

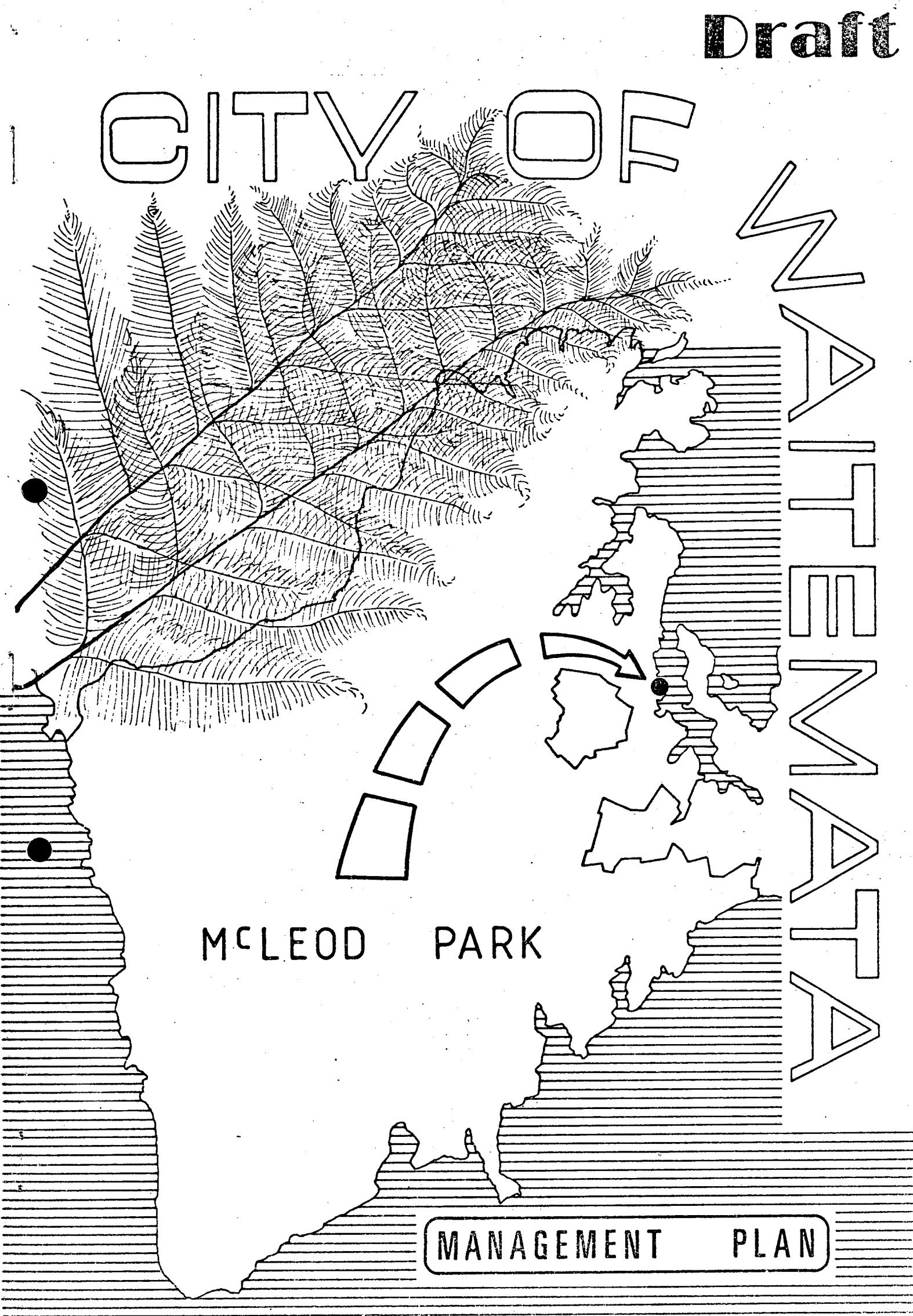
Draft

CITY OF

LAURENTIA

MCLEOD PARK

MANAGEMENT PLAN



WAITEMATA CITY COUNCIL

DRAFT MANAGEMENT PLAN

McLEOD PARK

FEBRUARY 1983

1.0 INTRODUCTION

McLeod Park is a reserve administered and maintained by the Waitemata City Council providing sports grounds for cricket and soccer and open space for passive recreation.

1.1 LOCATION

It is located at the north eastern end of McLeod Road in the Te Atatu South area of the city adjoining the Whau River (See Appendix I).

1.2 ACCESS

Vehicular access is available to the sealed carpark from McLeod Road. Additional car parking is also available at the kerbside on McLeod Road adjoining the park.

Pedestrian access is available for the full length of the park fronting McLeod Road (See Appendix II).

1.3 LEGAL DESCRIPTIONS AREAS AND ACQUISITIONS

Legal Description	Area	Acquisition	Date	Reserve Type	Certificate of Title
Allot 723 Waikomiti Parish	4.7069	Purchased	1962	Recreation Ground	CT 689/134
Lot 4 DP 45966	0.0809	Reserve Contribution to Crown vested in WCC	1963	Recreation Reserve	CT 689/134
TOTAL AREA:	4.7878 ha				

(See Appendix III)

1.4 TENANCY

The Waitemata City Sports Club Inc was granted a 33 year lease of the pavilion site in May 1977 at an annuity of \$5.00, with a right of renewal for a further period of 33 years and conditional

on the sole use of the land being for football and cricket promotion.

The pavilion or clubrooms were constructed as a combined project between the Western Districts Cricket Club and the Henderson Association Football Club (latterly known as 'Waitemata Association Football Club').

Amalgamation between the two clubs took place in 1975 and in 1976 they were incorporated, as the 'Waitemata City Sports Club'. (See Appendix IV)

1.5 CLASSIFICATION

While no automatic classifications have occurred on McLeod Park, it should be noted that Allotment 723 was acquired under former appellation (Lots 1-3 and 5-9 DP 45966 and Pt Lot 8 DP 20167) as a Recreation Ground under the Public Works Act 1928 and not being subject to the Reserves Act 1977 does not officially require classifying.

Council has recommended however that all McLeod Park be classified 'Recreation'.

1.6 ZONING

This park is zoned Recreation 2 (Activity Grounds) on the Waitemata City Council's proposed District Scheme (First Review 1980) (See Appendix I).

This zoning allows the following:-

1.6.1 Predominant Uses

- Children's play equipment and structures.
- Landscape features.
- Park furniture and shelter structures.
- Playing fields, lawns, greens, sports grounds, pastures and associated field structures.
- Hardcourt areas, skateboard bowls.
- Golf courses and swimming pools.
- Farming but not including the erection of any buildings.

1.6.2 Intermediate Uses

- Toilet facilities and changing rooms.
- Implement and soil sheds.
- Launching places, wharves and boat ramps.
- Carparking, Plunket rooms and pre-school facilities.
- Buildings used for social, cultural and recreational purposes which are ancillary to an established predominant use on that ground, but excluding facilities for overnight accommodation.
- First aid rooms not exceeding 20m² in area.

1.6.3 Conditional Uses

- Buildings used for social, cultural and recreational purposes which are not permitted as an intermediate use.
- Camping and residential accommodation associated with the function of the activity ground.

1.7 SURROUNDING LAND USE

McLeod Park is surrounded to the north and east by the Whau River with tidal mudflats predominant.

Immediately west and south across McLeod Road from the park, the land is zoned Industrial 2 (General Industry), and while a mixture of factory buildings exist here there is still room for further development.

Surrounding McLeod Road beyond the small industrial area we have the Te Atatu South and Glendene suburban areas - zoned Residential 2 and 3 which is extensively built out with low density residential dwellings (See Appendix I & V).

1.8 LAND FLORA AND FAUNA

McLeod Park is developed as a plateau relatively level on top but with a gentle slope to the north east and major batters tapering down on the northern and eastern boundaries to the Whau River foreshore.

Vegetation within the park is limited to several specimen trees and a group of blue gums in the north western corner, a group of seven large kowhais near the eastern boundary and a very

large and old pine tree in the south eastern corner.

Other vegetation includes recent shrub planting surrounding the carpark to soften the impact of parking, a row of acmenas along the road frontage together with several weeping pines in the south eastern corner.

Along the western boundary a row of acmenas 2-4m high are growing.

Around the periphery of the northern and eastern boundaries a scattering of young pine trees are growing mixed with kowhais and miscellaneous trees. Behind these flows the Whau River with its tidal banks and estuaries covered with masses of mangroves (See Appendix II and V).

1.9 PRESENT USAGE AND DEVELOPMENT

McLeod Park currently provides one cricket wicket and two association football fields, which are used at the Waitemata City Sports Club's discretion. On Saturday mornings during summer the Western Districts Cricket Club have six junior wickets set out, in an endeavour to promote and encourage junior cricket in West Auckland.

The earthworks, drainage and ground developments were carried out under a Council contract in 1966. The toilet block was built and financed through a Public Convenience Loan in 1966-67. At this time the grounds were utilised by local schools, the general public and various sports clubs.

In 1973 Council approved in principle for the construction of combined clubrooms for the Western District Cricket Club and the Henderson Association Football Club (latterly known as the Waitemata AFC). After amalgamation of the clubs in 1975 formal incorporation took place in 1976 and construction commenced in 1977. A temporary concrete block changing shed was built in 1975 to act as a temporary facility while the clubrooms were in the design stage and being built.

The clubrooms were extended in 1978 and now comprise a 538m² spacious two storied building of concrete block and hardiflex construction. They provide changing rooms, toilets, showers, kitchen, bar and cool room, first aid room, shop and store rooms, committee room, hall and a balcony giving an excellent panorama over the whole reserve.

Other development and facilities completed on the park include the following:-

- Floodlights, erected by the Waitemata Association Football Club along the western boundary to facilitate night training.
- Low barrier fences erected by Council along the side of the carpark and on the grass verge fronting McLeod Road.
- A high galvanised pipe and wire mesh fence along the western boundary, as a joint financial undertaking between Council and the adjoining property owners, Compass Yachts NZ Ltd.
- The sports clubs sealed carpark, which was constructed in 1981 by voluntary club labour with finance and technical assistance by Council.
- Miscellaneous landscaping and planting carried out by Council adjoining the carpark and along McLeod Road.
- The erection of practice nets and a shooting board by the respective cricket and Soccer Clubs.
- New stormwater and sanitary sewer mains to the clubhouse provided by Council (See Appendix II and VI).

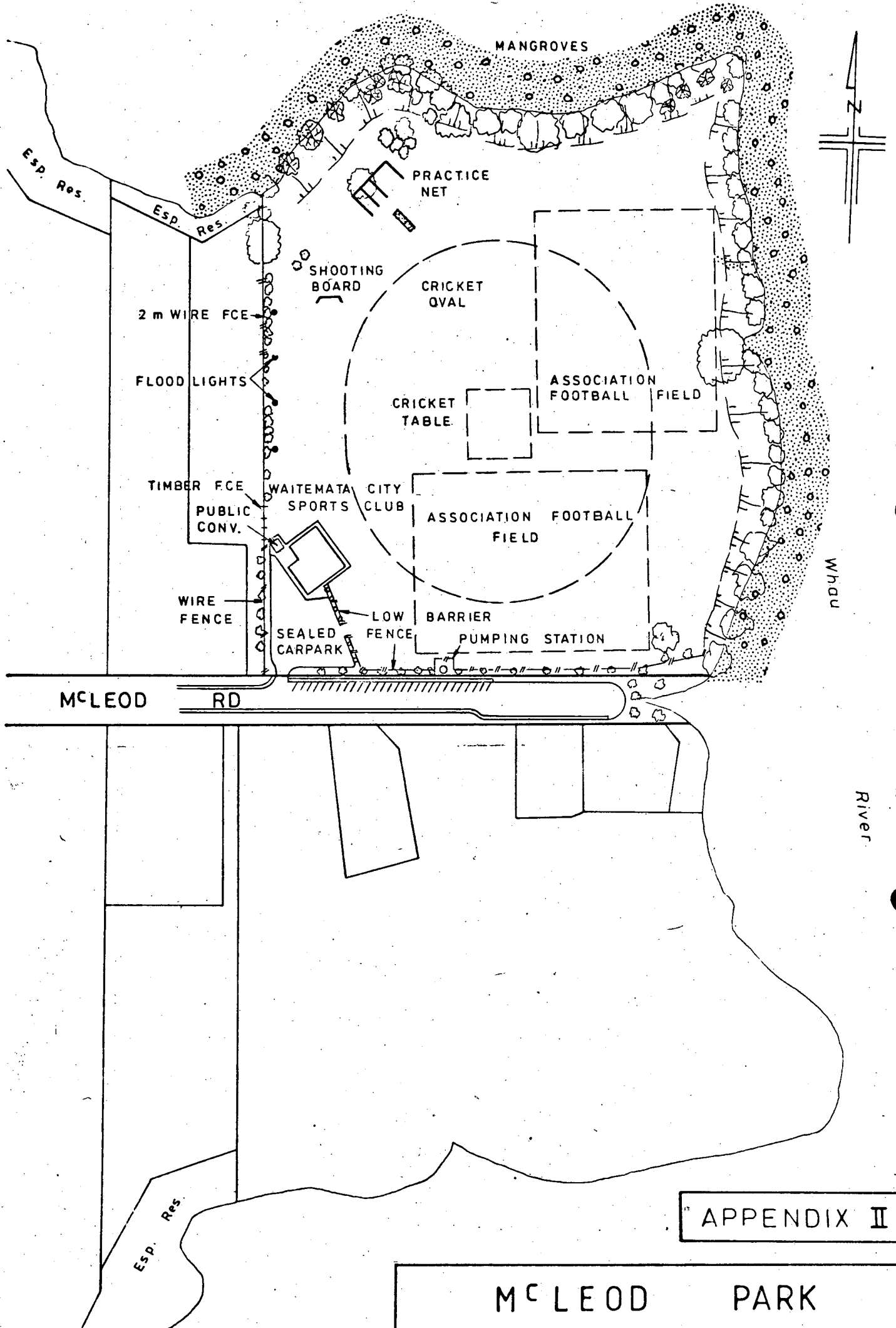
1.10 MANAGEMENT OBJECTIVES

- To provide areas for the recreation and sporting activities and the physical welfare and enjoyment of the public and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and or outdoor recreational activities.
- To ensure that the public have freedom of entry and access to the reserve, to any bylaws under the Reserves Act applying to the reserve, for the protection and general well being of the reserve, for the protection and control of the public using it.

- To co-operate with the Waitemata City Sports Club in providing facilities for soccer and cricket.
- To improve the quality and aesthetic appeal of the park.

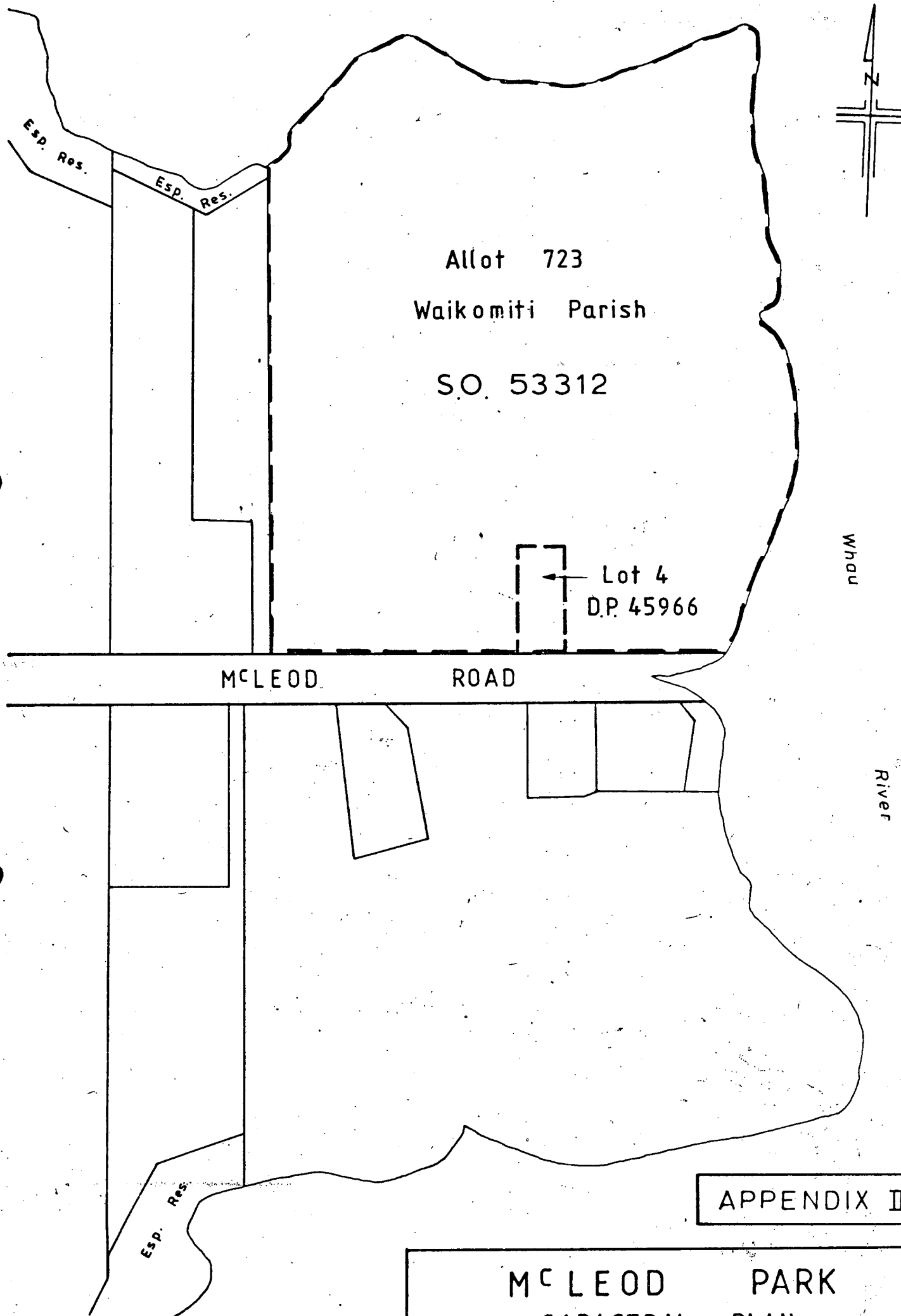
1.11 MANAGEMENT POLICY IMPLEMENTATION

- Council installed a new cricket table on the park prior to the commencement of this year's cricket competition, utilising ready lawn.
 - Additional tree planting and landscaping will be carried out by Council as manpower and finances allow.
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APPENDIX II

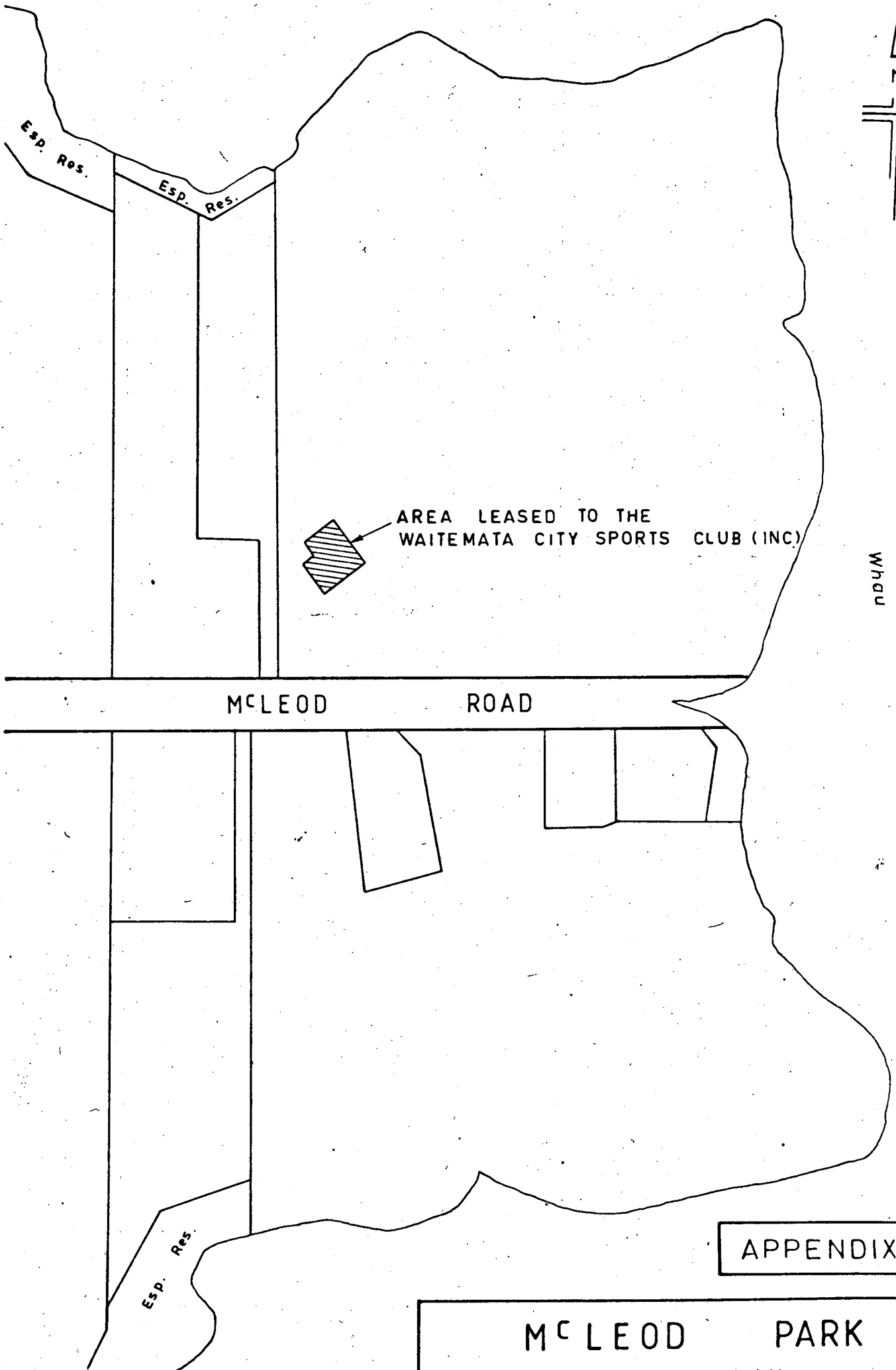
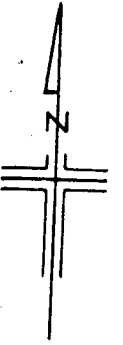
MCLEOD PARK
DEVELOPMENT PLAN
Scale 1:2000



APPENDIX III

MCLEOD PARK
CADASTRAL PLAN

Scale 1:2000



APPENDIX IV

MCLEOD PARK

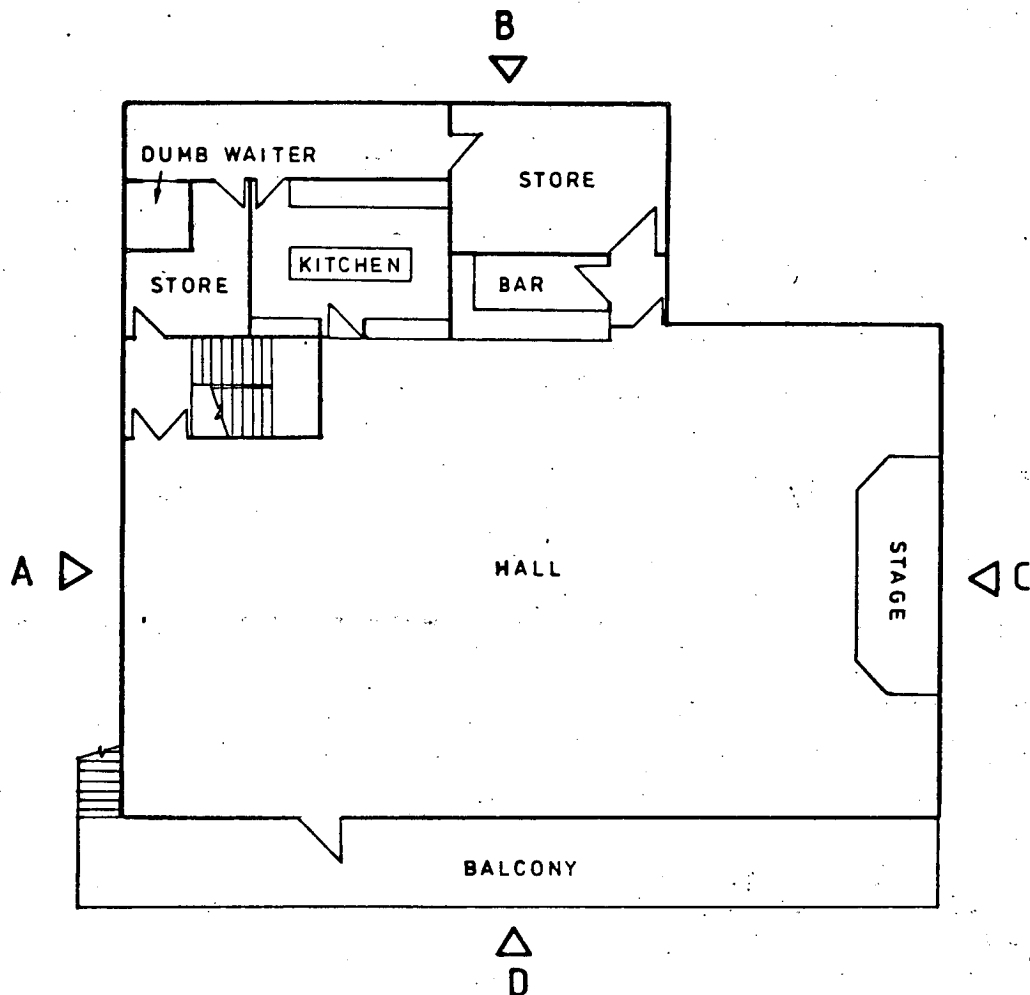
LEASE PLAN

Scale 1:2000

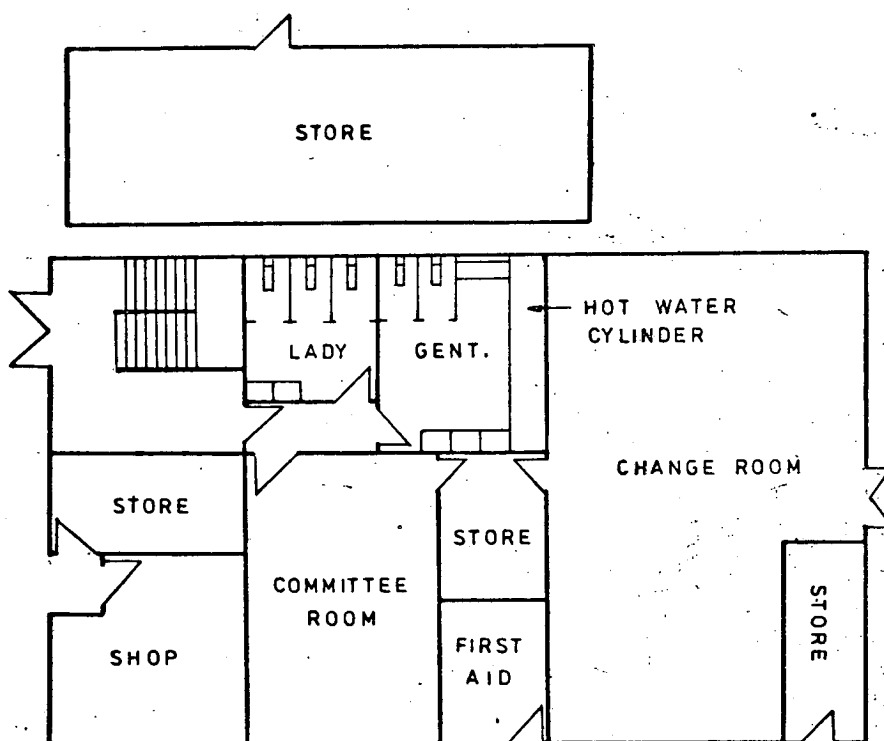


APPENDIX V

SCALE 1:5000

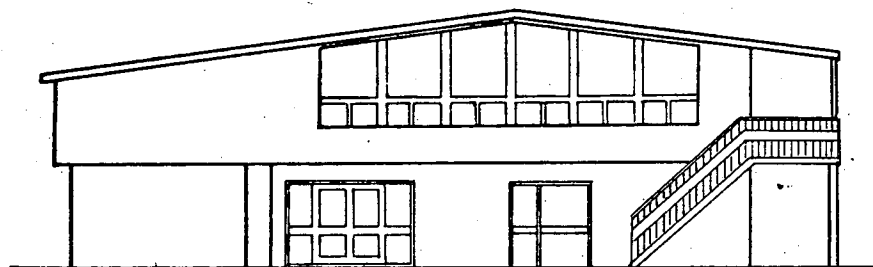


FIRST FLOOR PLAN

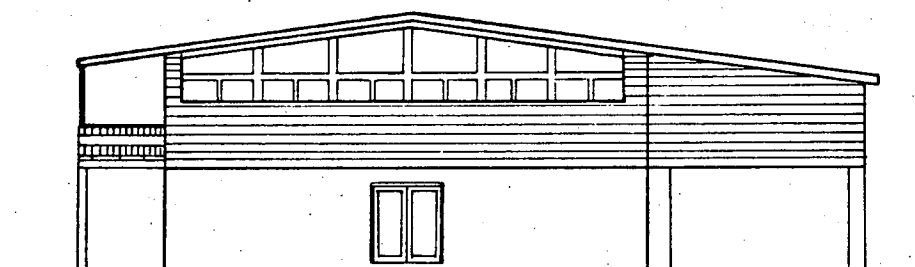


GROUND FLOOR PLAN

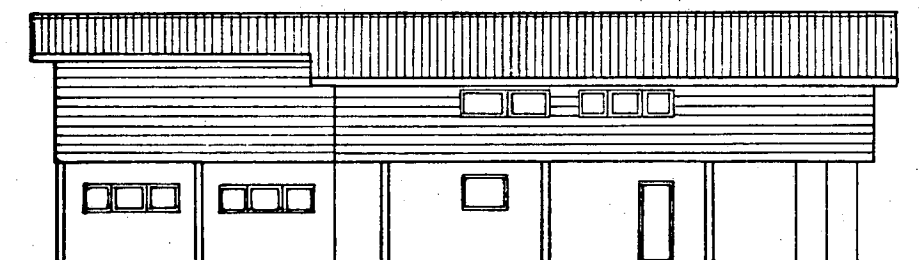
WAITEMATA CITY SPORTS CLUB (INC)
CLUBROOMS



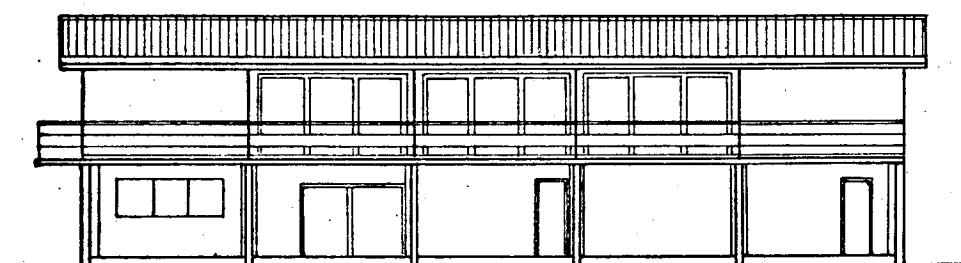
ELEVATION 'A'



ELEVATION 'C'



ELEVATION 'B'



ELEVATION 'D'

WAITEMATA CITY SPORTS CLUB (INC)

CLUBROOMS

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