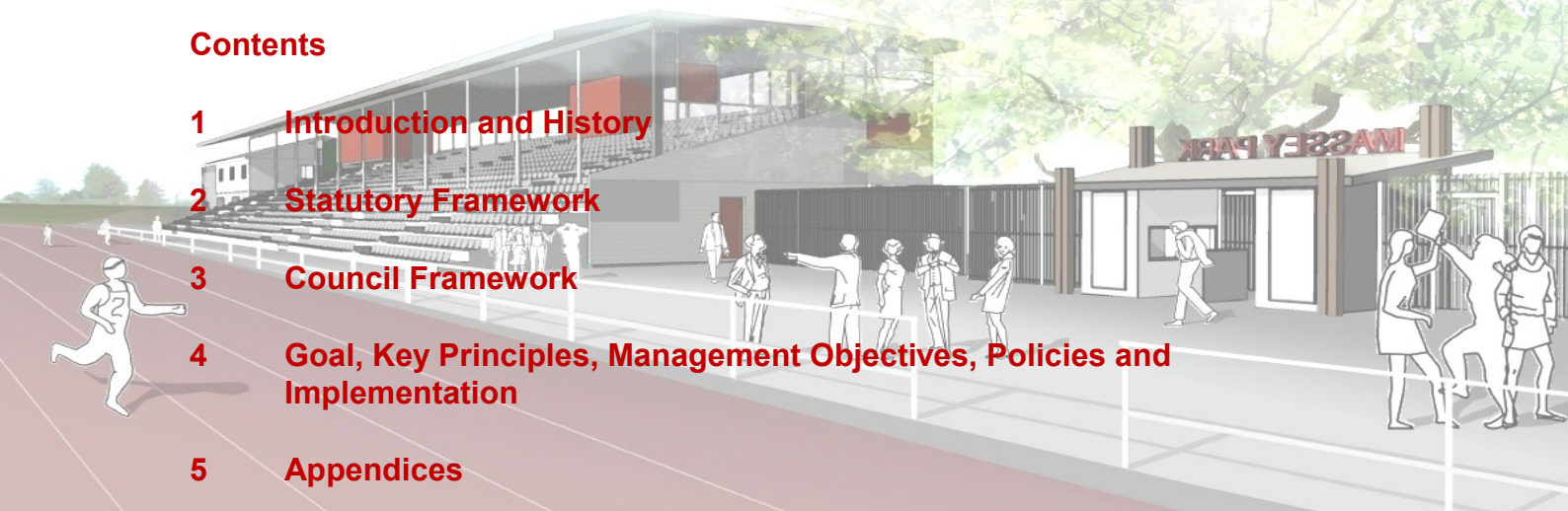


MASSEY PARK

RESERVE MANAGEMENT PLAN 2011

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Public notification of the draft management plan for suggestions and comments was given by Papakura District Council on 15 September 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 & History

Massey Park is a developed sports park located between Ron Keat Drive and Marne Road, Papakura. It is vested in Council, in trust, as a classified recreation reserve under the Reserves Act 1977.

The park measures 5.0053 hectares and includes Massey Park Aquatic Centre, Massey Park Stadium and Papakura Women's Bowling Club. The park is the home of the Papakura Rugby Football club and Papakura Athletics Club. Other regular users include a Karate dojo, Papakura Swimming Club, and swim schools.

Being located adjacent the Papakura Town Centre, it is a very accessible sports park and is within easy walking and cycling distance for a large number of residents. Its accessibility is further enhanced by its location beside the Papakura railway station, allowing people from further afield to make use of the park by taking the bus or train.

1.1 History

Massey Park traces its history back to the Pahurehure Domain Board which was established in 1909. At that time the Papakura Town Board was also the domain board.

In 1936 Pahurehure Domain was brought under the control of the Prince Edward Park Doman Board by way of a gazette notice that amalgamated the two domain boards. As a result the board then controlled two separate pieces of recreation reserve.

More importantly, in the same year, some crown land on the eastern side of the Papakura Railway line was declared to be permanently reserved for recreation purposes and also fell under the control of the Prince Edward Park Doman Board.

This land was described as Allotment 208, Village of Papakura and measured 12 acres, and 4 perches and would later form Massey Park.

The Prince Edward Domain Board now administered three different recreation reserves, all under one name. It was not until 1979 that part of the Prince Edward Park Domain Recreation Reserve (Allotment 208) was officially gazetted and renamed as Massey Park Recreation Reserve (after Prime Minister William Massey).

Soon after the establishment of the reserve in the mid 1936', the athletics club began to groom the central grassed area and organised track and field events. The site also hosted a cycle club.

The shape of the stadium changed with the establishment of the relocated historic grandstand (formerly in use at Eden Park) in 1957.

It was not until 1959 that the rugby club made more intensive use, of the site and the layout of the park evolved further. Seating mounds and more permanent buildings appeared.

The park's layout changed further in the mid 1960's with the construction of Papakura's outdoor pool complex.



Facilities

1.2.1 Grandstand

The main grandstand at Massey Park was originally located at Eden Park. It is a protected heritage item listed in both the Papakura District Plan and the Auckland Regional Plan. The stand was constructed in 1913 at Eden Park Number One ground and became known as the 'Number 1 Stand'.

The grandstand was relocated to Massey Park in 1957 having been witness to such events as the British Empire Games in 1950 and historic rugby wins over South Africa in 1956. It is a timber and corrugated iron building with wrought iron detailing on the iron supports. When established on site in Papakura it included changing rooms, a gym and social area below the stand. It was later extended with a concrete seating area and storage facilities beneath.

Below left -The old Eden Park Number 1 stand during the Empire Games in February 1950.
Source: National Library of NZ: Evening Post Collection, Alexander Turnbull Library



1.2.2 All weather athletic track

The all weather 400 metre athletics track inside the stadium was completed in 1989 and at the time was the only international standard track in South Auckland. Prior to this the track was grassed. It was repaired as part of a redevelopment of Massey Park in 2010-2011.

1.2.3 Pools

The first public pool complex on the site was opened in 1966. It comprised a concrete 50 metre outdoor, unheated pool along with a learners and paddling pool, which was typical of the arrangement of municipal outdoor complexes in New Zealand at the time. Changing facilities and toilets were spartan but appropriate for the age.

Initially the outdoor pools were open from Labour Day to the end of March each year. In 1988 renovations on site allowed the pool to be open all year.

A large air supported dome was erected over the main and learners pools and was the largest in the southern hemisphere. It was 10m high, 60m long and 25m wide and was made of a PVC fabric. Heat pumps heated the air inside the dome as well as the pool water. Powerful (but noisy) fans 'inflated' the dome and it was tied to a light framework and anchored to a concrete base. It was erected every winter to extend the swimming season.

The current pool complex was constructed in the early 1990's and comprises an enclosed wave and lane training 25m pool, along with a range of smaller heated specialist pools. The original 50m outdoor pool and learners pool remain but without the dome.

The establishment of the pools at Massey Park allowed a range of swimming clubs and activities to develop such as the Papakura Amateur Swimming Club, the Massey Park Swimming Club and learn to swim schools.

1.3 Clubs

1.3.1 Papakura Rugby Club

Papakura Rugby Club has been a lease holder at Massey Park since 1959 and has been a principal user of the park. The club developed substantial permanent facilities in the form of clubrooms in 1978 through extensive fundraising and community support.

The club rooms measure approximately 1270m² and include large spaces for club functions, 2 bars, a commercial kitchen and ablution facilities. The clubrooms also act as a repository for club history and memorabilia.

The Papakura Rugby Club has a long history in Papakura. The club turns 100 years old in 2012. The club has seen many changes over the years including the amalgamation with the Army Club in 1992. As at 2010, the rugby club has approximately 500 members with 2 senior premier/reserve teams, 1 under 21 team and 1 under 19s team.

The rugby club continues to stress the importance of Massey Park to its members, especially as a number of their games and training takes place at other fields, specifically South Park and Mansell Field.

1.3.2 Athletics Club

The Papakura Amateur Athletics and Cycling Club was established in 1937 and was domiciled at the Prince Edward Domain. The cyclists soon developed their own club and the athletics club became the Papakura Amateur Athletics Club until 1956 when it added 'Harriers' to the name and relocated to Massey Park in 1957.

At that stage there were two grass tracks and floodlighting, but the second track was lost when the pool complex was built. Clubrooms were established in 1977 after lengthy fundraising. Traditionally the Athletics club have used the ground when the rugby season closed.

1.3.3 Papakura Swimming Club

The Papakura Swimming Club has been operating since 1965 and celebrated its 45th anniversary in 2010. Subs were 12shillings and sixpence for juniors. Carnivals were arranged and a second hand typewriter was purchased for \$30.00 in 1967! In February 1972 the Papakura club claimed the World Record for the 24 hour swimming marathon with a distance of 67.677 miles beating the previous record of 63miles and 487 yards.

Clubrooms were built by council and opened in 1977. In 1986 the club scored 55 gold, 42 silver and 23 bronze medals.

In one of its best seasons. In 1987 It won 142 medals including 61 golds and a national 50m sprint champion. In 1988 the pool was heated and covered.

With the development of the leisure centre at the pool and constraints on size and access the club relocated to Rosehill College and established new clubrooms there. Use is still made of the rooms at Massey Park and of the pool. The club is a strong one with a mission to provide professional swimming instruction.

1.3.4 Karate Club

The New Zealand Zen Do Kai Karate Club was formed in 1970. It is oldest established martial arts club in the district and was housed in a small pre-fabricated building donated to the club by the Department of Justice in 1986.

Competition teams scored memorable wins throughout the 1980's at the Hastings Highland Games, In Wellington and in South Auckland. In 1984 the club first visited Japan. Since then numerous visits have been made and top instructors have visited.

The club won a first place at the New Caledonia Shotokan Karate Tournament in 1986. Since that time the club has won numerous gold silver and bronze medals nationally and gold silver and bronze in Japan.

Although the club changed over time and has been renamed its membership remained strong over time. In 2010 the club agreed to leave the old prefab and relocate to refurbished space under the historic grandstand as part of the Massey Park redevelopment in 2011.

1.3.5 Papakura Women's Bowling Club (Marne Road Bowling Club)

The Papakura Women's Bowling Club was established on 15 October n 1946 (at 1.30pm) after eleven ladies got together and determined to create a womens only lawn bowling club. At this time the women shared the Papakura bowling club facilities in Green St but in 1951 Council offered land at Massey Park (then part of the Prince Edward Domain Board).

Room for 1 green and a small club house was provided and fundraising allowed the new green to be opened in September 1954.

In 1978 after assiduous and enterprising fundraising combined with a 'do it yourself attitude' a new 8 rink green was opened. Later the club rooms were doubled in size. The club prospered and developed until the late 1990's.

With weekend shopping, three other clubs in the area and a declining women's membership, the club decided in 2000 to consider opening membership to men. It was hotly debated. In 2001 men were admitted and the name was changed to the Marne Road Bowling Club. It is a small, friendly and welcoming club which enjoys a secluded site on Massey Park.

1.4 2010 – 2011 Redevelopment

The 2010-2011 redevelopment of Massey Park included the following:

- Repaired main all weather athletics track
- Sand carpeted main playing field
- Refurbished stadium and grandstand
- New change rooms toilets and storage facilities beneath the grandstand
- Refurbished aquatic centre and pools
- New pool parking on site
- New Landscaping and outdoor plaza
- Pedestrian link from Ron Keat Drive to Marne Road
- New children's playground (See appendix 5.2)



Massey Park during redevelopment in February 2011 - James Burgess

Summary

Since the mid 1930's Massey Park was deliberately developed by successive Papakura Councils as an intensive active recreation reserve for organised sports. Mainstay clubs like the rugby, athletic, karate and swimming clubs were also instrumental in developing and shaping the reserve.

The park was, at its height, the premiere outdoor sporting venue in South Auckland and hosted numerous international events, games and national carnivals.

Improvements to the pools and stadium initiated in 2007 and contained in the approved Massey Park development plans were aimed at ensuring that the park remains a focal point for organised sport into the future and again becomes the premiere sports park in the district.

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.

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 administrator (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 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, master plans 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. The plan must be advertised for public comment and then undertake a hearing procedure 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 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 Public Places bylaw, Liquor Control in Public Places bylaw, the Parks and Reserves Features and Services document 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 – by creating educational and recreational opportunities.

Council also creates rules for development and use of reserve land. Use of all reserve land must be in compliance with the Operative 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 direction and stages of development.

Although Reserve Management plans are separate from these development plans they 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 any Council approved development plans for the Massey Park Redevelopment.

4: Goal, Key Principles, Management Objectives, Policies and Implementation

Through public and stakeholder consultation on the redevelopment of Massey Park, the goal and a number of key principles have been determined:

Goal:

Develop Massey Park as the premiere sports park for the Papakura District

The key principles include:

- Improving safety and security
- Active management
- Improving accessibility and use
- Multipurpose development
- High quality environment

Improving safety and security

4.1 Objective: Hours of Use

Develop an hours of use regime that reasonably provides for the activities of lease holders, clubs and the public without unreasonably impacting on the amenity of nearby residents or Council's ability to maintain the safety and security of the park's assets and facilities.

4.1.1 Policies

- Council will set opening and closing hours for the park including times when gates will be locked and public access will be prohibited
- Council will develop an hours of use regime for the stadium in consultation with the principal stadium users, that takes account of daylight saving and any use of artificial lighting
- Council will develop an hours of use regime for the pools in consultation with principal pool users so that the public have year round access to the pool facilities
- Hours of use for the pools will make provision for swimming clubs and swim schools to train and compete at the pool facilities

4.1.2 Implementation Actions

- Council will set and clearly sign post the hours of use (opening and closing times), for the entire park grounds.
- In determining hours of use for the stadium, Council officers will meet with principal lease holders and clubs to develop opening times which provide for the activities of those groups whilst still meeting objective 4.1
- Consultation will be carried out with principal pools users to determine hours of use which give priority for the public but which allow clubs and lease holders to train and compete at the site
- Special hours of use for significant events held at the pools and the stadium (such as carnivals, and night events) will be advised by Council to the public on site and via public notice.

4.2 Objective: Active Park Management

Council will actively and responsibly manage the assets and facilities at Massey Park to ensure optimum, fair, and equitable use of the facilities by principal users

4.2.1 Policies

- Council will develop an onsite management system either through contract or employees of Council, which allows active and responsible management of the park, its features, assets and facilities while allowing the principal users to undertake their activities with a minimum of disruption.
- Council will ensure as far as is practicable that there is no clash in the use of facilities by principal users
- Council will arbitrate in the event of a clash in use of facilities.

4.2.2 Implementation Actions

- Council officers, in consultation with principal users, will develop a park management and use programme to assist in the overall management of the park, its features, assets and facilities, such as the Grandstand facilities or sports field, so that all users are provided for in terms of access to and use of those features.
- In the event of a clash between principal uses over use of facilities, Council as land owner and manager will determine how the land is used after consulting with the parties involved
- Council, in its planning for park management will ensure that it takes account of maintenance, repair and rehabilitation requirements and that principal users and the public are made aware of periods when the features or facilities will not be available.

4.3 Objectives: Fencing

Provide boundary fencing for security and public safety

Provide a barrier between park users and roads while maintaining sight lines into the park meeting CPTED principles

Provide separate and distinct access points for vehicles and pedestrians

4.3.1 Policies:

- Reserve road frontage will be primarily fenced using visually permeable materials
- Fencing will be of a size to adequately fulfil its purpose
- Fencing will be erected in line with CPTED principles
- In selecting fencing materials consideration will be given to their susceptibility to graffiti and vandalism.

4.3.2. Implementation Actions

- Any required fencing will be undertaken in line with Council approved development plans.
- Council will erect road frontage fencing that is visually permeable to allow visibility and sight lines, reduce concealment places, increase passive surveillance and provide security, in line with CPTED principles

4.4 Objectives: Lighting

Provide lighting where Council encourages night-time use

Provide Security lighting where required

Allow lighting of the main sports field where night use can be accommodated

4.4.1 Policies:

- Council will provide amenity and security lighting along key pedestrian pathways and near buildings only where pedestrian night time use is encouraged.
- Amenity and security lighting will comply with the District Plan and NZ lighting standards and the selection and placement of any amenity and security lighting will be designed to minimise light spill onto adjoining neighbours properties.
- Sports field lighting will be provided in a manner that complies with the District Plan and NZ lighting standards and in a way which considers any effects to adjacent neighbouring residential properties, including intensity of light, light spill, frequency and duration of illumination.

4.4.2 Implementation Actions

- Where areas are provided that are not fenced or locked at night, security lighting will be provided to help protect assets. Lights will be provided in a manner that meets CPTED principles so that pedestrian safety is not diminished.
- Council will seek and apply for any resource consent and / or building consent that is required before any floodlighting of the main sports field is installed and Council will meet any conditions of consent required to reduce the effect of the lighting on nearby properties.

4.5 Objective: Dog Control and Use

Prohibit dogs from Massey Park pursuant to Council's Dog Control Bylaw

4.5.1 Policies:

- Council will advise the public by way of effective signage that dogs are not permitted within the park and that it will actively enforce the Dog Control bylaw.

4.5.2 Implementation Actions

- Council will erect signage at appropriate entrances and within the park to advise the public of the dog restriction
- Council's Dog Control by-law applies to the reserve. No dogs (except those authorised by the bylaw) are permitted within the reserve.
- All dog owners must comply with the restrictions and allowances contained within the by-law. This is to protect the facilities and public safety.
- Council will enforce the provisions of the Dog Control bylaw.

Improving accessibility and use

4.6 Objective: Charge games

Continue to allow a charge for entry or admission to the stadium and the pool complex for specific games and events

4.6.1 Policies

- Council will continue to allow clubs or operators of the facilities in Massey Park to charge an entry or admission fee to the facilities for specific games or events pursuant to the Reserves Act 1977
- Council may exercise its discretion to charge or not charge for entry to the park pursuant to the Reserves Act 1977
- Council may continue to charge entry to the aquatic complex or its features

4.6.2 Implementation Actions:

- Council, its lessees or its contractors may levy a reasonable entry or admission charge to the stadium for events such as sports games, special events or celebratory events
- Council or its lessees or its contractors may levy a reasonable entry or admission charge to users of the pool complex.
- All charges for admission to facilities will be made pursuant to s53 of the Reserves Act 1977
- Council may exercise its discretion to allow free entry to some events at the park.
- There will be no fee levied on any person who is a passive user of the park and who is not using either the stadium or pool facilities outside of special events.

4.7 Objectives: Service and Maintenance

Provide and maintain a high quality sand carpet sports field

Manage the use of the park at a level which is appropriate to its capacity and facilities provision.

Ensure quality turf/surfaces are available for sporting use by controlling access to Massey Park facilities as required to protect the asset

4.7.1 Policies

- Council will provide a sand carpet main sports field
- Council will maintain the main sports field and the all weather athletics track to a high standard including periodic renovations as required
- Massey Park will be included in Council's Parks Maintenance Contract
- Council will, where possible, ensure the field is suitable for both day and night use and maintain turf to a level that allows and encourages use.
- Use of the sports field or training areas 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 the sports field at Massey Park for a period of time in order to carry out renovations and rejuvenation of turf.
- The time for which the sports field is closed will be kept to a minimum; and the key users of the park will be informed.
- Council will maintain park amenities (including facilities furniture and plantings) to a level that allows and encourages use.

4.7.2 Implementation Actions:

- Council will write, tender, award and monitor a parks maintenance contract which includes Massey Park. The contract will outline day to day and other periodic maintenance along with levels of service and standards of work
- The sports field surface will be developed according to the development plan for Massey Park with sand carpet to improve drainage and the life of the surface
- Any decision to close fields will be at Council's discretion and all principal users will be notified
- Rehabilitation of the sports field, its surface and drainage will be by way of 'best practice' so that the best possible field surface is available for users.
- Responsible service and maintenance of the park under this objective will be allied to objective 4.2 (Active Management)

4.8 Objectives: Car parking and vehicle access

Provide public car parking facilities to meet normal use levels of the park while avoiding unnecessary loss of open space and any adverse effects on neighbouring properties, and traffic flows.

Restrict vehicle access on site to designated car parks only.

Vehicle access to other parts of the park will be for emergency, maintenance and delivery vehicles only.

Encourage use of public transport to and from the venue

4.8.1 Policies:

- Council will locate public car parks in areas which have close proximity to sporting activities
- On site car parking will be located to avoid any adverse effect on open spaces within the park
- On site car parking will be constructed to minimise the extent impermeable surfaces and runoff
- With CPTED principles in mind, trees and other landscaping features will be used to soften the impact of any on site car parking on the park and to lessen the visual impact on neighbouring properties
- Council will only permit emergency, maintenance and delivery vehicles on areas of the park that are not designated for car parking.

4.8.2 Implementation Actions

- Council has provided extensive roadside and public car parks in the vicinity of the park and encourages their and the use of public transport

- Council has planned for more substantial on site car parking as part of the 2010-2011 Massey Park redevelopment to provide ease of access for patrons with young families or disabilities.
- On site car parking will be developed with soft landscape features and rain gardens to reduce the impact of impermeable paving and provide good drainage for runoff.

4.9 Objectives: Walking and cycling access

***Encourage pedestrian access and use by the provision of pathways.
Provide and encourage safe cycle access through the park***

4.9.1 Policies:

- Council will provide pathways into and through the park for walkers, cyclists and park users.
- Pathway links will provide clear and safe access to key features and facilities within the park.
- Where cyclists are permitted or encouraged to use a pathway within the park signs will be displayed to advise pedestrians and cyclists.

4.9.2 Implementation Actions

- The walkway and cycle network contained in the Massey Park Development Plan will be implemented to increase ease of access and encourage passive casual use of the park by the public

4.10 Objective: Signage

Provide appropriate signage to inform park users of the park's history, it's appropriate use, and any safety issues or restrictions Council considers the public must be informed of.

4.10.1 Policies:

- All signs will comply with Council's District Plan and Signs Bylaw
- Signage will be designed to reduce visual clutter
- The park will be identified by appropriate signage as per Councils park signage policy. Information for walkers and cyclists will be provided.
- Signs relating to dog restrictions pursuant to the Dog Control bylaw will be erected.

4.10.2 Implementation Actions

- Council will comply with all requirements of the District Plan, the Control of Advertising Signs bylaw and other bylaws (such as the Liquor Control Bylaw) in size, location and placement of signs.

- For visual amenity, the number of signs will be kept to a minimum to inform users of necessary details only, in a clear and understandable manner. International symbols may be used on some signage.
- Personalised park identity signs will be erected at the key entry points to park as per Council's park signage livery and design.
- Walking and cycling paths into the reserve will be clearly signposted
- 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, and the location of facilities will be provided and will conform to a consistent design style
- All signage in the park must meet Council's District Plan rules and the Control of Advertising Signs bylaw. No exterior commercial advertising or sponsorship is permitted which is visible to the public
- Council approved club identifier signs may be installed on the exterior of club buildings or the grandstand but must not include commercial sponsorship.

Multipurpose development

4.11 Objective: Management of Leases

Council will 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 leases and renewals 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 Actions

- Council will negotiate any changes or renewals with existing 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.

High quality environment

4.12 Objective: Amenity Value

Develop a park that will cater for all ages through a mix of open space, area for organised sports, aquatic facilities, quality furniture and a high level of amenity provision.

4.12.1 Policy:

- Park furniture and facilities that support passive use of the park and enhance enjoyment and viewing of its sporting activities will be provided (e.g. seating, public toilets, changing rooms, Storage areas, walkways, signage etc)
- Litter bins will be located in areas of the park particularly where the greatest levels of litter are likely to occur.

4.12.2 Implementation Actions:

- Council will source and install appropriate, seats, park furniture and other amenity items as outlined in the approved Massey Park development plans with a view to creating a quality park environment for all ages
- Litter bins will be installed by Council and emptied by contractors so that the environment within the park is clean, safe and visually acceptable to the public
- Public toilets, changing rooms and storage facilities will be provided and maintained by Council at locations that best meet need and CPTED principles.

4.13 Objective: Landscaping and Vegetation

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.

4.13.1 Policies

- Vegetation design plans will be implemented through the Massey Park Development 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, car park areas, children's playground, active and passive recreation 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.

4.13.2 Implementation Actions:

- The Massey Park Development Plan will direct landscaping and planting, pathway and playground development, facility and building development/refurbishment and amenity areas throughout the park.

4.13.2.1 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;
- It is causing uncontrollable structural damage to a road or utility service;
- It is creating a traffic hazard by reducing driver's visibility;
- Removal is authorised by a statutory provision.

4.13.2.2 New Planting

Trees and shrubs will be planted in appropriate areas and according to the landscape design 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.

4.13.2.3 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.



Massey Park renovations February 2011 – James Burgess

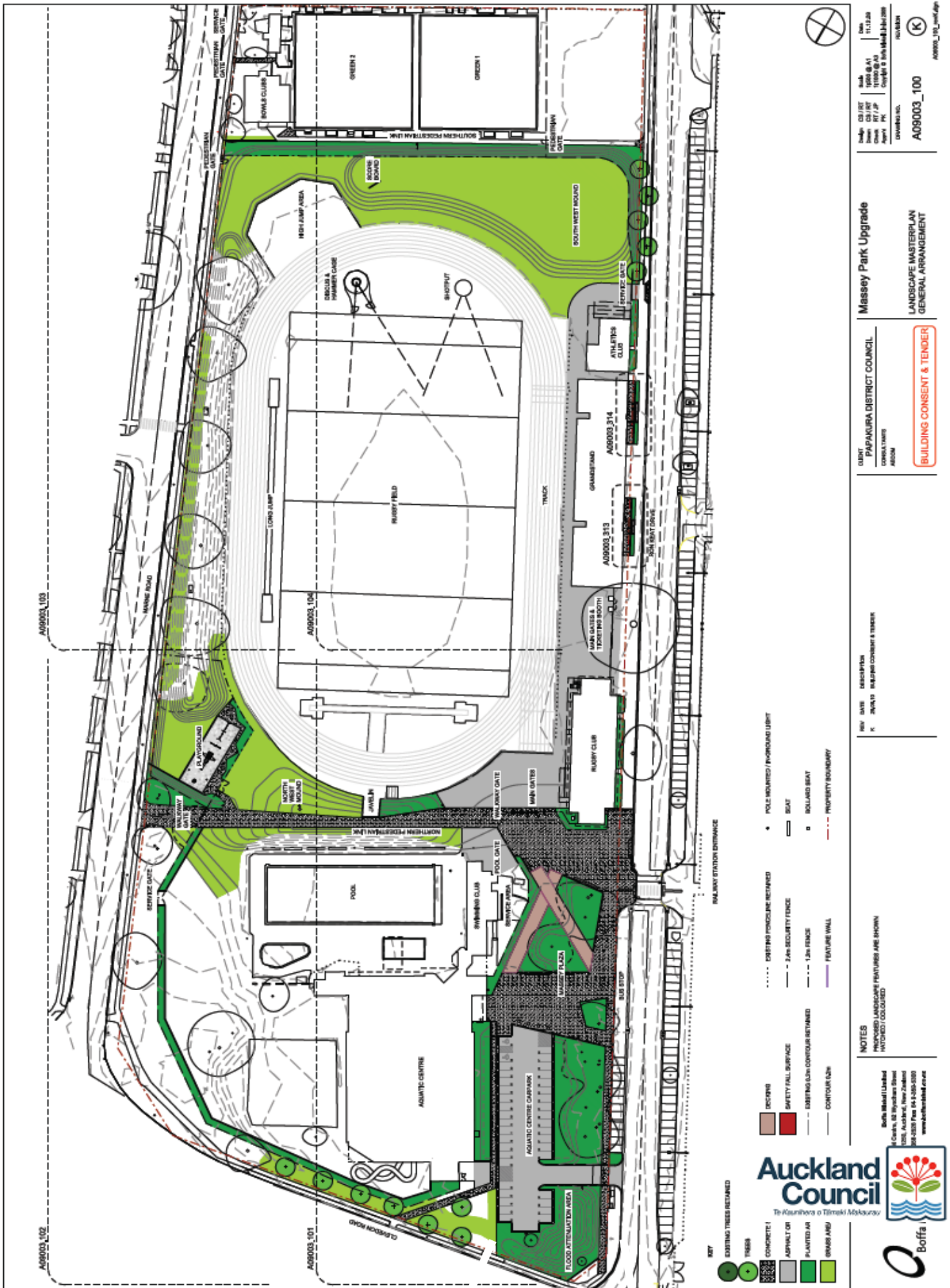
5: Appendices

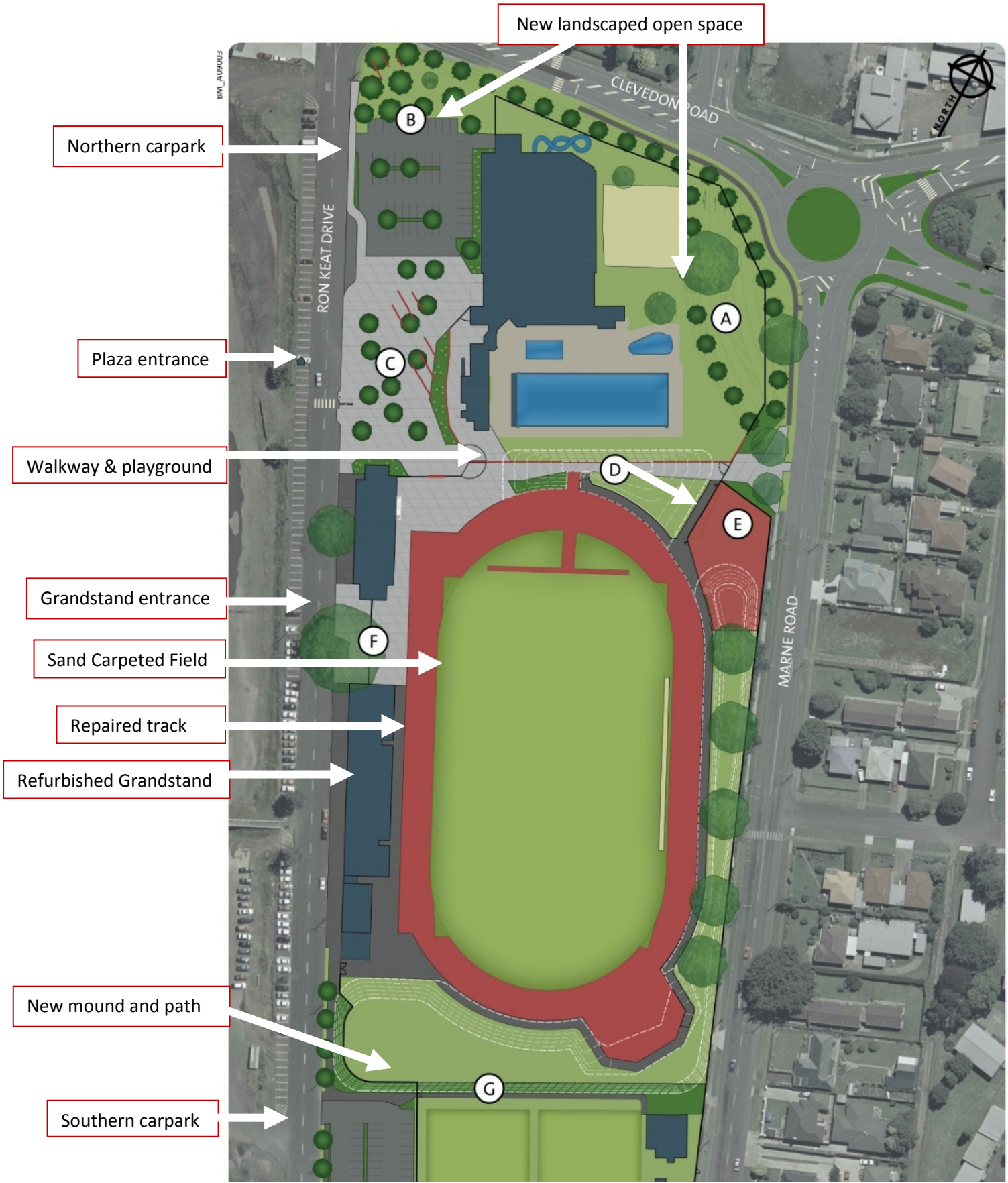
5.1 Reserve Legal Descriptions

Massey Park 2R Ron Keat Drive, Allot 208 Section 11 Village of Papakura. 4.8466ha. 1936.

Massey Park 2-4 Ron Keat Drive, Lot 3 DP 26362 CT NA41D/890 – All, 1598m². 1978.

5.2 Approved Massey Park development plans





New landscaped open space

Northern carpark

Plaza entrance

Walkway & playground

Grandstand entrance

Sand Carpeted Field

Repaired track

Refurbished Grandstand

New mound and path

Southern carpark