RESERVE MANAGEMENT PLAN

PRINCE EDWARD PARK RESERVE

(Draft - August 1994)

PREPARED BY CONNELL WAGNER LIMITED

FOR

THE PAPAKURA DISTRICT COUNCIL

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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 **Prince Edward Park reserve** (Pages 7 - 10). 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 Prince Edward Park Reserve.

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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 Prince Edward Park 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.

LOCATION

This Reserve is located centrally within the Papakura District, defined by Green Street, Queen Street, Wharf Road and in the north by the tidal fringes of the Pahurehure Inlet.

STATUTORY

Prince Edward Park Reserve is the sum of accumulated pieces of land which were collectively classified as recreation reserve by the Department of Lands and Survey in 1976. Some fragments of land were acquired later in the development of the district and can be attributed to the closure of the end of Green Street. The following details have been taken from respective New Zealand Gazette notices. The sum of land (59,478m^2) was formally gazetted as recreation reserve in 1979.

- 28,429m^2 more or less being all the land on DP 15513, situated in Block 4, Drury Survey district, CT 346\290
- 18,858m^2 being parts section two part two Drury survey block 4. part gazette 1943.
- 12,191m^2 part allotment 5 of section 12, Village of Papakura situated in Block 14 Otahuhu part NZ gazette 1943.

CULTURAL HISTORY

The reserve is located between Green and Wharf Streets and is bounded by the Pahurehure Inlet to the north and by Queen Street in the south. During the 1930s The land was used as a rubbish dump which served to raised the level of its surface and helped shape the reserve as it appears today.

Additional land was acquired by Council as the result of a land swop, including a corner section located at the end of Wharf Street in 1967. Two other pieces of land in Wharf Street were acquired as part of a subdivision contribution, but this area is known and treated as a separate reserve.

Papakura District Council has its own management guidelines with respect to allocation of sportsfields to groups for summer and winter use. There are standards for use and maintenance of all Council grounds and facilities with which sportsgroups must comply. If conditions are not met Council reserves the right to intervene with respect to a club's use of the area and is responsible for mowing and light maintenance.

SPORTS AND RECREATION

Prince Edward Domain Reserve provides the permanent home for two sports codes. Both intend to build on their current assets and remain in the reserve in the long term. In this regard it is important to consider the needs and desires of these clubs which provide recreational opportunities for the community of Papakura.

Papakura Sea Eagles Rugby League Club (latterly Papakura Rugby League Club)

The Rugby league club has had a long association with Prince Edward Park Reserve. In fact, some `pioneer' club members, whom owned a portion of the land before a decision was made to sell the land to the Crown. This club provides a hub for rugby league activity in Papakura and has invested considerable time and effort into the development of its club and facilities. The club is committed to remaining at this reserve and hopes to expand its membership, to better serve the growing needs of sports people in the District of Papakura. The club is a member of the Auckland Rugby League Association and as such, the club is expected to provide a certain level of facility for league players in Papakura. Building buildings and equipment based at the reserve would require an upgrade to assist the Papakura Sea Eagles in reaching Division One Status.

Rugby league has been established at the reserve since the early 1960s. Initial development included the construction of a clubroom plans and permits for which were prepared in 1961. The clubroom is a rectangular concrete block building located at the end of Green Street which in serving the initial needs of the membership was also used as a public hall. Continual proposals have been submitted to Council, in respect of demolishing the old building and constructing a new facility on land adjacent to this site with access from Green Street.

This facility has been well used over the years for a variety of gatherings, despite local neighbourhood concern about noise levels and behaviour. After repetitive disturbances locals brought a petition to Council demanding tougher lease conditions for users of the reserve. However, the premises have remained generally peaceful, as the club continue to improve their services and image.

During winter, grounds are allocated for the use of rugby league between March and September. Three fields are used daily accept Fridays during the season for training and competition. In addition the fields are used for a junior, mixed touch rugby competition. This module is held over summer in the evenings, and has proved to be popular with up to 300 children participating.

Papakura League Club adopted a new name in 1989 and became known as the Papakura Sea Eagles. The club is allocated the use of the Council owned ablution block, which provides shower, change and toilet facilities, that must be maintained by the club throughout the duration of its use.

The current level of use is so high that in 1991 there were renewed calls from the club to join with Council to upgrade and increase the size of the ablution block.

The Papakura Sea Eagles also support proposals to enclose one sportsfield in order to charge the public an admission fee to watch some games. Ultimately the Sea Eagles have plans to build a new clubroom that will enable them to better serve their growing membership, and to further enhance the quality of the reserve they have requested that Council support the placement of a scoreboard, address parking concerns and improve night lighting.

Over the years that the Sea Eagles have occupied Prince Edward Park Reserve, it has hosted

to many events and teams including the New Zealand Universities Rugby League and Counties Rugby League verse an international invitation team.

The Papakura District Council resolved that the Auckland Rugby League Association no longer would not be entitled to automatic or fundamental use of the reserve for Auckland Regional rugby league purposes. The Council preferred to give precedence to local sports groups and members of the public.

Softball

Counties Softball Association moved from Southern Park Reserve to Prince Edward Park Reserve in 1972. The reserve offered them more space and an opportunity to create a base but no facilities other than the existing ablution block.

Soon after the club arrived at the reserve, plans were developed in respect of building a clubroom and importantly the construction of an enclosed all weather softball diamond suitable for international and national competition.

Counties Softball Association requested a formal lease agreement for an area within the reserve and financial assistance with regard to the diamond or "skin" area. Council confirmed its support and gave permission to the club in 1974, to begin contouring a piece of land located at the corner of Queen and Wharf Streets. The club located a small garage close to the existing ablution block and carpark. This building was superseded by a long green prefab structure in about 1983. Land was cut down so as to minimise the visual impact of proposed buildings which also create fill for other proposed building platforms. The softball diamond and infield area was completed and enclosed by a fence by the end of 1975.

With stage 1 of development achieved, both League and Softball turned their attention to other desirable capital works. Joint submissions were made to Council in respect of the establishment of future clubrooms for both codes, nightlighting, carparking, upgrade of the ablution block, enclosure of the entire reserve and provision of a score board.

The `Ball Park' was officially opened in 1976 with a ceremony which included an historic game between the Counties Softball Team verses the South African Softball Team. It was an ambitious event that included a myriad of activities. The success of the event was in part attributed to special security measures used to protect the South African team during their stay. There was some public displeasure expressed in response to the tour with regard to it being organised in relative `secret'.

Counties Softball Association have plans to expand their facilities in order to meet the needs of a and growing membership. The club proposed to development of a second diamond and field located adjacent to the Wharf Street end which would enable the successful running of several large up coming national and international Softball competitions. This area is used already for practice but requires further work in order to meet international standards. Each Saturday during the summer season 6 diamonds are marked out and used. In this regard some earthworks have occurred in this area which have had some effect on the foreshore. It was noted by the Auckland Harbour Board that works spoil was falling and clogging the banks of the Pahurehure inlet, which sparked concern over the health and safety of mangroves in

the area, effects of siltation and stability of the bank. Counties Softball Club received a Lottery Grants Commission of 50,000 in 1993 to assist in the development of additional facilities.

General Public Events

The size of the reserve makes it useful for passive and active recreational pursuits and in the past it has been used casually for a variety of events including a Scout Gala Day. Both codes have held school competitions and invitation games with both national and provincial teams competing. A Gala Day at the reserve included colourful events such as a Truck Display, Pukekohe Hot Rod Display, Pony rides, Marching Bands and typical sideshow attractions.

The feasibility of resiting croquet lawns at the north end of the reserve close to the waters edge was investigated in the early nineties. One major setback for the proposal was the discovery of settlement on site due to various land fill operations at the time the reserve was a rubbish dump. To achieve a premium quality green, extensive proposed earthworks would have compounded the existing settlement problem. The area would also need to be separated from the rest of the reserve in order to charge the public admission, thus fragmenting the land further.

BUILDINGS AND FACILITIES

In the early seventies Council resolved to build a changing room and toilet facility, located centrally in the reserve for sports clubs and the community. The proposal was approved in 1974 and the "old Green Street dressing sheds" were removed in the same year.

The amenities block is located at the end of the Wharf Street entry. It is intensively used by both sports groups throughout the year and is maintained seasonally by the respective clubs.

The Green Street reserve boundary is defined by a weatherboard fence with culminates at a stone pillar gate on the corner of Queen Street.

Jaycee Playground

In 1970 Papakura Jaycee Incorporated proceeded with plans to install an adventure playground in the reserve. Initial development plans included features such as a tree tower, play equipment, tables, chairs, a bridge, toilets, fire places and an entrance plaque. Work began in 1970, including recontouring of some areas of land and the placement of timber fort structures. Timber was donated from local farm stockyards and hence the fort displayed farm batons, rounds and gates. Council undertook to provide maintenance for the area, but the entire project including planting was not officially handed to Council until 1975 in the midst of the City Celebration festival.

The Jaycee's became disappointed with the level of public interest and support for the project. Council and the chapter resolved to move the facility to a more appropriate reserve that would offer higher visibility and potential use. The facility was moved to Keri Downs Reserve at Settlement Road and developed to a larger extent.

Wharf Street Reserve

This is a small area of reserve adjacent to the esplanade reserve area in the northwestern corner of Prince Edward Park Reserve. This is located at the end of Wharf Street is physically separated from Prince Edward Domain Reserve by a small gully, but visually connected to the reserve by vegetation in this area. Various proposals to develop the land have been declined by Council due to community support for the reserve to remain in a relatively natural state.

Drainage

The Council owned ablution block is served by a septic tank and irrigation system. In winter months excess water has caused surface flooding which is difficult to discharge. This area has been intensively planted with trees, but in fact plant roots in this zone have penetrated field tiles inhibiting drainage further. Investigations suggest that this problem may be remedied by connecting the ablution block drain to the Council foul water drain some 85 metres away.

Soils and Geology

While there is very little specific knowledge pertaining to the soil structure of this reserve, some limited information is available. The soil in this area is characteristically fluviatile with some coastal sediments from the Hawera series of the Pleistocene Age. In this area there is a layer of firm peat under lined by varying depths of very black soil. Peat layers (organic clays and silts) appear to continue in uniform strata below the surface.

The geology of the area has been dictated by the Hunua fault system with some impact and formation attributable to the Papakura/Drury Faults. The action of the Pahurehure Inlet and its tributaries has, in places, 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 the soil for agricultural purposes.

There is some evidence of leachate and siltation in this reserve, caused as a Bi-product of dumping rubbish in the past.

Flora and Fauna

Birdlife around the reserve is representative of that found in suburban localities. Starlings, blackbirds and thrush have been observed. In addition, several other varieties of birdlife have been identified by users of the reserve and are typical of those found in coastal fringes.

Vegetation

Vegetation has been lost due to the occurrence of settlement in the vicinity. However, due to the coastal proximity of this reserve, mangroves, grasses and sedges are still present near the waters edge and on the northern banks of the reserve. It is thought that native species such as New Zealand flax (Phormium tenax), Manuka boundary (Leptospermum species) and New Zealand Cabbage tree (cordyline australis) formerly grew in this area.

Prince Edward Domain Reserve is characterised by a variety of mature vegetation. Although it lacks comprehensive planting framework mature Pine and Macrocarpa trees form a dominant stand, located along the northern boundary of the reserve. The present impression of planting, is that it has occurred in an ad-hoc fashion. There are flowering exotic trees and bushes scattered around the reserve amongst groups of Eucalyptus, Pines and Macrocarpa trees. A tree survey was prepared in 1980 and consequently some trees were felled, which provided an opportunity for the Rugby League Club to cut and sell the wood for funds. In addition other notable tree species found on the reserve include; Salix sp (Willow), Quercus sp (Oak), Cedrus sp (Ceder) Podocarpus totara (Totara), Liquidamber and a row of Pine Oaks that are located on the reserve adjacent to Queen Street. Several mature Grevillea sp (silky oak) are located along the western side of Green Street and a significant grove of oaks has been established in the northern corner of the reserve.

Signs and Linkages

Signs on the reserve are confined to the entrance at Wharf Street, where the name of the reserve is illustrated. Further development of the area may require signs which could appropriately be positioned close to the carpark entrance. The reserve's name is also brandished on old stone pillars that stand at the corner of Queen and Green Streets.

MANAGEMENT PHILOSOPHY STATEMENT

To encourage and facilitate the public use of the reserve and to realise the full potential of Prince Edward Domain Reserve by providing, maintaining, and upgrading facilities appropriate for active and passive active recreation in accordance with the needs of the people of Papakura.

Management Goals and Objectives

- To develop and maintain Prince Edward Park Reserve for a variety of community uses with particular emphasis on active recreational opportunities.
- To develop and enhance intrinsic and aesthetic qualities that the reserve contributes to the local amenity.
- To provide for multiple use of the reserve and maintain 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 Prince Edward Park Reserve according to the Reserves Act 1977.
- To ensure that recreational groups based at the reserve are bound by lease agreements.
- To prohibit any recreational groups from establishing fixed ground leases for areas other than a building site and adopt seasonal allocation of the space as required.
- 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 District Plan.

HISTORICAL AND CULTURAL DEVELOPMENT

Objectives

- To retain and manage the reserve as an open space that provides for the physical and cultural welfare and enjoyment of the people of Papakura.

- To ensure that development proposals allow the reserve to remain a multi-purpose open space for various recreational pursuits.

Policy

PUBLIC AND RECREATION USE

Statement

Prince Edward Park Reserve is well used for winter and summer organised sports. Demand for the use of the reserve and its resources is expected to increase. It is important to establish a framework of guidelines within which sports groups and the community can function.

Objectives

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

Policy

- To enhance the quality of existing areas for active recreation in respect of playing surfaces and facilities.

- To encourage the development of appropriate 'spaces' within the reserve for multi-use purposes such as special events, picnicking and children's play.

- To provide services which will promote and facilitate the general and specific use of the reserve such as water taps, rubbish receptacles, carparking, paths access points, seats, and access to toilets.

- To protect the open space resources of the reserve by monitoring the environmental impact of seasonal activities.

PHYSICAL AND VISUAL LANDFORM

Objective

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

Policy

- To ensure that development builds on the present landscape and spatial qualities of the reserve.

- To encourage appropriate contouring ground treatment and development of playing

surfaces which will enhance the carrying capacity of the reserve.

- To restrict any activity or use that would adversely modify the landform or visual landscape of the reserve.

FLORA, FAUNA, GEOLOGY AND SOILS

Objective

- To protect, enhance and develop appropriate vegetation patterns, ecosystems and soil structures which exist on the reserve.

Policy

- To extend comprehensive tree protection (as specified in the District Plan) to trees over the height of 6 metres.
- To prepare and implement framework tree planting plans to define spaces and create shelter within the reserve.
- To prepare and administer maintenance programmes for specimen trees.
- To initiate an eradication programme for noxious plants, to develop and implement ecologically-sound weed control.
- To implement a framework tree planting programme to enhance and define spaces within the reserve.
- To encourage appropriate native plantings and foster wetland regeneration adjacent to the northern banks of the reserve.
- To encourage birdlife diversity by implementing native and exotic planting.

BUILDINGS, FACILITIES, SIGNS AND LINKAGES

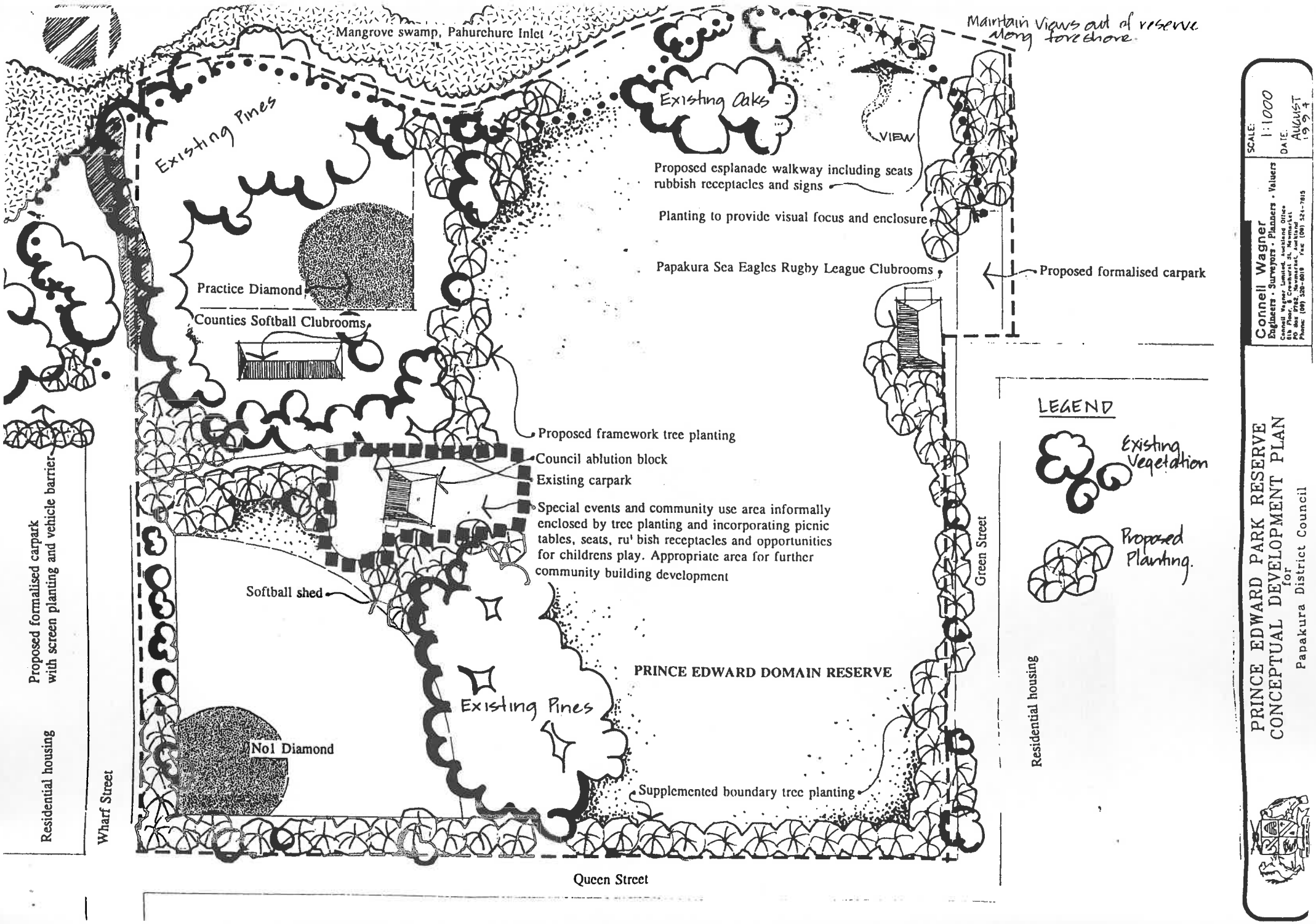
Objective

- To ensure that additional buildings and recreation facilities are sensitively designed and appropriately located within the reserve and that they cause a minimum physical and visual impact.

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 Reserves.

Objective



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CONCEPTUAL DEVELOPMENT PLAN
for
Papakura District Council