphasis on the retention of open spaces and outdoor activities. This means that the land can be used for organised or informal active recreation and can be developed with a view to providing facilities and areas for exercise and enjoyment for all people.

2.2 Management Plans

Management plans are required for all recreation reserves so that the owner (Council) can outline its general intentions, long term objectives and policies for the management, development, maintenance, protection, preservation and use of reserves. The aim is to ensure that reserve management plans are based on sound principles and that, through consultation, the needs of the public are clearly identified and met.

2.3 Review of Plans

Council must review all reserve management plans every 10 years but all plans are 'live' in that they can be altered or changed through consultation at any time to reflect changed circumstances or to adapt to community needs. This ability to have a rolling review ensures that plans are kept up to date.

Reserve management plans do not operate in isolation from other legislation, therefore this plan should be read at all times in conjunction with the provisions of any relevant bylaw and the District Plan, or other policy documents of Council.

2.4 Consultation

A significant part of the development of reserve management plans is the type and level of public consultation that is invited by Council. Council must advertise its intention to prepare the plans and invite comment. It must also advertise the draft plan for public comment and then undertake a hearing procedure (if required) to allow submitters to speak to their submissions.

Council may also undertake any other level of public consultation such as open days, targeted consultation and consultation with Iwi, sports clubs, groups or any other interested parties. The aim of the consultation is to create a popular, safe, attractive and useable recreation space based on ideas and feedback from the community so that as far as is practicable, the park meets community needs.

3: Council Framework

Elements of other Council documents impact on reserve management plans or affect how land is used and managed. These include but are not limited to Council's Open Space Strategy, the Parks and Reserves Features and Services document, Walking and Cycling Strategy and the Long Term Council Community Plan process, particularly the following community outcomes:

1) Accessible and cared for natural environment - by sustainable recreational use of and collective care of the natural environment.

2) Fostering involvement in arts and recreation – by providing well maintained accessible and attractive places and opportunities for recreation.

3) Pride in our community and heritage – by strengthening identity with Papakura and, protecting our known cultural and heritage sites.

4) Releasing the potential of our rangatahi – quality facilities and events encourage youth participation in recreation and leisure activities.

Council also creates rules for development and use of reserve land. Use of all reserve land must be in compliance with the District Plan so it is important for reserve management plans to align well with the District Plan.

Similarly, Council can develop comprehensive development plans and 'master plans' for reserve spaces which set out detailed direction and stages of development. These strategic plans must be consistent with other policy documents to ensure that the planned development of reserves is co-ordinated, legal and the result of sound well considered planning.

This reserve management plan must therefore be read in conjunction with the rules of the District Plan and the McLennan Park master plan (Appendix 2). Both the master plan and management plan were written prior to the dissolution of Papakura District Council and the creation of Auckland Council in 2010. The master plan is designed to show how implementation of the broader reserve management objectives and policies of the reserve management plan will be realised.

3.1 Stormwater management

Much of the land acquired in 2003 and 2005 is low lying and includes land identified in the District Plan as being potentially liable to flooding. While some of this land will be developed for sports fields, the majority will remain as drainage reserve, open space and passive recreation land. Some has already been developed to include stormwater management ponds.

The remainder will be wetland, with some stormwater management features such as rain gardens, ponds and overland flow paths. The details are contained in the McLennan master plan appended to this document.

4: Vision, Management Objectives and Policies and Implementation Actions

This section outlines the vision, management objectives and policies and implementation actions. The details of implementation are contained in the McLennan master plan in appendix 2. The master plan is divided into two sections. The first details what Papakura District Council intends to implement within the Long Term Council Community Plan 2009-19 existing budgets. Part two outlines further developments (currently unbudgeted) for the Auckland Council to consider.

Vision:

McLennan Park is a high quality, safe and secure reserve catering for all ages and a range of active and passive recreation pursuits.

Management Objectives and Policies:

Quality Environment

4.1 Objective:

Develop McLennan Park with high quality park furniture and amenities.

4.1.1 Policies:

- Park furniture, features and facilities that enhance passive and active use and the enjoyment of the park will be provided (e.g. seating, picnic tables, walkways, signage etc)
- Litter bins will be located in appropriate places within the park to ensure their optimum use

4.1.2 Implementation:

- Council will source and install appropriate tables, seats, park furniture and other amenity items as outlined in the McLennan master plan with a view to creating a quality park environment for all ages.

Field Management

4.2 Objective:

Provide, service and maintain sports fields to an appropriate standard that allows optimum use of the grounds.

4.2.1 Policies

- Council will provide sports fields in the best position for field drainage and maintain turf at a standard appropriate for their primary purpose
- Sports fields will be located with consideration of participation levels, proximity to clubrooms, user age, turf and soil type
- Council will maintain and monitor McLennan Park through the Parks Maintenance Contract
- Council will, where possible, ensure a number of fields are suitable for both day and early evening/night use

4.2.2 Implementation

- The McLennan Park master plan outlines details for field provision, orientation, location, drainage, field management, asset maintenance and lighting.
- Management and maintenance will be overseen through a maintenance contract as outlined in 4.4.2 below

4.3 Objective:

Manage and allocate sports fields to meet the demonstrated needs of codes and clubs utilising the park, and in a way that is mindful of potential adverse effects on neighbouring properties.

4.3.1 Policy:

- Council will, where it is able, provide sports-fields and training areas at junior and senior field dimensions. Allocation of sports fields to clubs or codes will take account of any potential conflict of use between the code and adjoining land uses.

4.3.2 Implementation

- The allocation of sports fields will be undertaken by Council staff according to code demand.

4.4 Objective:

Make quality turf/surfaces available for sporting use by controlling access to McLennan Park facilities to protect the asset.

4.4.1 Policies:

- Use of sports-fields or training grounds may be restricted at Council's discretion – for example when weather or ground conditions are considered unsuitable and/or excessive damage is likely to occur
- Council may restrict access to sporting grounds for a period of time in order to carry out renovation, rejuvenation or replacement of turf surfaces
- The time for which the park is closed will be kept to a minimum; and the key users of the park will be informed.

4.4.2 Implementation:

- Council will write, tender, award and monitor a parks maintenance contract which includes McLennan Park. The contract will outline day to day and other periodic maintenance along with levels of service and standards of work
- Sports field surfaces will be developed according to the master plan with sand carpet (Part 1) and artificial turf (Part 2) being installed
- Any decision to close fields will be at Council's discretion and all principal users will be notified

Rehabilitation of fields, orientation, surfacing and drainage will be by way of 'best practice' so that the best possible field surfaces are available for users.

Planting and Landscaping

4.5 Objective:

Establish and maintain planting and landscaping to create a park environment that is attractive to all users and contributes to the amenity of the park and surrounding neighbourhood.

4.5.1 Policies

- Vegetation design plans will be implemented through the master plan to create a pleasant and safe user environment and will include details of species and habit along with any justification for tree removal required as part of the park development

- An overall landscape plan for the park will be developed to show all hard and soft landscape elements, buildings and features, such as paths, access ways, roads, car park areas, water management and play and passive areas

- Council will develop and follow a maintenance regime for the park that ensures that all landscape features and assets are properly managed and maintained.

4.5.2 Implementation:

- Trees and shrubs will be planted in appropriate areas to provide a mix of exotic and native planting according to the vegetation design plans in the master plan developed for McLennan Park to:
    - Provide shade and shelter for reserve users
    - Replace trees removed for reasons listed above
    - Define the boundaries and spaces of the reserve whilst still following CPTED principles
    - Provide a pleasant planted environment that balances natural planted areas with open spaces and active recreation and incorporates plant species which are appropriate to the area and the reserve.

- Other than for initial re-development as outlined in the master plan, tree removal and maintenance will occur as follows:

  Existing Trees

  Existing trees shall be maintained in good condition.

  A tree may be modified, trimmed, or otherwise maintained in accordance with recognised arboricultural practice by Council if:
  - the work is considered necessary for the health of the tree and;
  - the character and amenity of the environment is improved, and;
  - it is unlikely to result in the death, destruction or irreparable damage to the tree.

  A tree may be removed only for reasons of safety or good management as set out below:
  - The tree is dead or irretrievably diseased or damaged or
  - It presents an immediate danger to the life, health or property of the people of the locality or
  - It is causing uncontrollable structural damage to a road or utility service or
  - It is creating a traffic hazard by reducing driver's visibility or
  - Removal is authorised by a statutory provision.

Weed control

Any weed or plant species, whether indigenous or introduced and which is identified by the Department of Conservation or Council as a pest, noxious or dangerous species will be eliminated from the reserve and the reserve will be kept in a weed free condition.

Car Parking

4.6 Objective:

Provide carparking facilities to meet the needs of park users while avoiding unnecessary loss of open space and adverse effects on others, and will restrict vehicle access to other parts of the park to emergency and maintenance vehicles only.

4.6.1 Policies:

- Council will locate car parks in accordance with the District Plan rules and known demand in areas which have close proximity to sporting activities and which minimise effects on neighbouring properties
- Car parks will be positioned so as to not impinge substantially on the open spaces within the park
- Car parks will be constructed to minimise impermeable surfaces and runoff
- Where possible, CPTED principles, trees and other landscaping features will be used to soften the visual impact of car parking areas on the rest of the park and neighbouring properties
- Council will only allow maintenance or emergency vehicles onto other park surfaces. All other carparking will be confined to dedicated carparking areas.

4.6.2 Implementation:

- Council's intention is to develop increased car parking according to the McLennan master plan
- Car parking will be improved through the application of CPTED principles and the use of soft landscaping features as outlined in the master plan
- No vehicle may travel on or park on any part of the park except on designated car parking and road areas unless they are emergency vehicles or authorised by Council.

Paths, Tracks and Walkways

4.7 Objective:

Encourage pedestrian and cycle access and use by providing safe paths, tracks and walkways through the park.

4.7.1 Policy:

- Council will provide pathways tracks and walkways into and through the park for walkers, cyclists and park users and as a means to clearly provide a pathway to key features and facilities within the park

4.7.2 Implementation:

- A hierarchy of roads, paths, tracks and walkways of varying widths and surfacing for pedestrians and cyclists will be implemented throughout the park in stages according to the master plan

Lighting

4.8 Objective:

Provide appropriate lighting in areas of the park where night time use is appropriate, including selected training and sports fields, pathways and car parks.

4.8.1 Policies:

- Council will provide amenity and security lighting along key pedestrian pathways and near buildings only where pedestrian night time use is appropriate
- Sports field lighting will be provided with consideration of any effects to adjacent neighbouring residential properties of intensity, light spill, frequency and duration of illumination
- Selection and placement of all night time lighting will be designed to minimise light spill onto adjoining neighbours properties and will comply with the District Plan.

4.8.2 Implementation:

- Lighting will be provided for amenity, security or sports fields at a level required for the activity and using lights and poles in the locations and of a type indicated in the master plan

- At all times Council will ensure that lighting complies with the requirements of the District Plan and will take all practicable steps to reduce and minimise lighting effects to adjacent residential land.

Fencing

4.9 Objective:

Provide separate and distinct access points for vehicles and pedestrians, create a separation between park users and roads and comply with CPTED principles by maintaining open sight lines into the park.

4.9.1 Policies:

- Bollards will be used to restrict vehicles from recreation reserve land where appropriate
- Any internal fencing will be of minimal size to adequately fulfil its purpose
- Any fencing will be erected in line with CPTED principles including permeability and passive surveillance
- Fencing materials will be chosen to minimise graffiti, vandalism and wear and tear

4.9.2 Implementation:

- Bollards will be used to provide a barrier to vehicles but still allow sight lines into open space areas
- Council's preference for any replacement boundary fencing is permeable pool style fencing which provides a physical barrier but allows passive surveillance.
- Council will negotiate with any adjoining neighbour over fencing styles, materials and cost when a boundary fence needs replacement.

Signs

4.10 Objective:

Provide signage required to inform park users about the history of the reserve, appropriate use, and any safety issues Council considers the public must be informed of.

4.10.1 Policies:

- All signs will comply with Council's District Plan and Signs Bylaw
- Park identifier signs will be erected at key entry points to the park as per Council's park signage manual
- Walkways and cycle-ways into and within the reserve will be clearly signposted
- Areas where dogs may be walked and/or are prohibited from entering will be clearly signposted.

4.10.2 Implementation:

- Council approved signs shall be the only signs erected within or outside the park except a main ladder board style sign for clubs/codes which will be affixed to the main memorial gates and which shall not exceed $3m^2$ in area
- Council's intention is to minimise clutter of signs as much as possible. Clear directional and informational signage within the park for walking, cycling, dog, litter and alcohol control, vehicle speed and parking restrictions, facilities or field locations will be provided and will conform to a consistent design style

Leases

4.11 Objective:

Manage all leases within the park in a responsible and prudent manner in compliance with the Reserves Act 1977.

4.11.1 Policies

- All existing leases will be managed and maintained in good faith in accordance with the provisions of those leases
- New and renewal leases will be negotiated where Council considers it is appropriate to do so provided there is no significant change or effect to the management of the park and other park users.

4.11.2 Implementation:

- Council currently has a lease with Papakura City Association Football Club Inc and Bruce Pulman Park Trust and a lease is in progress with Papakura Cricket Club. Council will negotiate any changes or renewals with the lessees according to its obligations under the Reserves Act 1977.

- Any new proposal for lease within the park must demonstrate eligibility under the Reserves Act, and where it is permitted by the Act, Council will attempt to accommodate the activity where practicable.

Dogs

4.12 Objective:

Allow dog owners to exercise and train their dogs in designated spaces within the park in compliance with Council's Dog Control Policy and Bylaw.

4.12.1 Policies:

- Dog owners must keep dogs on a lead at all times except where an off-lead dog exercise area has been identified by Council and signposted
- Dogs owners must not allow their dogs within 10 metres of a sports field

4.12.2 Implementation:

- Council's Dog Control by-law applies to the park. All dog activity within the park must comply with the restrictions and allowances contained within the by-law
- Council will set aside an off leash dog exercise area within the park as budget permits as outlined in Part 2 of the master plan
- It is the owner's responsibility to keep dogs 10m or more away from sports fields so that play is not disrupted and surfaces are not damaged or fouled.

5: Appendices

1 Reserve Legal Descriptions

- 98 Arimu Rd Part Lot 2 DP 34792 CT NA890/94 Residue 5.9327ha 1947
- Allotment 103 Parish of Papakura GN A57551 – All (CT NA891/86 cancelled) 2155m^2 1964
- 98 Arimu Rd Lot 2 DP 351409CFR 210506 – All 11.9570ha 2003 and 2005

2 McLennan Park Master Plan