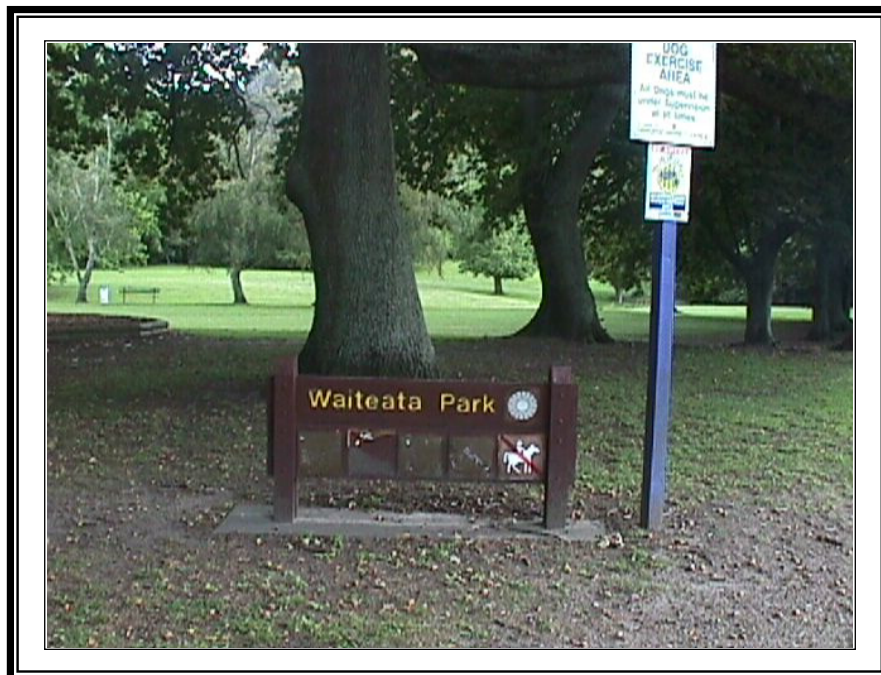




# **GISBORNE**

## District Council

# **Waiteata Park Management Plan**





**Waiteata Park  
Management Plan**

This Management Plan has been prepared in compliance with Section 41 of the Reserves Act 1977.

**GISBORNE  
DISTRICT COUNCIL**

Seton Clare  
**MANAGER: COMMUNITY DEVELOPMENT**

De-Arne Gibson  
**ASSISTANT RESERVES PLANNER**



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Under the Reserves Act 1977 all administering bodies are required to prepare and develop management plans for reserves under their control. The purpose of a reserve management plan is to “...provide for and ensure the use, enjoyment, maintenance protection and preservation, as the case may require, and to the extent that the administering body’s resources permit, the development as appropriate, of the reserve for the purposes of which it is classified....(Reserves Act 1977, Section 41 (3))”.

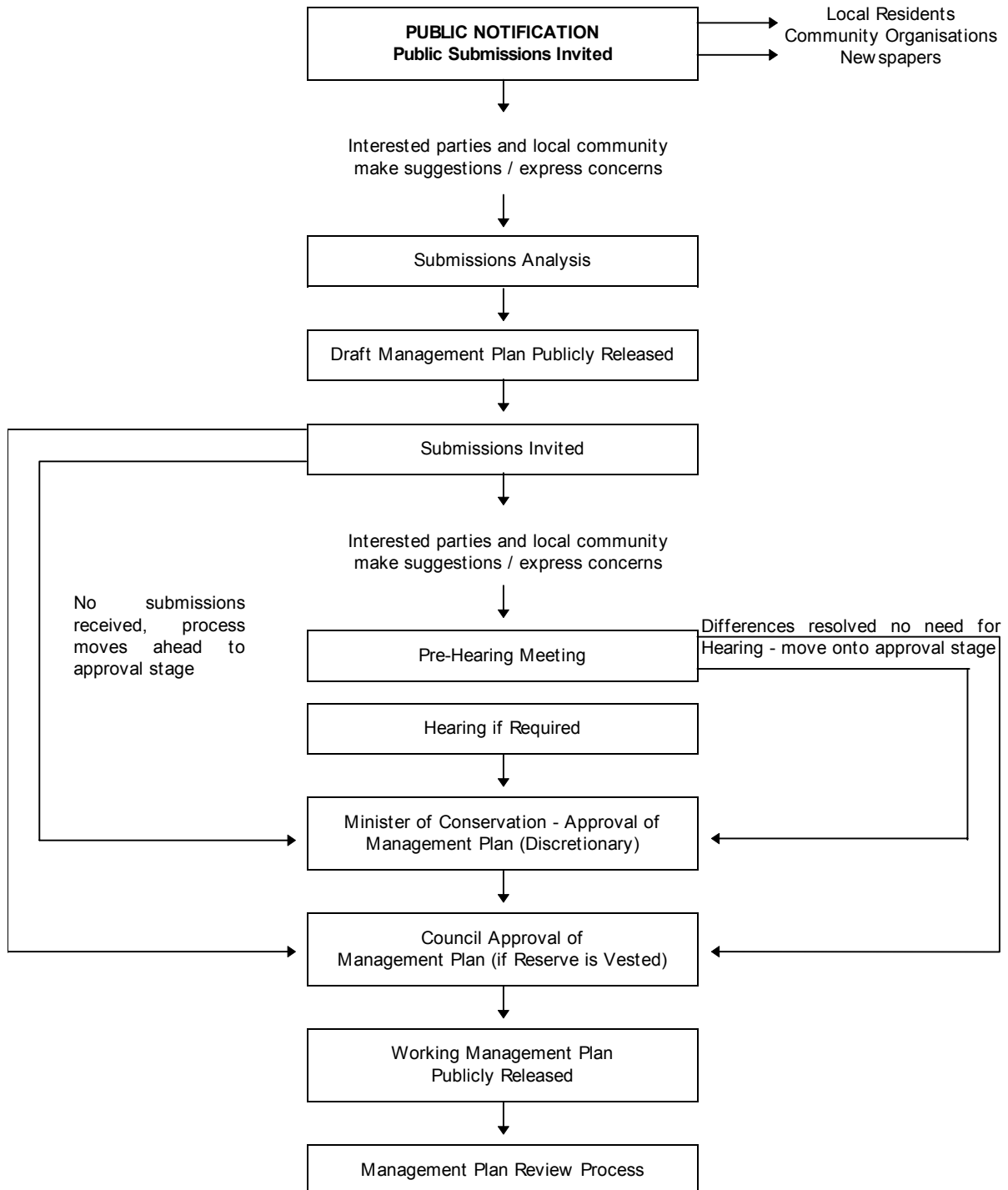
Reserve management plans are not simply created for reserve design purposes. Essentially the function of a reserve management plan is to create a set of objectives and policies through which design proposals can be critically and effectively assessed.

Within regions and communities there exist different needs and social demands over resource availability. One of the primary goals of a reserve management plan is to manage available resources in a way that will meet current needs and facilitate resources and opportunities to meet desired needs. To achieve this management plans must be objective and critical in their analysis of resource availability. Opportunities for outdoor recreation experiences must be identified and classified. Present and future uses of reserve land must be critically examined and analysed. The public must be given the opportunity to participate in the planning process through consultation and the public submission process.

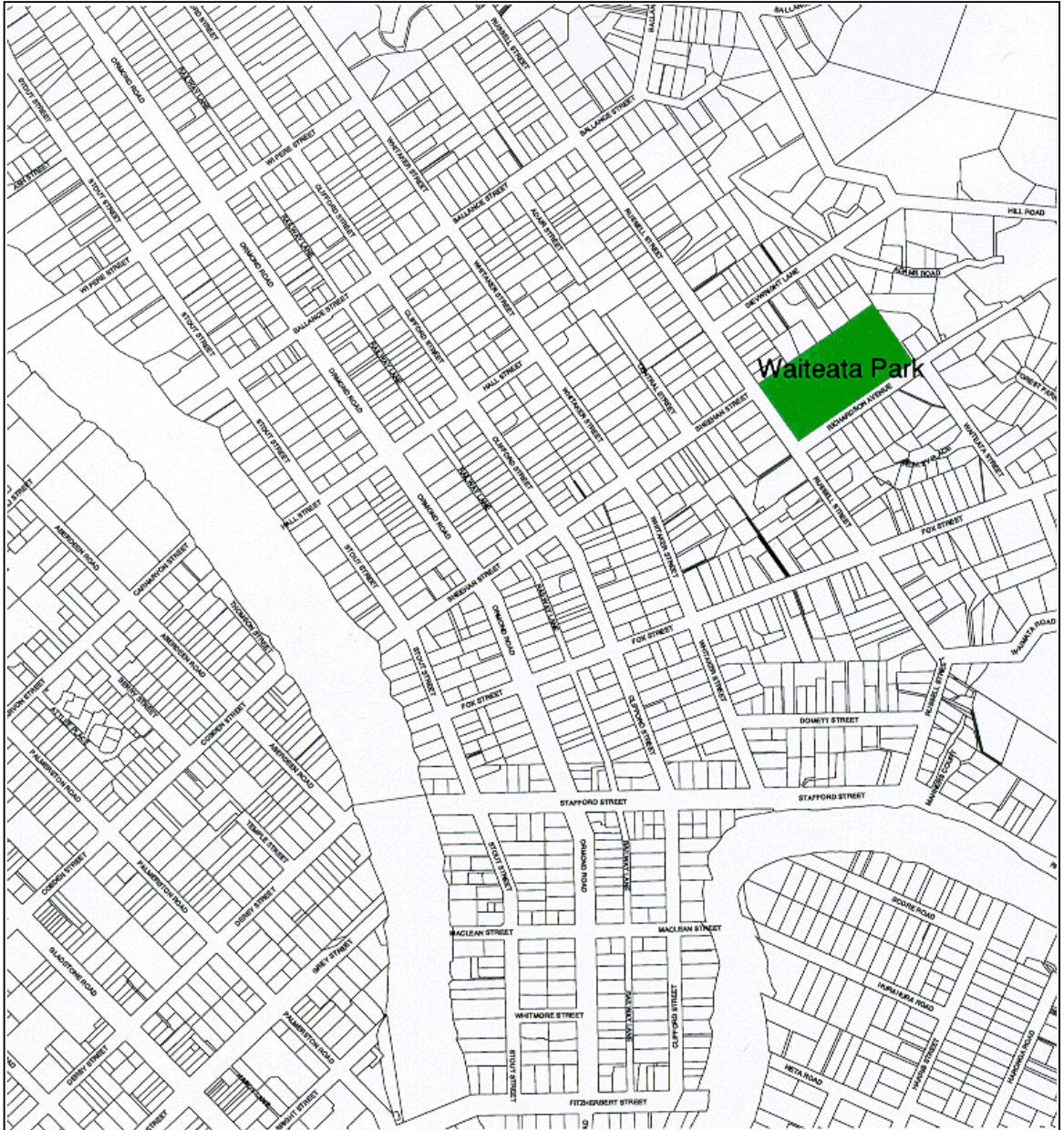
### ***1.1 Reserve Management Plans - Statutory Planning Process***

- a. Council gives public notice of its intention to prepare a reserve management plan.
- b. Submissions are collected over a two month period from the date of notification.
- c. Council publicly releases its draft management plan and invites interested parties and the local community to make suggestions/ express concern in the submission process.
- d. Council can have a Reserves Management Plan hearing to consider submissions received.
- e. Preparation and release of final management plan.

## Reserves Management Planning Process



2.0a Waiteata Park - Gisborne



## 2.1 Introduction

Waiteata Park is situated on the northwest corner of Russell Street and Richardson Avenue in Whataupoko, Gisborne, New Zealand. Waiteata Park takes its name from the stream which runs diagonally through it. The Maori name Wai-te-ata translated into English means “*the clear gently flowing water*”.

The Waiteata Park resource has had a history of various recreational uses since it was purchased by the Gisborne District Borough in 1909. Waiteata Park is classified as a Recreation Reserve under the Reserves Act 1977, and is zoned as a Neighbourhood Reserve in the Proposed Gisborne District Combined Regional Land and District Plan. Waiteata Park now functions primarily as a neighbourhood reserve (although Waiteata Park is also popular with the wider community) providing open space for passive and informal active recreation. The park is also used as a Dog Exercise Area. The preservation and use of this open space provides important social, mental, and physical benefits for the local residents and wider community at large.

Waiteata Park has a natural division by means of a small stream. The park contains children’s play equipment in the corner, where the two street frontages meet. This is an appropriate site within the reserve for play equipment as it is easily accessible from surrounding residents houses. The play equipment is also visible to neighbours of the reserve and the people passing. This adds an element of safety. The play equipment is *structurally* safe (complying with the New Zealand Play Equipment Safety Standards), but the position of the play equipment also helps eliminate undesirable behaviour, such as bullying, vandalism, and the loitering of unsavoury people.

The rest of the park provides open space with seating and picnic tables in various high use areas of the reserve. There is a small area of trees (some of which are native) at the most northern point of the stream which periodically habitat native wildlife.

The park includes a carpark with six parking spaces. This is an adequate parking area for the number of users who drive to the park. At present people are parking on the grass under the trees along the Russell Street frontage instead of parking in the designated car parking area. This is having an adverse effect on the vegetation and appearance of the park. Presently there is full pedestrian access along both street frontages.



## 2.2 Status/Area

The total area of Waiteata Park is 2.0234 hectares. Its legal description is Lot 1 on Deposited Plan 1623. This Park is highly valued by the immediate residents of Whataupoko and is very popular with the general public of Gisborne.

## 2.3 Classification

Under the Reserves Act 1977 Waiteata Park is classified as a **Recreational Reserve**. The purpose of Recreation Reserves under the Act is to provide areas for recreation and sporting activities for the physical welfare and enjoyment of the public. Special emphasis is placed on retaining open spaces for outdoor recreational activities. Waiteata park is zoned as a **Neighbourhood Reserve** in the Proposed Gisborne District Combined Regional Land and District Plan. This zoning encourages passive and informal active recreation with an emphasis on open space.

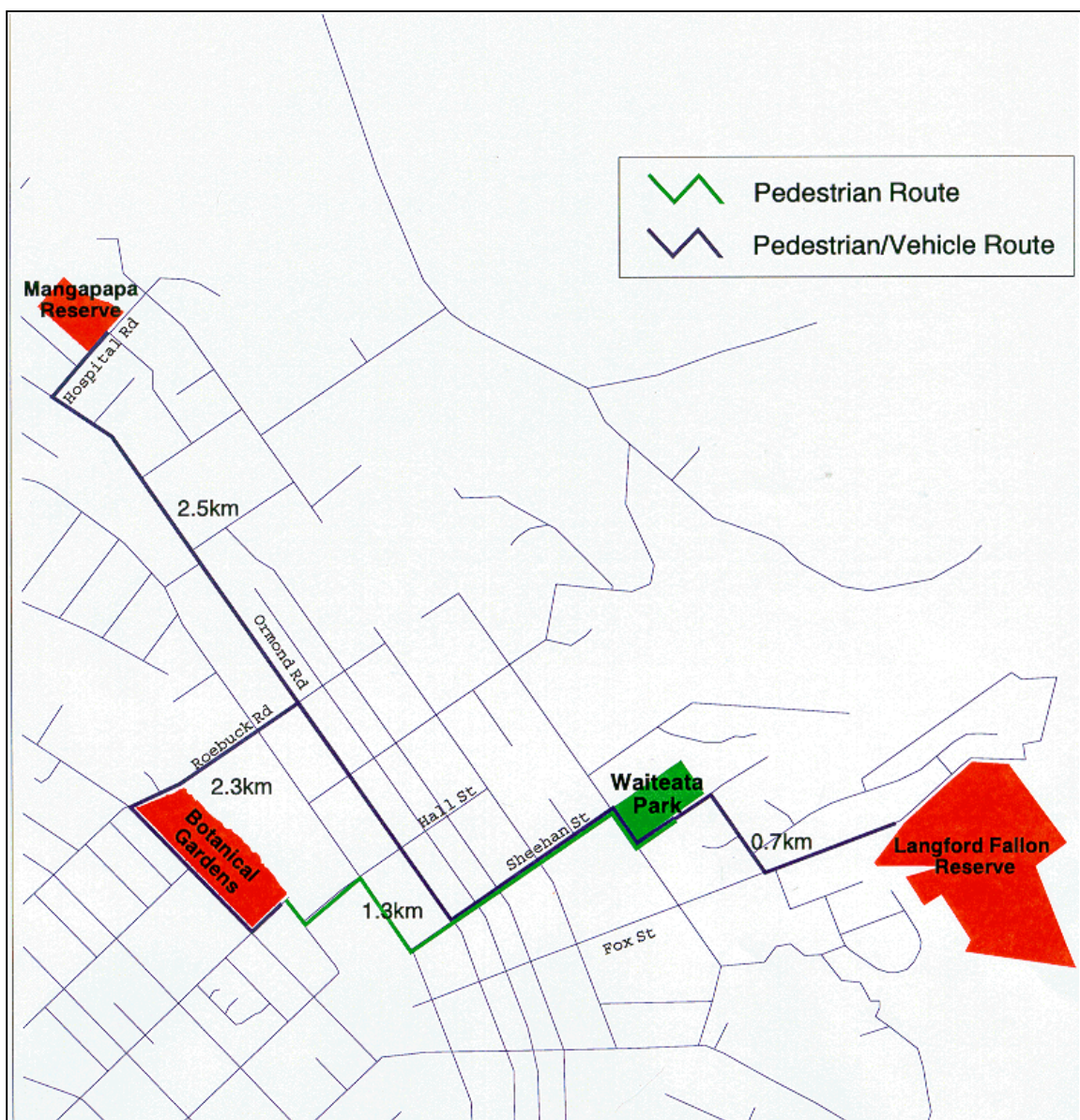
## 2.4 Relationships To Other Reserves In The Area (see 2.4a for map)

Waiteata Park is one of a series of neighbourhood reserves in the Gisborne District. Mangapapa Reserve is the nearest *neighbourhood* reserve which is 2.5 km away. Mangapapa Reserve is on Hospital Road off Ormond Road. This neighbourhood reserve has toilet facilities, play equipment, and picnic tables. Mangapapa Reserve has a large area of open space, and trees which run along either side. Another reserve near Waiteata Park is the Langford/Fallon Reserve. This land has been planted in trees to increase land stability. This land has not been developed as a Recreation Reserve, but there is an informal track which runs up the hill. The Langford/Fallon Reserve is 0.8km from Waiteata Park.

The Botanical Gardens is within close proximity to Waiteata Park. In the 1996 Urban Neighbourhood Reserve survey carried out by Reserves Planning during the writing process of the Gisborne District Council's Recreation Plan 1998 — 2003, the Botanical Gardens was voted top Gisborne Reserve. It has attractive garden themes based on the origins of Gisborne's Sister Cities in Japan and Australia. There is also a bird sanctuary. The Botanical Gardens has play equipment which is close to the car park, seating, and picnic tables. The fact that these facilities and furniture are near to each other is an attraction to the reserve for young families whose recreational activities generally revolve around the use of the play equipment and picnic facilities. The Botanical Gardens is 2.3km by car, and 1.3km by foot. The pedestrian route crosses the Hall Street walk bridge, which is situated at the end of Hall Street.

Gisborne has many reserves to enhance residential amenity in the built environment. Waiteata Park is well used by local residents and the general public. Waiteata Park was identified by community members in the 1996 survey mentioned above as one of the top five reserves in Gisborne. This amplifies the importance of successful management, development, use, enjoyment, preservation and protection for the local residents and wider community.

**2.4a Reserve Linkages from Waiteata Park**



## 2.5 Historical Analysis

The Gisborne District Borough purchased the land area now known as Waiteata Park in September 1909, for the sum of 1,800 pounds. Over the years the park has been used for various activities. During World War II the land was used for grazing and cropping. Netball was played at the park in 1921, and children's play equipment was erected in 1946.

Wai-te-ata Scout group replaced an old hut that was on the park in 1966 with their new Scout Hall. The Wai-te-ata Scout group used the hall and park as their headquarters. The Scout group held their field and gala days there until the hall was severely damaged by fire in 1997. The hall was demolished in January 1998.

## 2.6 Site Characteristics

Waiteata Park is a barely modified site where natural character and open space are its finest assets. The park contains a gentle undulating landscape, a meandering stream, and a small dense grouping of native and exotic trees next to the stream at the northern end of the park. The grouping of trees provides a wilderness ambience. Landscaped gardens would not be appropriate for this particular reserve which would detract from the reserve's natural character.

The stream is a prominent characteristic of Waiteata Park. The stream once had flax and toitoi which grew along either side of the stream. This provided habitat for Weka. Weka were once common native birds of the East Coast. Since Cyclone Bola in 1988 they have become a rare sight. The vegetation along the side of the stream also provided nesting areas for ducks which would return there annually.

The species of trees in Waiteata Park at present are as follows;

- |            |                |               |
|------------|----------------|---------------|
| - Ash      | - Pittosporum  | - Rimu        |
| - Cabbage  | - Beech        | - Titoki      |
| - Fir      | - Mahoe        | - Kowhai      |
| - Karaka   | - Matai        | - Oak         |
| - Miro     | - Laurel       | - Liquidambar |
| - Privet   | - Silver Birch | - Cedar       |
| - Willow   | - Redwood      | - Silky Oak   |
| - Magnolia | - Olearia      |               |

## 2.7 Development

### A. Landscape Work:

Maintaining the trees in Waiteata park includes keeping them pruned back off the pedestrian track that runs along the stream. The track also needs some work. The path should be boxed and covered with small stones (perhaps river stones) to allow for drainage, to provide a safe pedestrian route through the park, and to stop the banks eroding into the stream.

The flax and toitoi which once grew along either side of the stream should be replaced under section 42 of the Reserve Act 1977, and comply with rules 5.12 of this Management Plan. This will encourage the return of Wekas and nesting ducks which once inhabited this vegetation in Waiteata Park. Any new planting of trees should (where appropriate) be natives.

### B. Signs:

The park needs new signs to notify the public of permitted and prohibited activities within the park boundaries. This will encourage appropriate activities within the reserves intended purpose.

### C. Furniture:

More picnic tables and seating are needed. New furniture should be placed on the eastern (play equipment) side only. The western side should remain an open space area free of furniture. This side is constantly used for active recreation. On the eastern side a picnic table should be placed in the corner of Russell Street and Richardson Avenue next to the 'Roktopus' and climbing frame. This will then provide seating closer to the play equipment than present seating and will be under the trees for shade. A Rubbish receptacle should be placed next to the this picnic table and another rubbish receptacle is needed over by the carpark. People at present are dumping rubbish from their car on to the carpark.

### D. Fence:

A low visually sensitive fence or bollards and chains should be put in place around the perimeter of the park. This is necessary to keep vehicles off the reserve, and should encourage the parking of vehicles in the designated car park. If a low fence is to be used it should have a removable section or chain to allow access for Council, maintenance, and emergency services vehicles.

**E. Carpark:**

The carpark on Richardson Avenue needs to be levelled and tar-sealed. At present the carpark is not sealed and it has large pot holes. These pot holes create a dust nuisance in high winds. The car park provides parking spaces for six vehicles. The car park may need to be enlarged at a later date. At present a lot of vehicles are parking on the grass. The suggested fence will stop the parking of vehicles on the reserve itself, therefore a larger designated area for parking may need to be provided. Another car park along the Russell Street frontage is an option.

### **3.1 Landscape Work**

The Scout Hall was built in 1966 and was used by the Scouts until 1997 when the hall was severely damaged by fire and promptly demolished. The site which is in front of the car park off Richardson Avenue has been planted in grass. A bridge has been built over the stream to allow further access to the far side of the reserve.

### **3.2 Vehicle Restraints**

Vehicle access to the park is restricted to council vehicles and those given authority to carry out maintenance work. To protect the park landscape, a fence around the perimeter of the park (as already mentioned) is suggested. Thus allowing pedestrian access points only. A designated car park area for reserve users is provided on Richardson Avenue.

### **3.3 Tree Establishment**

The reserve has a boundary of trees on the Russell Street and Richardson Avenue frontages. Native tree species should be used for any new tree planting, including the replacing of dead trees. More native trees in the reserve should encourage the return of the native wild life which once lived there. These include tuis, wood pigeons, kingfishers, and also wild ducks.

### **3.4 Use of Facilities**

This park has few structural facilities as open space is a vital requisite for recreation reserves. There is a walk bridge which allows pedestrians to cross Waiteata Stream providing access from one part of the reserve to the other without having to walk to the far southern end of the reserve where the stream continues under ground.

There are several pieces of play equipment. These are kept free of graffiti and regular safety and maintenance checks are vital in providing a safe environment for reserve users, especially children.

As mentioned, there was until recently a Scout Hall on the reserve. This structure led to grievances on a number of occasions for the local residents, concerned that Waiteata Park should ultimately provide for neighbourhood reserve activities. It is suggested that no buildings or leases shall occur on Waiteata Park in the future; unless deemed a vital necessity in providing for the needs of the immediate community.

**3.5 Reserve Users**

As previously mentioned, the current use of Waiteata Park is for passive and informal active recreation. Neighbourhood reserves provide open space vital for the communities well being, as an escape from the built environment.

The Gisborne District Council undertook an Urban Neighbourhood Reserves Survey in 1996. This survey was undertaken as a result of accumulating adverse effects on the residential amenity. The survey revealed that people perceive reserves as playing a very important role in neighbourhood recreation. 83% of respondents reported using neighbourhood reserves on a regular basis for a number of activities, including the following:

- Fitness for themselves 27%
- As a playground 45%
- Picnics 18%
- Relaxation 38%

Of the total population surveyed 99% either used neighbourhood reserves for passive and/or active recreation, or believed they were an important part of the neighbourhood landscape.

The garden environment and play equipment were described as important features which attracted the respondents to recreate in neighbourhood reserves.

Waiteata park is predominantly used by the immediate surrounding residents. The reserve has play equipment which is a popular play area for the neighbourhood children and the beautiful reserve landscape attracts many other users of various ages. The reserve scenery also provides a popular picnic spot. It is not only a popular reserve with the immediate residents, but with the wider Gisborne community.

When respondents were asked to identify their favourite parks the following results were obtained:

<b>PARK</b>	<b>1ST FAVOURITE</b>	<b>2ND FAVOURITE</b>
Botanical Gardens	33%	14%
Adventure Playground	13%	13%
Anzac Park	14%	10%
Rugby Park	5%	1%
Waiteata Park	3%	3%

(Statistical data from the Gisborne District Council Recreation Plan 1998-2003)

**3.6 Vandalism**

Unlike many other reserves in the district, vandalism has not been a continual problem at Waiteata Park. This is obviously a credit to the residents which live around the boundary of the reserve and monitor the activities which take place on it. While Council recognises that vandalism is an on going social problem which needs to be addressed at both a local and national level, we also recognise that the problem is hard to combat within the confines of a Management Plan. However, Council does recognise that there is a need to encourage local residents to play a more active role in reporting and discouraging any undesirable behaviour that they witness within Council reserves.





**PHOTO 1 : Newly built walk bridge over Waiteata Park Stream.  
A well known site characteristic of Waiteata Park.**



**PHOTO 2 : A park used for both passive and active recreation**



**PHOTO 3 : The *old* playground equipment .....**



**PHOTO 4 : ..... *and the new!***

**4.1 Objective 1**

Development and use of reserve land that does not adversely effect the character of open space.

***Policies***

- a. To allow only development that is necessary for the use and enjoyment of the reserve.
- b. To minimise the visual impact of any development that may detract from open space.

**4.2 Objective 2**

Development and use of the reserve that does not adversely effect the reserve land or the surrounding environment.

***Policies***

- a. To allow only development that is necessary for the use and enjoyment of the reserve.
- b. To ensure that any development on reserve land does not adversely effect the reserve or surrounding environment.
- c. To ensure the preservation and general well-being of the wild life in the reserve eco-system.
- d. To minimise vehicle access on to the reserve.

**4.3 Objective 3**

Design and development of the reserve to provide open space for various recreational activities.

***Policies***

- a. To preserve, enhance, and utilise Waiteta Park in a manner that is consistent with the reserves intended use.
- b. Develop and manage open space to avoid conflict between incompatible users. (eg. Elderly and skateboarders).

- c. Use design and development to encourage appropriate use of Waiteata Park.
- d. Develop and manage Waiteata Park to allow for passive and active recreation.
- e. To allow dog owners the opportunity to exercise their pets in Waiteata Park without reducing the enjoyment of the park for other users.

#### **4.4 Objective 4**

The development and management of Waiteata Park to avoid potential danger for reserve users.

##### ***Policies***

- a. To ensure that the design and building of structures comply with the Building Act 1991.
- b. To ensure that play equipment and facilities provided comply with the New Zealand Standards for Playgrounds and Play Equipment (NZS 5828), and their conditions are monitored.
- c. To ensure that the design of landscaping is safe and avoids potentially dangerous locations (avoid potential hiding places).
- d. To provide adequate lighting for those paths intended for pedestrian night use. This encourages users to use the safe, lit, route.
- e. Existing trees shall be maintained in good condition and may be removed only for reasons of safety and good management.

### **5.1 Development**

- a. Any development, work, or special recreational use on Waiteata Park must have the approval of the Reserve Supervisor and the Reserve Planner.
- b. Reserve development shall comply with the objectives and policies of the District Plan and the Reserves Act 1977.
- c. Development of the reserve shall emphasise and enhance the value of open space for recreational purposes.

### **5.2 The location of buildings**

Sculpture, artwork and plaques in Waiteata Park will be located only where:

- a. They will not unduly restrict the area use available for outdoor recreation.
- b. They do not obstruct the entrances to the reserve, either physically or visually.
- c. They do not detract from the open nature of the reserve, especially as seen from the road.

### **5.3 New Buildings**

- a. All new buildings (including fences) must comply with the regulations set out in the Fencing Act 1977 and the Building Act 1991.

### **5.4 Size and Design**

Size and design of all new buildings and structures shall be of a size and design in which:

- a. The form, design and location of the building does not have any adverse effects on the visual and physical features of the reserve.
- b. Materials colour and design will be in sympathy with the natural surroundings.
- c. The design of buildings and /or facilities will be in compliance with the design and performance requirements of the District Plan.

- d. The appearance of buildings and materials used in their construction will minimise the opportunities for vandalism.

### **5.5 Substandard Buildings**

Substandard buildings and structures shall be removed and replaced if necessary.

### **5.6 Leases and Licences for Use of Land and Facilities**

- a. The development and use of any land leased out shall comply with the general and specific policies controlling the reserve under the requirements of the District Plan, and the requirements of the Reserve Act 1977.
- b. The conditions of any leases shall be based on those prescribed in the First Schedule of the Reserves Act 1977.

### **5.7 Overnight Camping**

Over night camping on Waiteata Park is prohibited.

### **5.8 Commercial Activity**

Temporary small scale commercial activity such as gala days and flea markets will be permitted if the following conditions are met:

- a. Organisers must gain the permission of the Council to hold such events.
- b. Council may require a bond to cover damage to vegetation or buildings, and rubbish collection.
- c. The commercial activity in a recreational reserve may only be an occasional event. Regular commercial events will not be permitted.

### **5.9 Charge Events**

Charge events will be permitted if the following conditions are met:-

- a. Organisers gain the permission of Council to hold such events.
- b. Council may require a bond to cover any damage resulting from the charge event activities.

### **5.10 Visitor Numbers**

There is no restriction on the number of visitor numbers in recreational reserves (except in those conditions outlined below).

- a. Special events such as galas and charge events that may attract large numbers of people to a particular reserve may require a permit from the Council (See policy (5.9 (a) ). Council will determine whether visitor numbers maybe too high and can impose conditions, transfer the event to another park or not permit it to go ahead.

### **5.11 Tree maintenance and removal**

Existing trees shall be maintained in good condition and may be removed only for reasons of safety or good management as set out below:

- a. The tree is dead, dying or diseased.
- b. The tree has become a danger to public safety. Example, trees should be pruned away from power lines for public safety.
- c. The tree is obstructing the water flow in any drainage system, or Waiteata stream.
- d. The tree is suppressing or inhibiting growth of a more desirable specimen of tree or other vegetation of greater interest to the public (ie native).
- e. The tree is a poor specimen or is unsuited to the site due to soil type or other factors and needs to be removed in order that the area be replanted with trees that will make better specimens.
- f. No tree removal will commence without the approval of the Reserves Supervisor. Any planting undertaken must have the prior consent of the Reserves Supervisor and the Reserves Planner.

### **5.12 New Planting**

New planting will take place in appropriate areas where they will enhance the environment of the reserve in order to;

- a. Provide shelter and shade for reserve users.

- b. Replace trees removed for reasons listed in 5.11 (Tree Maintenance and Removal).
- c. Increase soil stability and control erosion.
- d. Screen the boundaries of the Park.
- e. At all appropriate opportunities native species shall be selected for new planting.
- f. New planting will be undertaken as staffing and financing permits.

### **5.13 Landscaping**

All landscaping will take into consideration the location of the reserve within the immediate neighbourhood and the importance of open space and the intended use of that reserve.

### **5.14 Ground Management**

- a. The Council will maintain the grounds to a level acceptable for informal active recreation.
- b. The Council will endeavour to reduce the extent of vandalism within the reserve.

### **5.15 Seating**

- a. Picnic tables, litter receptacles, barbecues, play equipment and other park furniture shall be placed in pleasant settings with regard to the orientation of the sun, shelter from the wind, and views of the reserve.
- b. Care shall be taken to avoid any visual distraction from the natural environment. All furniture shall be of a design functionally and visually appropriate to their surroundings.

### **5.16 Site Furniture and Fittings**

To provide site furniture and fittings appropriate to the park and compliant with the parks policies to facilitate public use and enjoyment of the park.

- a. The placement of site fittings shall be planned to minimise their visual impact.



- b. Furniture and fittings shall be designed so that they relate to one and other, and are successfully integrated into the park setting.
- c. Seating and picnic tables shall be placed in appropriate locations with regard to the orientation of sun, shelter, visibility and views.
- d. Rubbish receptacles should be placed in high use areas.

#### **5.17 Fences**

- a. The fence shall be of a height and design to minimise visual impact.
- b. The fence shall restrict vehicle access and parking on non-designated areas.
- c. All fences and boundaries must comply with the provisions of the Proposed District Plan and Building Act 1991.
- d. Fences and boundaries will be of a design which is consistent with their intended function and use.
- e. The Fencing Act (1977) will be invoked to ensure cost sharing for the maintenance and construction of boundary fences if necessary.

#### **5.18 Vehicle access and Parking**

- a. Council vehicles and other vehicles authorised by the council shall have access to all parts of the reserve where there use is necessary.
- b. Parking should occur in designated car parking areas.

#### **5.19 Signs**

Signs located on reserves will be subject to the following design criteria;

- a. All signs on reserves are to comply with the provisions of the District Plan.
- b. Signs are to be visually prominent but not in such a position as to detract from the landscape qualities.
- c. The designs of signs shall be of one standard, functional and integrated with the surrounding landscape.
- d. Where possible, all information will be consolidated on to one sign.



**5.20 Dog Control**

Dogs may be exercised on the reserve only when on a lead or harness.