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## NOTICE OF MEETING OF THE DISTRICT DEVELOPMENT COMMITTEE

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I hereby give notice that the District Development Committee meeting of the Papakura District Council is to be held on:

**DATE:**            Tuesday                    13<sup>th</sup> July 2010

**TIME:**            9.30 am

**VENUE:**        Council Chambers  
                  35 Coles Crescent  
                  PAPA KURA

T Stratton  
**CHIEF EXECUTIVE OFFICER**

### **MEMBERSHIP:**

Chairperson	Clr Jones
Deputy Chairperson	Clr Conroy
	HWM Penrose
	Clr Auva'a
	Clr Catchpole
	Clr Goldsmith
	Clr Piggott
	Clr O'Connor
	Clr Pringle

*(Quorum 4 members)*

*(The reports and recommendations contained in this Order Paper are not necessarily Council Policy and should not be taken as Council Policy, or opinion)*

**PAPAKURA DISTRICT COUNCIL  
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**PAPAKURA DISTRICT COUNCIL**

**AGENDA FOR THE MEETING OF THE DISTRICT DEVELOPMENT COMMITTEE TO BE  
HELD IN THE COUNCIL CHAMBERS, 35 COLES CRESCENT, PAPAKURA ON  
TUESDAY 13<sup>TH</sup> JULY 2010 COMMENCING AT 9.30 A.M.**

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**1. APOLOGIES**

**2. CONFIRMATION OF MINUTES**

- (a) That the Minutes of the District Development Committee Meeting held on Tuesday 8<sup>th</sup> June 2010 be confirmed.

**3. DEPUTATION AND PETITIONS**

**4. PRESENTATION**

**5. STRATEGIES AND POLICIES**

**(a) MCLENNAN PARK RESERVE MANAGEMENT PLAN**

**REPORTING OFFICER:** Nicola Terry  
Manager Community Assets

**ATTACHMENT:** Draft McLennan Park Management Plan  
2010 Masterplan – summary of proposals  
2010 Masterplan – response to submissions  
  
(Attachment No. 1)

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**PURPOSE OF THE REPORT**

The purpose of this report is to seek the Council's adoption of the draft McLennan Park Reserve Management Plan for public consultation.

**BACKGROUND**

McLennan Park has been an important and integral sports reserve in Papakura since 1947 when the McLennan family gifted the land to the District. The deed of the gift stated that 'this piece of land is to be held by Council for all time as a sports and recreation ground for the use and benefit of the Citizens of the Papakura Borough'. Memorial gates commemorating the McLennan family stand at the southern entrance of the reserve.

In 1961 another 2155m<sup>2</sup> was declared Crown Land in the NZ Gazette and was set apart as Recreation Reserve and vested in the Papakura Borough Council in 1964. This land created the entrance to the park from Arimu Road where the memorial gates are located.

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

The recreation reserve currently provides for six soccer fields and two cricket pitches. Whilst the soccer and cricket clubs share the fields, they both currently have distinct and separate clubrooms and associated facilities. In the past, part of the reserve was part of the Papakura Camp Golf Course. There are remnants of the golf course still visible, particularly in the planting and landform on the eastern side of the park, incorporating the recently constructed stormwater ponds.

Construction of a medium density residential development is scheduled to the north of the park. As part of the proposed development, a land swap along the park's northern boundary was negotiated. This will provide additional recreation land to accommodate new soccer fields and other facilities within McLennan Park.

As such, there was a need to prepare a concept development plan in consultation with existing users that considers physical improvements to the full extended site to allow for greater use. In 2008 consultants (led by Boffa Miskell) were engaged to prepare the draft master plan including specialist turf management advice. Consultation was undertaken as part of the development of a draft and the draft was adopted by Council for the purposes of consultation in March 2008. Consultation was undertaken in May 2008 with 31 submissions received by Council. However, due to resourcing issues, the master plan was not progressed beyond this consultation stage.

Work on the master plan was recommenced in March 2010 with the re-engagement of a consultant team led again by Boffa Miskell, a reconsideration of the submissions lodged in 2008, letters to all submitters and meetings with key stakeholders.

Simultaneously, work commenced on a review of the Reserve Management Plan for the Park. Council is required to formulate a Reserve Management Plan under the Reserves Act 1977. This Plan outlines the intended use, development, maintenance, protection and preservation of the Reserve. In the case of McLennan Park there is an existing Management Plan however it is now dated and needs to be reviewed.

The Reserve Management Plan includes the high level policies and objectives for the Park while the master plan details the physical layout of the Park including any landscaping, buildings and sports facilities. As such, the master plan forms an appendix of the Management Plan.

This report follows a workshop with Council on the draft 2010 master plan on the 22<sup>nd</sup> of June 2010.

## **NARRATIVE**

### Management Plan

Section 41 of the Reserves Act 1977 requires the preparation of reserve management plans for recreation reserves. Council resolved to begin the process of preparing a reserve management plan alongside the development of the master plan.

The Reserve Management Plan (attached) contains the vision for the park and outlines general objectives and policies relating to the day to day management of it. The proposed vision is:

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

The objectives of the Management Plan include:

- Develop McLennan Park with high quality park furniture and amenities.
- Provide, service and maintain sports fields to an appropriate standard that allows optimum use of the grounds.
- Manage and allocate sports fields to meet the demonstrated needs of codes and clubs utilising the park, and in a way that is mindful of potential adverse effects on neighbouring properties.
- Make quality turf/surfaces available for sporting use by controlling access to McLennan Park facilities to protect the asset.
- 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.
- Provide carparking facilities to meet the needs of park users while avoiding unnecessary loss of open space and adverse effects on others, and will restrict vehicle access to other parts of the park to emergency and maintenance vehicles only.
- Encourage pedestrian and cycle access and use by providing safe paths, tracks and walkways through the park.

- Provide appropriate lighting in areas of the park where night time use is appropriate, including selected training and sports fields, pathways and car parks.
- Provide separate and distinct access points for vehicles and pedestrians, create a separation between park users and roads and comply with CPTED principles by maintaining open sight lines into the park.
- Provide signage required to inform park users about the history of the reserve, appropriate use, and any safety issues Council considers the public must be informed of.
- Manage all leases within the park in a responsible and prudent manner in compliance with the Reserves Act 1977.
- Allow dog owners to exercise and train their dogs in designated spaces within the park in compliance with Council's Dog Control Policy and Bylaw.

The management plan needs to be read alongside the master plan. While generally implementation points are contained within a management plan, officers have opted to refer to the master plan within the document for details on the implementation.

#### Master plan

A draft master plan has been prepared and is attached as an appendix to the Reserve Management Plan. The draft master plan is in two parts – the Draft 2010 Master Plan and Future Development Opportunities (unbudgeted). Part 1 outlines the proposed physical development of the Park which can be achieved within the LTCCP budgets. This provides a strong base for the enhanced use of the Park and the growth of the clubs which use the Park. These proposals do not preclude any future development as set out in Part 2. Part 2 of the document provides guidance for the Auckland Council with regard to any future development should additional funding be identified in the future. These elements are not achievable within the current LTCCP budget.

The key attributes of Part 1 – the 2010 master plan are in summary:

- Two additional senior sports fields where currently there is one junior size field
- Sand carpeting and flood lighting three of the existing fields
- 1 additional cricket area
- A new amenity block including public toilets, change rooms and bag storage
- Extra off street car parking with one car park partly lit
- New footpaths particularly a new north south pedestrian route through the Park providing access to / from Bruce Pulman Park, the new residential areas and the new school and to / from the residential areas to the south and the Town centre.
- Landscaping (including the removal of 31 trees and the planting of 201 new trees) to improve visibility, usability and amenity of the Park, as well as to provide screen at the boundaries

The appendices to the master plan summarise the budget, provide proposed lighting details (footpath, car park and sport field lighting) and provide details regarding soil and sand carpet fields.

*Consultation to date*

Officers have met with the following key stakeholders prior to the completion of the draft master plan:

- Housing New Zealand (HNZC)
- Papakura City Association Football Club Inc
- Papakura Cricket Club
- Bruce Pulman Park Trust (BPPT)

Officers have met with HNZC representative rather than McConnell as the McLennan residential development is now being led by HNZC.

The aim of meetings was to discuss and, where necessary, seek clarification on their 2008 submissions and to identify any issues which are no longer relevant or are now considered important that may not have been indicated in their original submission (acknowledging the passage of time). It is worth noting that the stakeholders remain interested in involvement in the process and have highlighted the value in ensuring a robust planning framework /master plan. The stakeholders have through these meetings confirmed the points articulated in their 2008 submissions. In addition the following significant issues have been raised:

1. The opportunity for the Cricket Club to relocate to Bruce Pulman Park. This was raised by both clubs and BPPT and discussions are underway between the Cricket Club and the Trust. However, both the Trust and the Cricket Club have highlighted the need for financial support from Council (one million dollars has been mooted) to assist with the relocation of cricket (in order to provide a new Cricket building on the Park).
2. The Football Club have also queried the opportunity to extend the existing club rooms to provide additional change facilities, potentially through a mortgage arrangement with the Council.
3. The Football Club have suggested that Council could consider the sale of the land purchased to extend the Park in order to free up funding to improve the quality of existing fields.

*Response to submissions*

The attached table details the issues raised by submitters and how these are or are not addressed in the revised draft master plan. In summary the draft 2010 master plan has addressed the following key issues:

1. Shared facilities are no longer proposed. The strong objection of the clubs is noted as are the discussions for the possible relocation of Cricket. Therefore, it is proposed instead to demolish the existing poor quality amenity block and provide a new amenity block in a central location.
2. It is proposed to flood light and sand carpet three of the existing fields. Unfortunately the budget does not allow to light and sand carpet all of the fields or to also provide an artificial surface field.
3. It is proposed to further extend and light the southern car park.
4. It is proposed to reduce the car parking spaces in the northern car park (though not to the extent sought by Bruce Pulman Park Trust) and to provide an enhanced buffer between the car park and the Bruce Pulman Accommodation Block.

The master plan does not however address the following key issues for the reasons outlined:

1. The sale of the land purchased to extend the Park in order to free up funding to improve the quality of existing fields. There is a need for both an increase in the quantity and quality of sports fields to meet demand and the current master plan proposes both two new senior fields and the proposal to sand carpet three fields.
2. The provision of facilities for only football. At present both codes occupy the reserve and the Papakura Cricket Club owns their club buildings which are located on the reserve. A lease is in progress to regularise this. While the Cricket Club have noted their desire to ideally relocate to Bruce Pulman Park a move has not been confirmed and Cricket have clearly stated that they want to be included in the master plan proposals.
3. The financial support for the relocation of the Cricket Club to Bruce Pulman Park. Council are reminded that the provision of cricket facilities as part of the Comprehensive Development Plan for Bruce Pulman Park was identified by the Bruce Pulman Trust previously and was not supported financially by Council. Further, any allocation of budget to this purpose would mean that the budget for McLennan Park (a budget identified specifically for the development of this Park) was reduced. Support in the order of one million dollars as suggested would mean for example that it would not be possible to sand carpet the three fields on McLennan Park as proposed.
4. As shared facilities have not been supported it is proposed to provide a new standalone amenity block rather than to extend either or both the club rooms. The Football Club has queried whether the Council would either clear the existing mortgage of the club or provide an alternate mortgage interest free. This is not a matter for this process rather given the implications the Club would need to lodge a submission to the next Annual Plan.
5. The removal of the northern car park and purchase of alternate land to provide the additional car parking. The northern car park is on Council owned land as proposed and is well located to serve the northern sports fields and reduce the on-street parking by users of the Park. The purchase of new sites whilst problematic in the current governance context would also more importantly reduce the budget available to enhance sports field provision.

### Consultation

The Reserves Act 1977 outlines the process for reserve management plan consultation including a public notice and call for submissions over a period of not less than 2 months. A hearing can be held to allow submitters to speak to their submissions. Changes to the draft plan based on submissions are then undertaken and the plan is brought before Council for adoption. Council can adopt recreation reserve management plans without requesting approval from the Minister of Conservation.

It is proposed to consult on the draft 2010 Reserve Management Plan and the master plan (as an appendix to the Management Plan) at the same time. It is recommended that consultation be undertaken over a two month period as follows:

- A Public notice, press release, and website promotion
- Letters to the 31 submitters to the first draft master plan, key stakeholders (Football and Cricket Clubs, HNZN and the Bruce Pulman Park Trust) and adjacent / immediate neighbours.
- An open day to be held at the Park

To support the consultation a summary table has been prepared (see attached) which compares the current situation, the 2008 proposals and the 2010 draft master plan proposals – both budgeted and unbudgeted.

There is also a need to respond to the original submitters to the 2008 draft master plan. A table of the issues raised and proposed response based on the draft master plan is attached. It is proposed that a response is made to all submitters as part of the consultation process.

It is noted that given the timeframes hearings on any submissions received as a result of the consultation process will need to be arranged by the new Auckland Council. The Council will need to address any amendments and adopt final versions of both Plans.

### **CONCLUSION**

A draft McLennan Park Management Plan has been prepared and this report recommends that it is adopted for public consultation.

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### **RECOMMENDATIONS**

1. That the information be received.
2. That the Council approve the draft McLennan Park Reserve Management Plan for public consultation pursuant to s41 and s119 of the Reserves Act 1977.

## **6. DEVELOPMENT PROJECTS**

**7. REGIONAL ISSUES**

**(a) REQUEST FOR SUPPORT OF MANUKAU CITY COUNCIL (REGULATION OF PROSTITUTION IN SPECIFIED PLACES) BILL**

**REPORTING OFFICER:** Erin Clarke  
Policy Advisor

**ATTACHMENT:** Letter from Len Brown (Mayor of Manukau)  
Letter from Leigh Auton (Chief Executive Officer – Manukau City Council) including attached report on the Bill

**(Attachment No. 2)**

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**PURPOSE OF THE REPORT**

The purpose of this report is to advise Council of correspondence received from Manukau City Council seeking support for its Manukau City Council (Regulation of Prostitution in Specified Places) Bill.

**BACKGROUND**

Council has received letters from Manukau City Council's Mayor and Chief Executive with regard to the Manukau City Council (Regulation of Prostitution in Specified Places) Bill (The Bill).

Elected Members may recall that in 2005 Manukau City Council (MCC) sought to make all street prostitution illegal in its district via a local bill tabled by MP George Hawkins. This Bill was not supported at select committee with arguably the main concern from politicians being that it was not conducive to the provisions contained within the Prostitution Reform Act (which made prostitution a legal activity).

Subsequently, MCC have identified particular areas of the Manukau district where unregulated street prostitution is causing a wide range of issues and are seeking to mitigate this via the Bill.

MCC officers advise that should Council wish to support this initiative, that the most appropriate means of doing so are via Council resolution, and sending letters each to the Minister of Justice, Len Brown (Mayor of Manukau) and Leigh Auton (Chief Executive Officer, Manukau City Council).

**NARRATIVE**

*Context*

MCC cites street prostitution as being particularly concentrated in the Manurewa Town Centre and Hunters Corner (Papatōetoe) areas. Activity has also been recorded in the Otago and Mangere Town Centres.

MCC has become increasingly frustrated at the impact this has on surrounding residential areas and communities (including associated litter left behind) and the fact that the activity cannot be regulated.

*The Bill*

The Bill deals with prostitution in specified public places. It does not impinge on that which occurs in brothels or private residences.

In essence the Bill:

- Allows the Council to make bylaws prohibiting street prostitution in a specific public place
- Requires the bylaw to be made, and reviewed in a manner similar to that of a bylaw made under the Local Government Act 2002 (ie must be consulted on)
- Prohibits the conduct of the business of prostitution or the supply or receipt of any commercial sexual service in a specified place; and
- Provides the police with powers to arrest a person committing an offence under the Act.

*Impact of Auckland Council transition*

The imminence of the Auckland Council means this Bill is unlikely to become law during Manukau City Council's tenure and therefore its status and passage through parliament would be subject to the support of the Auckland Council.

However, if the Bill is enacted, section 24 of the Local Government (Auckland Council) Act 2009 would allow an affected local board to propose a bylaw to restrict street prostitution covering the local area.

**CONCLUSION**

Manukau City Council has asked Council to express their support for the Manukau City Council (Regulation of Prostitution in Specified Places) Bill. Council needs to determine whether or not they would like to endorse this initiative.

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**RECOMMENDATIONS**

1. That the information be received.
2. That Council determine whether they support the Manukau City Council (Regulation of Prostitution in Specified Places) Bill; and if they do, that this be expressed via resolution and letters addressed to the Minister of Justice, Len Brown (Mayor of Manukau) and Leigh Auton (Chief Executive Officer, Manukau City Council).

**8. NOTICES OF MOTION**

**9. CONFIDENTIAL**