RESERVE MANAGEMENT PLAN

Jack Farrell Reserve.

(Draft - April 1994)

PREPARED BY CONNELL WAGNER LIMITED

FOR

THE PAPAKURA DISTRICT COUNCIL

How To Use This Plan

This Management Plan has 3 main sections.

The first section is the Introduction (Pages i - iii). This provides information on the reserve management plan process and the Council's recreation aims and objectives. This section also describes relevant terms and provisions of the Transitional District Scheme.

The second section is the Resource Inventory (Pages 1 - 4).

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 **Jack Farrell Reserve** (Pages 5 - 9). 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 **Jack Farrell Reserve.**

INTRODUCTION

1.0 Definition and Purpose of a Reserves Management Plan

1.1 The Reserves Act 1977 requires that every administering body of a reserve to prepare a Reserves Management Plan for each reserve under its control. The aim of the legislation is to ensure that the development and management of reserves and the subsequent use and enjoyment of them by the public is based on sound resource management and that, through involvement, the needs of the public are identified and accommodated as appropriate.

1.2 Reserves Management Plans are documents outlining objectives and policies for the development and operation of individual parks and reserves. Each plan seeks to provide for the wise use of natural resources within a framework of providing for the recreational needs of the community. Therefore, such plans should clearly outline a Council's general intentions for the use, development and maintenance of the reserve and should also indicate the means of implementing the provisions of the plan.

1.3 The process of preparing such plans gives an opportunity to the public to contribute to the formulation of policy and the making of decisions on matters which will affect the future of the reserve. This public participation is vital both at the time when initial decisions about a reserve are made and also when these decisions are reviewed in the future.

1.4 Once adopted by the Council, a reserves management plan is kept under continuous review so that, if necessary, it may be altered in keeping with changing circumstances or in the light of increased knowledge.

1.5 The purpose of this plan is to provide for the use, enjoyment, maintenance, protection and development of Jack Farrell Reserve in the best interests of the community and in keeping with its existing use and to realise the full potential of the reserve within the limits of the Council's resources.

1.6 To achieve the above purpose, this plan:

(1) Provides a procedure for public participation during its preparation and review;
(2) Clearly states goals and objectives which provide flexibility to deal with matters of detail;
(3) Contains management policies which are readily understandable by both the community and those administering the reserve;
(4) Assist Council by providing clear statements of agreed policy designed to encourage consistency in decision-making;
(5) Reduces the potential for ad hoc decisions by providing a clear policy framework; and
(6) Speeds up reserve administration by providing a clear process for reserve management and policy implementation.

THE MANAGEMENT PLAN PROCESS

The process being followed with this plan is in accordance with the provisions of the Reserves Act 1977.

It is intended that the public have the opportunity to express their views of the management of Council's Parks network. Public involvement has been sought by way of public submissions and contact and input from sports groups, interest groups and cultural groups to represent their views.

The notice of intention to prepare a management plan for Jack Farrell Reserve was published in August 1993. A summary of submissions a summarized in Appendix 2.

GENERAL AIMS AND OBJECTIVES FOR RESERVES

Present aims and objectives of the Council in respect to reserves is contained within the Transitional District Plan for Papakura. These guidelines constitute the basic reserve management framework within which this reserves management plan for Jack Farrell Reserve has been established.

Open space areas are of fundamental significance to the general welfare of the community and cannot be ignored. When considered as part of a comprehensive district wide recreation system, areas of reserve within the Papakura District are a vital element for the wellbeing of residents.

Council's general objectives are listed on the following pages.

RESERVES

Introduction

Papakura is well endowed with public reserves. As at November 1986, the area of land used or available for public recreation was 105 hectares, giving a ratio of 4.5 hectares per 1000 population.

Whilst reserves are not located equally throughout all parts of the district, Papakura is of a size where this is not essential and no neighbourhood is an unreasonable distance from a range of recreational facilities.

Reserves throughout the City have been zoned so as to provide users of reserves and owners of surrounding property with certainty as to the uses and buildings that will be permitted on reserves.

The areas used for reserve purposes are governed by the provisions of the Reserves Act as well as the provisions of the District Plan. The District Plan establishes the permitted uses with particular emphasis being placed on the quantity, location and effect on surrounding properties of reserves. The Reserves Act places emphasis on the control, management, maintenance, preservation, development and use of reserves and is primarily concerned with the quality of reserves and the public enjoyment of them.

Council has endeavoured in creating the reserve zones within the District Scheme to coordinate then with the reserve classifications required under the Reserves Act.

Objectives and Policies

Objective

To provide sufficient reserve land to meet the recreation and community needs of the people of Papakura.

Policies

Reserve land will be provided at a rate not less than 4 hectares per 1000 population.

To continue with the policy of requiring the maximum reserve contribution for subdivisions and developments under the Local Government Act, so as to enable the provision and development of further recreation facilities.

Objective

To make provision for a range of recreational and community activities in accordance with residents needs.

Policies

A range of reserve zones will be provided which reflect the size and location of the reserves and the public's recreation and social needs.

Objective

To protect the amenity of properties which are located in the vicinity of reserves.

Policies

The Reserve Zone Ordinances will ensure protection of the amenities of properties which surround reserves.

MANAGEMENT PLAN FOR JACK FARRELL RESERVE

Name:	Jack Farrell Reserve
Location and Access:	This reserve is located adjacent to the east side of the Motorway just north of the Papakura off ramp. The reserve is accessed directly form Lakeside Drive with pedestrian access available from Len Garlick Place and Rushgreen Ave.

RESOURCE INVENTORY

Statutory

The reserve was formed with the accumulation of reserve contributions from the surrounding Pahurehure subdivision. Land was acquired by the Papakura District Council in 1977 and is comprised of several lots.

Part allotment 8 DP 81773, part Lot 1 DP 39425, Part C.T 21a\1401 and part C.T 1032\176.

The total area vested as Recreation Reserve is 2.1830 ha.

Cultural Development

Early development of the reserve began in the late eighties with basic ground maintenance and some noxious weed eradication. The reserve was seen as bejng for local neighbourhood use and as such, active recreation has never formally been based at the reserve. The reserve was not a priority for high levels of recreational usage due to its size and residential fringe location and has not been progressively developed. The reserve has simply evolved into a neat neighbourhood open space with no significant cultural or physical features.
Substantial plans for development of the reserve were canvessed at the time of its inception. The area was leveled inpreparation for the development of atleast one sports field with the help of a local developer. However, in favour of more passive recreation for this reserve, council did not adopt policies that included further sportsfield development.
The Farrell family and local residents planted trees in 1991 which was confirmed by the production of a planting plan later that year. Council undertook to plant trees on the reserve and along the motorway side of the existing fence line. Council maintains the specimens and strip of land on which they are planted.

Recreation Usage

The reserve is an integral part of the Council's open space strategy and has in the past been informally allocated for casual recreation. However the reserve has been allocated for summer softball sports practices and briefly for Papakura District Hockey Club junior sports team practices. The reserve is well suited for casual recreation for local residents. Activities

include walking, jogging, picnicking, touch rugby and Kite flying etc. The reserve size is insufficient for high intensive levels of active recreation development, and as an open space it is under utilised.

Visual Landscape

The reserve is flat, open and visually accessible from most directions. One entire boundary is exposed to the motorway whilst the north and south ends remain open. This northern view form the motorway to the reserve is significant in that it defines the northern threshold of Papakura District. The reserve is grassed with very few outstanding landscape features. Some vegetation has been planted along the motorway boundaries and in other areas. The location of Jack Farrell reserve is important within the local landscape context, the open space is visually and physically connected to the coastal fringe.

The surrounding landscape is relatively open accept for adjacent residential development, which defines the south and eastern boundaries of the reserve. The northern boundary is flanked by a large open area of pasture, which is privately owned and subdivided, awaiting development. Tidal fringes of the Pohurehure Inlet are located slightly north east of the reserve. Views out of the reserve to the water contribute substantially to the quality of local amenity. The present open space around the reserve create a pleasant outlook and allow clear views out of the reserve to the waters edge in the north west and the north. This visual linkage is physically strengthened by a small cul de sac opposite the reserve (Jim Rhind Place) and a pedestrian access way to the foreshore from this place.

Soils and Geology

There is very little specific knowledge pertaining to the soil structure of this area but 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 appear to continue in uniform strata below the surface. The peat material is more accurately described as organic clays and silts.

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 waterways 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.

Flora and Fauna

Birdlife observed in the reserve is representative of that found in suburban localities.
A variety of birdlife can be encouraged into the reserve through tree planting implementation. It is also possible to enhance species diversity in the area by strengthening linkages to the foreshore.

Vegetation

Vegetation has been lost due to the processes of settlement and colonization in the vicinity. A selection of trees and shrubs have been planted primarily at the southern end and the western boundary of the reserve. Most species are natives and include coprosma sp, pittosporum sp, and pseudopanax sp. A row of Oak trees (Quecus sp.) have been planted on the motorway side of the reserve boundary fence.

Buildings and Facilities

There are no carparks or paths on this reserve. A three metre high wire mesh fence defines the western boundary and constitutes the only built structure on the reserve. Two 30 metre power pylons are positioned close to the motorway at the northern and southern extremities of the reserves, low brown timber encompasses the bass of each.

Signage and Linkages

There is one sign that depicts the name of the reserve. Future development of the area may require signage which could appropriately be positioned close to either road frontage.

MANAGEMENT PHILOSOPHY STATEMENT

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

MANAGEMENT GOALS AND OBJECTIVES

- To develop and maintain Jack Farrell Reserve for a variety of community uses with particular emphasis on passive recreational opportunities for all.
- To develop and enhance the intrinsic and aesthetic qualities that the reserve contributes to local amenity.
- To provide for multiple use of the reserve and maintain 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 Jack Farrell Drive Reserve according to the Reserves Act 1977.
- To prohibit any active recreational groups from establishing fixed ground leases and

adopt purely 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.

- 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 develop and manage the reserve as an open space to provide for the physical and cultural welfare of the people of Papakura.

Policy

- To ensure that development proposals allow the reserve to remain a multi- purpose open space primarily for passive recreation.

- To encourage and facilitate public use of the reserve for cultural and physical pursuits by enhancing the aesthetic and intrinsic qualities of the reserve.

PUBLIC AND RECREATION USE

Statement

Jack Farrell Reserve is not regularly used for either winter or summer organised sports. Various reasons contribute to this fact but the location and size of the reserve do provide opportunities for the development of a passive recreational reserve that will serve a variety of community needs. The physical exposure to wind and proximity of the reserve to the motorway contribute to the barrenness of this space. There is no visual of physical definition or "welcome" to spaces within the reserve. There is a need to create a buffer zone along the motorway frontage of the reserve, and therefore an opportunity to create multiple use spaces and develop an attractive vegetative landmark to welcome people to the Papakura District.

Objectives

- To develop and maintain the reserve as a multi purpose area suitable for passive recreation, community events and uses.

Policy

- To encourage development which encourages more intensity and variety of community use.
- To define spaces by framework tree planting.
- To maintain one, level open space suitable for informal active recreation such as kite flying, social cricket and touch rugby.
- To enhance and develop pedestrian linkages to existing access points that lead to the foreshore to the reserve.

PHYSICAL AND VISUAL LANDFORM

Objective

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

Policy

- To encourage substantial revegetation and the implementation of special features that will create and contribute landscape character and enhance intrinsic qualities of the reserve.
- To allow appropriate contouring for the development of designated areas of the reserve, for appropriate purposes.
- To provide appropriate facilities and access residential development in an area of the reserve, and to special features at the reserve.

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

FLORA, FAUNA, GEOLOGY AND SOILS

Objective

- To establish and protect vegetation patterns within the reserve.

Policy

- To administer comprehensive tree protection (as specified in the District Plan) to trees over the height of 6 metres.
- To prepare and encourage implementation of a framework tree planting.
- To encourage tree planting that includes ornamental specimens and those of botanical value and interest.
- To encourage a high standard of tree maintenance and care.
- To develop and implement ecologically-sound weed control.
- To encourage planting that provides a diversity of species including native and exotic, in order to support and encourage birdlife into the reserve.

BUILDINGS, FACILITIES, SIGNAGE AND LINKAGES

Objective

- To ensure that additional buildings, improvements or facilities are sensitively designed and appropriately located with minimum physical and visual impact on the reserve.

Policy

- To formulate and enforce design and appearance guidelines in respect of all buildings and structures in the reserve to the satisfaction of the Director of Parks and Reserves.
- To encourage appropriate locations of roadway and facility developments and ensure that proposals are implemented and administered in a manner which reduces potential visual and physical effects on the reserve environment and local amenity.

Objective

- To prevent the proliferation of signs on the reserve.

Policy

- To limit the number of signs to those necessary for the purpose of information for users and to those that comply with the Council bylaws.

Objective

- To ensure that adequate carparking, pedestrian and emergency access is maintained.

Policy

- To define on street parallel parks or offset parking bays to cater for reserve needs.
- To keep accessways clear of obstructions, debris and plant material and available at all times, according to the normal hours of public usage.
- To encourage pedestrian and disabled access by way of formal pathways through the reserve.

ANALYSIS OF SUBMISSIONS

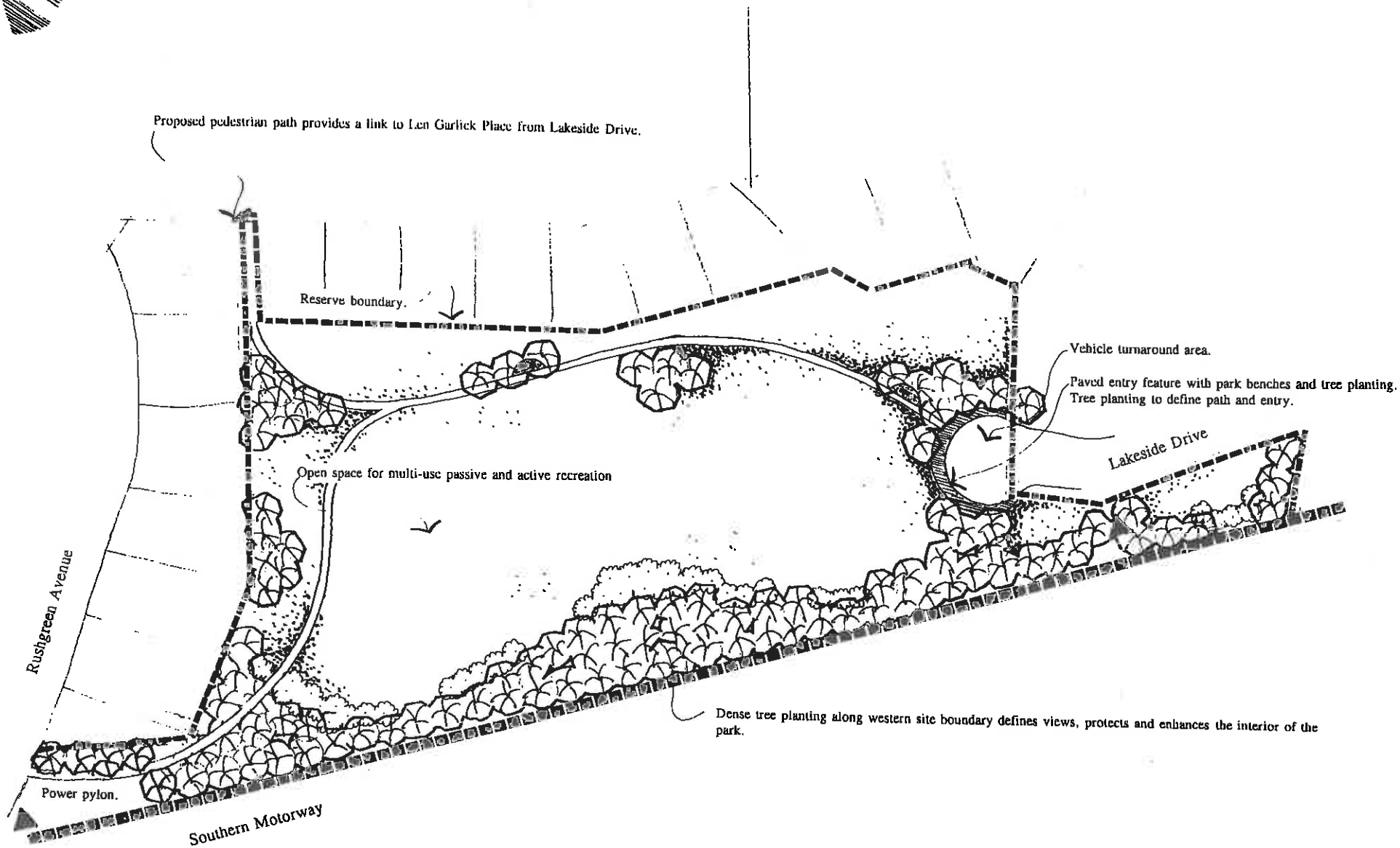
Name	Address	Submission	Reasons	Required Decision
1. Garry Larsen	56 Rushgreen Ave, Papakura	Oppose	Roading - Extension of Lakeside Drive will run past property. Security - area would be at risk as there will be a through road.	Disallow new roading proposal. Plant along motorway boundary.
2. J & D Parker	45 Lakeside Dr, Papakura	Oppose	Roading - Through road cause noise, speeding traffic. Subdivision - Some properties were bought specifically to be on the boundary of the park. - If subdivision occurred it would have to be of a similar tone and quality to the surrounding area. Would have to have a housing covenant from the Council. - Ten vacant sections bordering the park exist, no need for more Reserve - No need for pergola, mounded enclosure or BBQ facilities because of maintenance. - Major redevelopment not necessary	Disallow subdivision and roading proposal. Plant extensively along motorway boundary and create landscaped shade areas. Create a turning circle at the end of Lakeside Dr and erect a No exit sign. Remove pergola, BBQ and mounded area from proposal.
3. AT & KC Floyd	54 Lakeside Dr, Papakura	Oppose	Roading/Parking - Do not want Lakeside Dr to be extended. - Parking at the reserve will bring outsiders to the area - burglaries. Subdivision - Do not want houses built on the reserve. Reserve - No need for BBQ facilities and pergola.	Disallow subdivision. No extension to Lakeside Dr. Erect 'No exit' sign at the beginning of Lakeside Dr. Extend fencing through to the last property. Plant along motorway boundary. Remove BBQ area and pergola from plan. Remove parking at the reserve from the plan.
4. H & P Atkin	27 Lakeside Dr, Papakura			Provide a few groupings of trees along the motorway fence line. Create a turning point at the end of the road otherwise leave it as it is currently.
5. N & V Neil	54 Rushgreen Ave, Papakura	Oppose	Roading - Do not want through road Subdivision - Do not want subdivision of the reserve. - Properties bought because of the park	Disallow subdivision and roading proposals. Retain planting as per the plan.

6. S & P Lawson	3 Lakeside Dr, Papakura	Oppose	Roading - Do not want through road Subdivision - Do not want subdivision of the reserve. Reserve - Structures can be graffitied.	Disallow subdivision and roading proposals. Planting to beautify park. Dogs to be allowed on the park. Do not put up any structures that may get graffitied.
7. JD & MF Woodcock	27 Len Garlick Place, Papakura	Oppose	Subdivision - Property bought because of proximity of reserve. - Assumed that when Council approved the subdivision it accepted the park in lieu of cash contributions. Roading - Proposed road reduces the reserve area by more than and restricts its use ot small passive activities.	Disallow subdivision and roading proposals. Erect a 'no exit' sign at the beginning of Lakeside Dr. Upgrade the park in its present form and remain intact. signposting increases usage
8. C & L Bainbridge	43 Lakeside Rd, Papakura	Oppose	Roading/Parking - Do not want through road as it will effect safety and security. Subdivision - Do not want subdivison as the type of housing allowed is in doubt, and would they be subject to covenants as other dwellings in the area. Reserve - Parking bays, community areas and mounded enclosures will attract non-residents which may attract non desirable persons.	Disallow subdivison and roading proposals. Remove parking bays, community areas and mounded enclosures from the plan. More planting on the reserve on the motorway boundary. Provide a turning bay at the end of Lakeside Dr.
9. W E Hood	5 Lakeside Dr, Papakura	Oppose	Subdivision - Properties were bought because of the reserve, and some prices may have been higher because of it. - Would be a breach of trust by Council as there is no overwhelming evidence that the alternative has greater-benefits than the original intentions. Roading/Parking - Greater use will mean parking is required. - New road would detract form the overall planning capabilities. - Extension would create traffic problems. - Extension would destroy visual appearance of reserve. Dogs - Dogs create concern for some in terms of possible attacks. - Dogs soil the land.	Disallow subdivision and roading proposals. A narrow carriageway (with parking areas) along the western boundary adjacent to the motorway land would be a better solution for parking problems, while planting could hide this road and the motorway. Keep dogs off the reserve. Develop reserve as a garden and picnic area with room for ball activities.

10. PF & DT Petty	51 Lakeside Dr, Papakura	Oppose	Reserve - Leave park the way it is and plant along motorway fence. Subdivision - The portion of the park left after subdivision would be useless. - Properties were bought because of the outlook to the reserve. - May affect property value. Roading - Finish road with turning bay.	Disallow subdivision. Plant allow motorway boundary. Provide turning bay at the end of the road.
11. Mr & Mrs Murdock	24 Len Garlick Pl, Papakura	Oppose	Reserve - Sound shell should face north away from prevailing wind. - Erect a fitness trail. - Erect an adventure playground and BBQ area. - Plant additional trees. - Create a sheltered garden with paths. Parking - Lay out car park from Lakeside Dr and connect it with a path to the entrance at the north-east end of the park.	Re-orientate sound shell. Construct a fitness trail, adventure playground and BBQ area. Plant additional native trees with quick growing exotics which will provide shelter which can be removed at a later date. Lay out a carpark with connecting pathways to other entrances.
12. E K Hunt	49 Lakeside Dr, Papakura	Oppose	Subdivision - 10 Sections will diminish the size of the park by almost half. Parking - Council should continue to provide parking away from the north end of Lakeside Dr.	Disallow subdivision. Provide parking away from north end of Lakeside Dr.
13. Mr & Mrs Waters	9 The Lea, Papakura	Oppose	Reserve - Plant trees along the motorway boundary and scattered behind existing housing sections. - Keep as a passive recreation area, mow regularly. Subdivision - Do not subdivide any of the park. Roading - Do not continue Lakeside Road. - Provide a turning bay at the end of Lakeside Dr.	Disallow subdivision. Plant along motorway boundary and behind other sections. Do not extend Lakeside Dr, but provide a turning bay. Keep reserve regularly mown.
14. DB & IJ Nickolson	17 Len Garlick Pl, Papakura	Oppose	Reserve - Beautify reserve with more trees (not bushes). Subdivision - Do not want subdivision of the reserve. Roading - Do not want Lakeside Dr extended to join Rushgreen Ave.	Disallow subdivision and roading proposals. Plant further trees in the reserve.

15. P & B Gray	12 Len Garlick Pl, Papakura	Oppose	Subdivision - Do not want subdivision of the reserve Reserve - Beautification of reserve would be desirable, as well allowing dogs on leads on the reserve. Roading - Through road is acceptable.	Decline subdivision proposal. Beautify and landscape the reserve. Allow dogs on the reserves on leads. Allow a through road.
16. Papakura Lakeside Properties Ltd	C/- Harrison Grierson Ltd P.O.Box 37-091 Parnell	Oppose	Reserve - Plan greatly reduces the size of the reserve which is prejudicial to surrounding residential subdivision. - The land was vested as reserve in settlement of reserve contribution requirements at the time of subdivision and it is not appropriate for Council to subdivide for profit in opposition to other developers. The open space to remain in the reserve is insufficient for the purposes in the plan. Roading - No demonstration of need for the extension of Lakeside Dr. General - It has not been demonstrated that the proposals satisfy the stated Management Goals and Objectives. - Proposed Management Plan is contrary to objectives in the District Plan and good planning practice. - There has been no analysis on the effects on adjoining owners. It has not been demonstrated that there is any public or community support for the proposals. - Provision of the Public Works Act 1981 may require the land proposed as residential to be disposed of to the previous owner. - Extensive Planning procedures will be required to amend the District Plan zoning provisions.	Do not adopt Management Plan or the proposals.
17. DV Stone	47 Lakeside Dr, Papakura	Oppose	Reserve - Would restrict the reserve area and make it too small for those that currently use it. (cricket, golf). Subdivision - Do not want subdivision of the reserve. Roading - Provide turning bay and parking area - Do not want road extended.	Disallow subdivision and roading proposals. Plant trees and form a turning bay and parking area for cars.

18. Department of Conservation	Private Bag 68908 Auckland		Reserve - Reserve does not appear to be classified which makes the management plan ultra vires in terms of the Reserves Act 1977.	



JACK FARRELL PARK RESERVE
CONCEPTUAL DEVELOPMENT PLAN
for
Papakura District Council

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SCALE: 1:1000

DATE: April 1994

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APPENDIX 1

MANAGEMENT PLAN PROCESS

Advisory Committee formed for
(a) "City-wide" Parks comprised of Reps; Community Boards, Community Services Committee and Planning and Transportation Committee, or
(b) Local Parks comprised of Community Services Committee of relevant Community Board. Appropriate specialist advisers for both Committees as required

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Public notification of intention to prepare Plan (Issues statement provided to inspire comments)(Not less than 2 month period)

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Issues identified from public comment

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Proposed Draft Plan produced

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

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

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Hearing of Submissions for
(a) "City-wide" Parks by Management Plans Hearings Committee, or
(b) "Local" Parks by Community Services Committee or relevant Community Board

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Draft Plan incorporating changes resulting from Submissions prepared

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Draft Plan (with amendments) reported to Advisory Committee or Community Services Committee or relevant Community Board

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Community Services Committee makes changes if necessary and adopts Plan on behalf of Council (Power to Act)

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Plan sent to Department of Conservation for Ministerial approval where required under Act and subsequently kept under continuous review.