



# **GISBORNE**

## District Council

### **Adventure Playground Management Plan**





## **Adventure Playground 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**

***Location Map — Fig 1.0***

***1.0 Purpose and Function of Reserve Management Plans***

- 1.1 Reserve Management Plans — Statutory Planning Process
- 1.2 Flow Chart : The Reserve Management Planning Process

***2.0 Location/Access***

- 2a. Map : Adventure Playground
- 2b. Map : Site Plan and development
- 2.1 Introduction
- 2.2 Management Planning Objectives
- 2.3 Legislation and Classification
- 2.4 Status/Area
- 2.5 Classification
- 2.6 Relationships to Other Reserves in the Area
- 2.6a Map : Linkages between the Adventure Playground & Other Reserves in the area
- 2.7 Development
  - a. New Play Equipment
  - b. Shade Provisions
  - c. Sewage Plant
  - d. Adventure Playground Lake
  - e. Paths - Linkages within the Reserve
  - f. Signage
  - g. Seating
- 2.8 Proposed Development
  - a. Proposed Surf Club Club Rooms
  - b. Proposed Millennium Wall

***3.0 Management Issues***

- 3.1 Landscape Work
- 3.2 Maintenance
- 3.3 Vehicle Restraints
- 3.4 Tree Establishment
- 3.5 Use of Facilities
- 3.6 Reserve Users
- 3.7 Vandalism

### **4.0 Objectives/Policies**

- 4.1 Development
- 4.2 Development
- 4.3 Management
- 4.4 Commercial and Promotional Use of Open Space
- 4.5 Use of Public Open Space

### **5.0 Methods**

- 5.1 Development
- 5.2 Location of Buildings
- 5.3 All New Buildings
- 5.4 Size and Design
- 5.5 Substandard Buildings
- 5.6 Leases and Licenses for use of Land and Facilities
- 5.7 Overnight Camping
- 5.8 Commercial Activity
- 5.9 Charge Events
- 5.10 Visitor Numbers
- 5.11 Tree Maintenance/Removal
- 5.12 New Planting
- 5.13 Landscaping
- 5.14 Ground Management
- 5.15 Seating
- 5.16 Site Furniture and Fittings
- 5.17 Fences
- 5.18 Vehicle Access and Parking
- 5.19 Signs
- 5.20 Lighting of Reserve
- 5.21 Dog Control
- 5.22 Fire Control

### **6.0 Appendix**

- 6.1 Historical Analysis of the Adventure Playground
- 6.2 Site Characteristics of the Adventure Playground
- 6.3 Design Options for Early Childhood Play Equipment
- 6.4 Signage
- 6.5 Colour Scheme for Play Equipment

---

## 1.0 Purpose and Function of Reserve Management Plans

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.

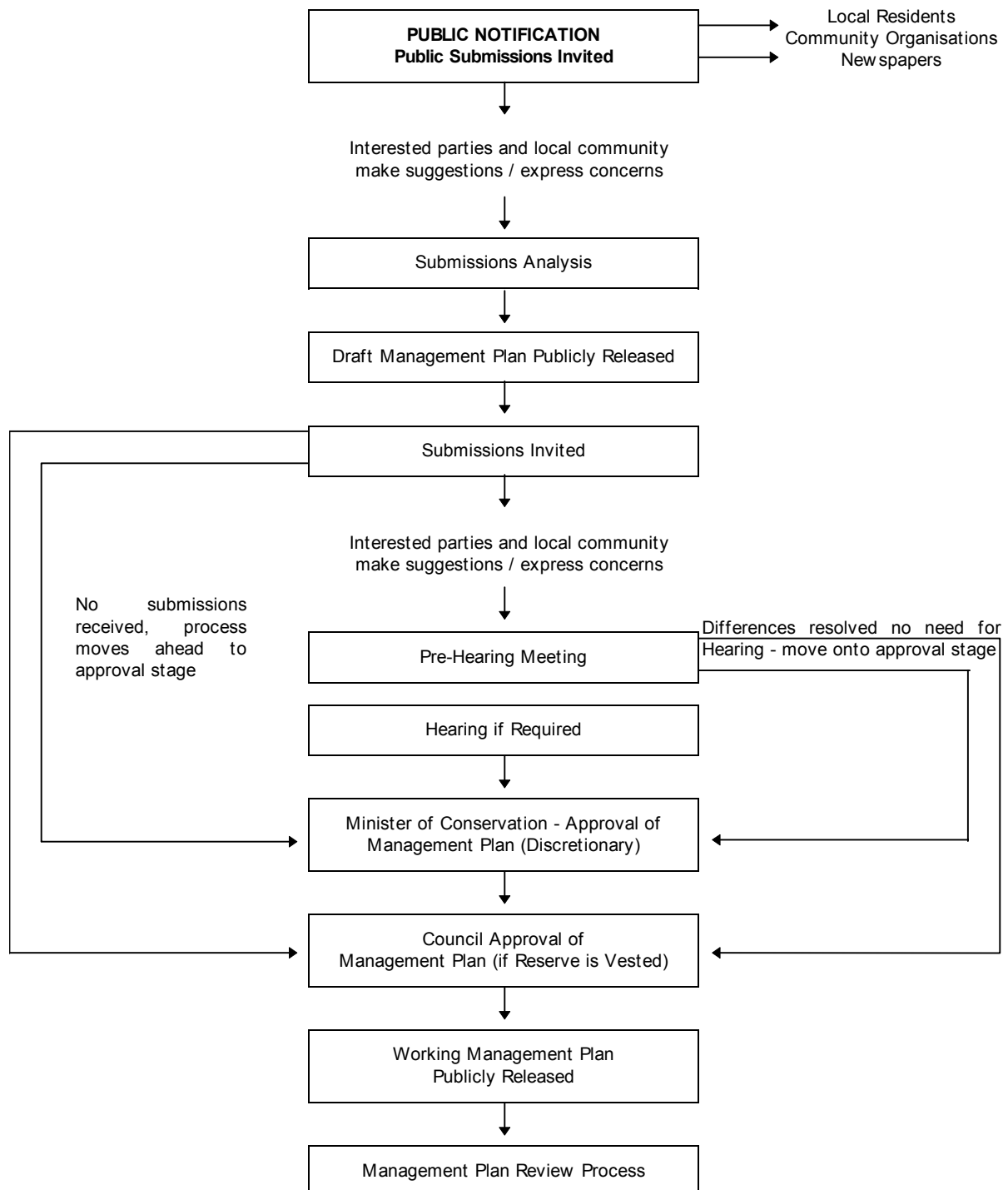
Within regions and communities there exist different needs and social demands over resource availability. One of the primary goals of a reserve management plan is to manage available resources in a way that will meet current needs and facilitate resources and opportunities to meet desired needs. To achieve 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.

# 1.0 Purpose and Function of Reserve Management Plans

## 1.2 Reserve Management Planning Process



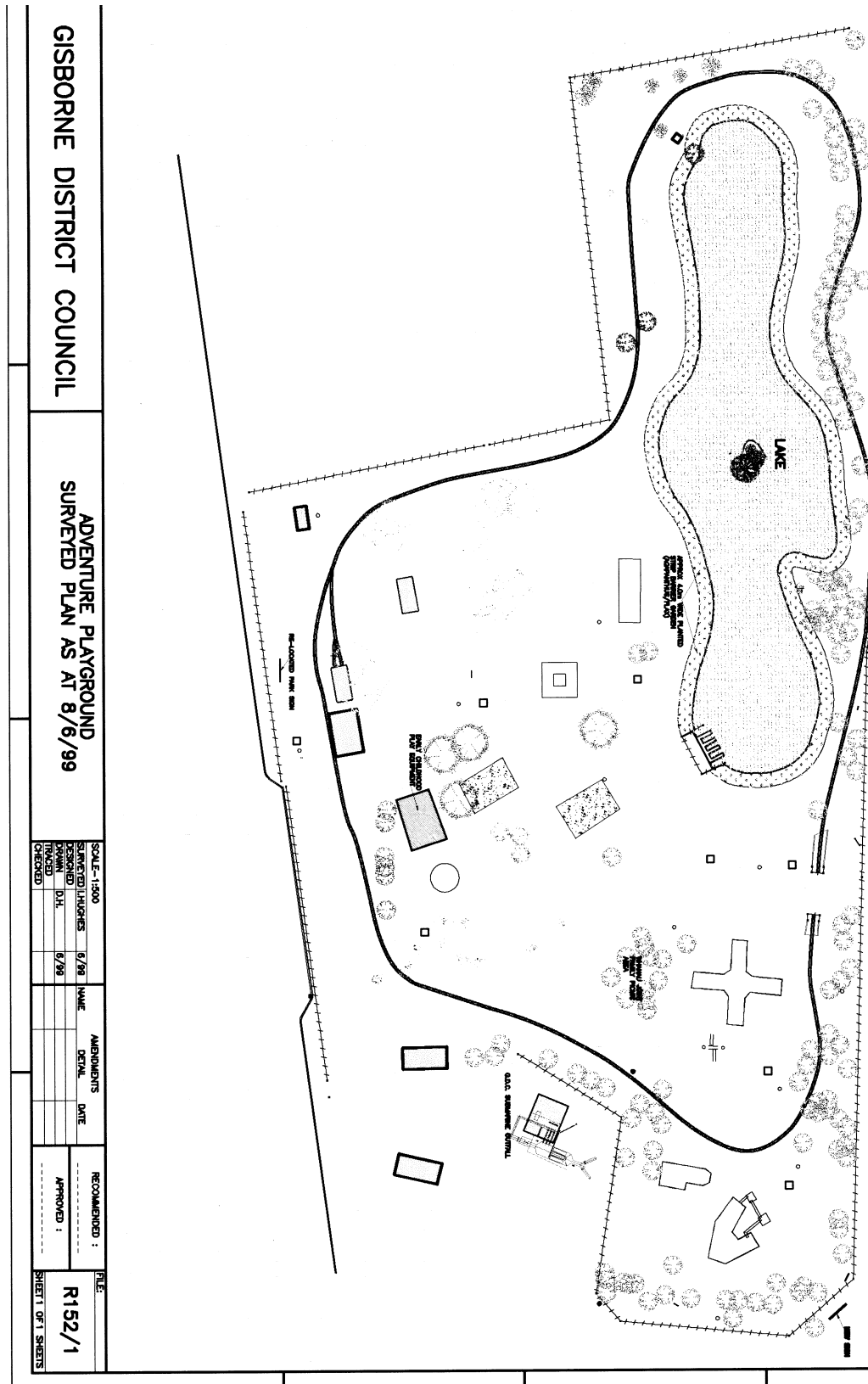
## 2.0 Location / Access

### 2.0a The Adventure Playground, Awapuni Road, Gisborne



## 2.0 Location / Access

### 2.0b Adventure Playground Site Plan and Development





---

## 2.0 Location / Access

### 2.1 Introduction

The naming of this reserve is a reflection of the intent of the culmination of work which was a local Jaycees project. It was officially opened in 1976. The reserve is held for Health Purposes, an indication of its history and is in the process of being classified.

The Adventure Playground will be classified as a Recreation Reserve, with a unique intended purpose. The Adventure Playground has been developed to provide an extensive playground for the children of Gisborne. As children are the target users for this reserve the Adventure Playground Management Plan displays unique and individualised planning, development, and management objectives and policies with a focus on play motivations, needs, and behaviour. The Objectives and Policies of this Management Plan have been written with the goal of providing a playground for play experiences that will stimulate the physical, emotional, creative, social, and spiritual development of children.

We are fortunate to live in a city with plenty of open space where every neighbourhood has at least one neighbourhood reserve. However for the purposes of play these reserves can often be lacking in certain stimuli. Neighbourhood reserves provide *basic* play equipment, this equipment only allows for *basic* play experiences. The Adventure Playground provides enough open space and play equipment to allow for a diversity of experiences. Diversity is a key issue in providing for any recreational experience. It is important that there is a park in Gisborne for children that breaks away from the standard duo of ‘mown grass and swings’.

The Adventure Playground is situated between Awapuni Road, Centennial Marine Drive to the East, and Stanley Road to the North, with the Outdoor Theatre on the Southern side. Pedestrian access can be gained from any one of the three street frontages. A car park is provided along Centennial Marine Drive and street parking is available along Awapuni Road. Parking along Awapuni Road can prove a little dangerous when trying to cross young children over this busy road (State Highway). The area has a high traffic flow due to the industrial nature of the location, the State Highway is also the truck route for logging trucks from Juken Nissho Ltd.

The eastern extremity of the reserve houses the sewage treatment plant and the screening operation. Internal discussions predict that these operations will never be moved from the site. All of Gisborne’s sewerage gravitates to the outfall, therefore it is unlikely that the receiving area will be relocated. Relocation of the sewerage piping system (Interceptors) would be cost prohibitive. In the event of land based system being installed sewage will always be pumped from this point.

---

## 2.0 Location / Access

The odour from the treatment plant can be particularly bad. If the wind is blowing the odour across the reserve being at the Adventure Playground can be unpleasant. Consultants are presently working on a report which will produce options for remedying the odour problem. It is very important to contain this adverse effect and to ensure this incompatible use does not detract from the playground experience.

The Adventure Playground is adjacent Waikanae Beach, 2km south down the East Coast from the Central Business District of Gisborne, on the landward side of Centennial Marine Drive. The industrial area of Gisborne is in close proximity on the western boundary of Awapuni Road. There is limited residential housing around the Adventure Playground. No adequate pedestrian network has been provided to link the surrounding residential area to the leisure open spaces. It is a difficult playground to access without transport.

### 2.2 Management Planning Objectives

- 2.2.1 To satisfy the statutory requirements of the Reserves Act 1977 by preparing management plans for reserves under Council's control, management, or administration.
- 2.2.2 To produce a clear set of policies that will allow Council to develop and manage the Adventure Playground meeting the present and future recreation needs of the community.
- 2.2.3 To achieve community agreement through consultation on the management of the Adventure Playground.

### 2.3 Legislation and Classification

Reserve Management Plans are a statutory requirement of the Reserves Act 1977:

*"The administering body shall prepare and submit to the Minister for his approval a Management Plan for the reserve under its control, management, or administration" (Section 41 (1)).*

*"The Management Plan shall provide for and ensure the use, enjoyment, maintenance, protection, and preservation, as the case may require...the development, as appropriate, of the reserve for the purposes for which it is classified" (Section 41(3)).*

The Adventure Playground is in the process of being classified under the Reserves Act 1977 as a Recreation Reserve. The Adventure Playground is currently held for Public Health purposes under the Public Works Act 1894.

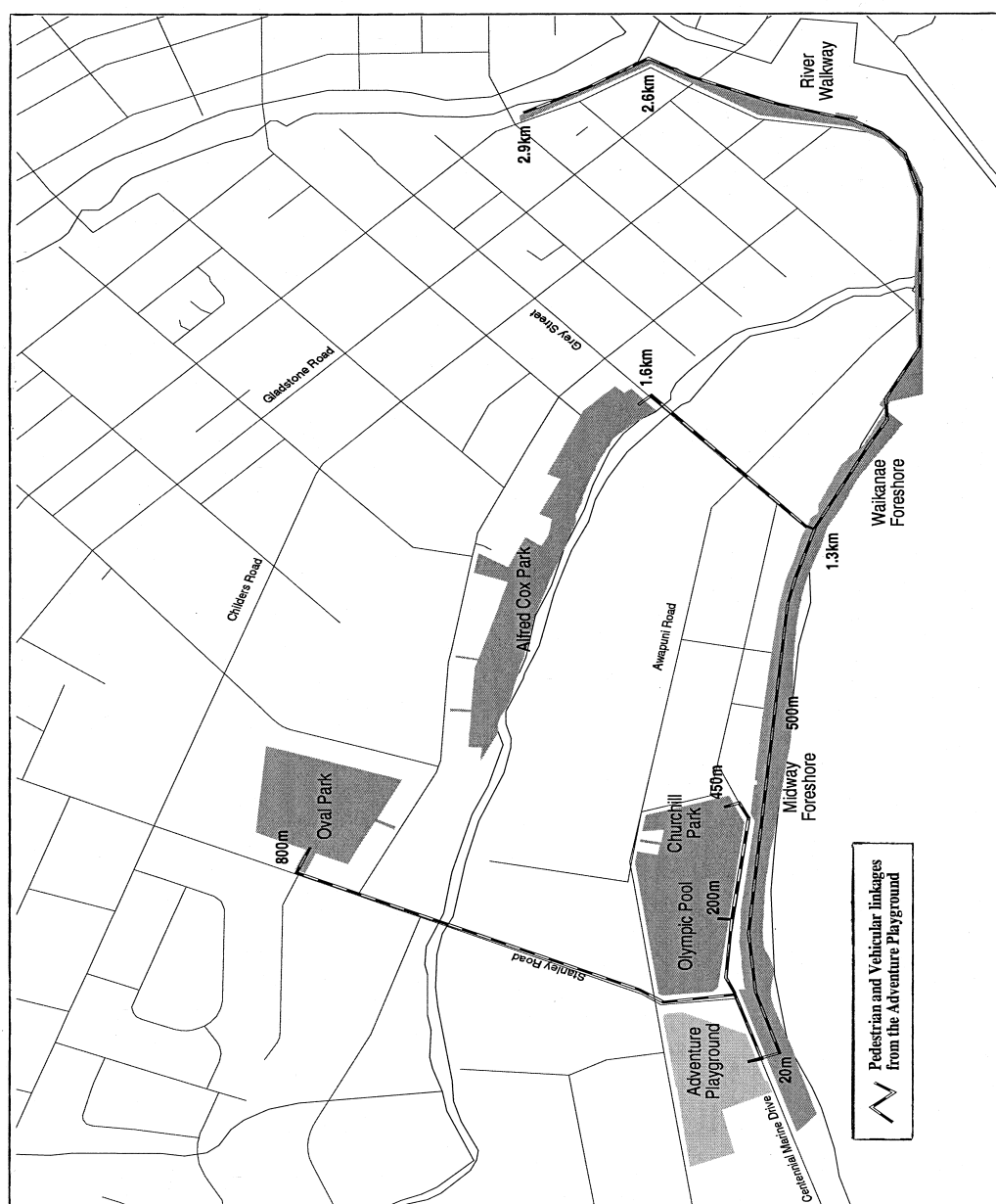
## 2.0 Location / Access

The Adventure Playground is zoned as a Recreation Reserve in the *Proposed* Gisborne District Combined Regional Land and District Plan. The Resource Management Act 1991 is the statutory basis for the *Proposed* District Plan.

### 2.4 Status Area

The total area of The Adventure Playground is 12 acres (4.0836 ha) and is described as Parts Waiohiharore A, B and C and part stopped street on the certificate of title. It was gained for the purposes of Public Health. The site houses the sewage treatment plant and this will remain.

#### 2.4a Linkages Between the Adventure Playground and Other Reserves in the Area



### 2.5 *Relationships To Other Reserves In The Area*

The Adventure Playground is one of a series of reserves in the Awapuni/Midway Foreshore area. The Adventure Playground is part of a network of reserves in the coastal area offering various recreational opportunities.

The Adventure Playground is a unique reserve in Gisborne. Its intended use as a recreation reserve is to provide an extensive play area for the children of Gisborne. Other prominent reserves in the near vicinity used in a link form with the Adventure Playground provide a range of recreational opportunities to meet the leisure needs of the whole family.

The prominent reserves in the area include; the Olympic Pool, Waikanae and Midway foreshores, the Oval, Churchill Park, and the River walkway. The Adventure Playground is less than 200 metres from the Olympic Pool. The Olympic Pool is opposite the Midway Surf Club on the land side of Centennial Marine Drive.

The Olympic Pool Complex is a business unit of the Gisborne District Council. Entrance fees are reasonable due to subsidisation from the Council. The Olympic Pool complex has four outside pools. One is a racing pool, another is a recreational swimming pool, another is a diving pool with three diving boards of various heights, and finally there is a swimming pool for young children. A hydro-slide and play equipment (including a basket ball hoop) are also provided. There is a shop where one can purchase snacks, lunch, and ice creams and water recreational aids such as goggles. There are several picnic tables dispersed around a large grass area alongside the pools. Most of the picnic tables provided have some form of shade coverage. Portable barbecues can be hired. Complex users are welcome to bring their own portable barbecue if desired.

Alongside the Olympic Pool complex is Churchill Park. Churchill Park is the site of the old Gisborne Gaol built in early 1911 designed by Burr and Mirfield. The building ceased to function as a jail in 1950, when the Gisborne Police Station was designated for the purpose. From the early 1950s the Gisborne City Council operated the Churchill Park motor camp on the reserve land and in the building. This was closed during the 1980s. The Gaol is a part of the Gisborne District Council District Heritage Register. It is suggested that the building be protected on the basis of its historic significance.

---

## 2.0 Location / Access

Directly across the road from the Olympic Pool Complex is Midway Beach and the Midway Surf Club. This is a popular surfing spot. The beaches are monitored by trained Surf Life Savers. Midway Beach is a long white sand beach which adjoins Waikanae Beach. Both of these town beaches are very busy in the summer. Public toilets, car parking, changing sheds, showers, and picnic tables are all provided in various places along the Midway foreshore.

To further the beach experience one can walk along the foreshore or the beach to Waikanae Surf Club. This is a 1.3 km walk heading north along the coast from the Midway Beach. Next to the Waikanae Surf Club is Waikanae Park. Waikanae Park has tennis courts, car parking area, and picnic tables placed in popular eating areas where shade is provided and there are undisturbed picturesque views of the bay.

From Waikanae Park there is a proposed walkway to continue from Waikanae Park towards the Port. A bridge would be built to allow the crossing of Waikanae Creek. The walkway will then follow the Tauranganui River (the shortest river in the world) behind the old Wattie's building down towards Reads Quay to complete a 2.6 km scenic walk. This walkway expires in the Central Business District of Gisborne City. The walk can be walked in the opposite direction where walkers may prefer to start in town and walk to the Adventure Playground. Parking is available at both the Adventure Playground and at Reads Quay.

The Adventure Playground is within close proximity to The Oval. The Oval is 800 metres from the Adventure Playground. This recreation reserve has sports fields which are used for rugby in the winter and cricket in the summer.

Another option for reserve linkages is from Waikanae Surf Club to head up Grey Street away from the beach towards town for 300 metres which will bring you to Alfred Cox Park. The easiest access point coming from this direction, especially if by foot, is to enter via the path which runs into the park between Waikanae Creek and the Tourist Centre. Alfred Cox Park is a recreation reserve which runs along Waikanae Creek. Picnic tables are provided and there are long stretches of grass and plenty of trees to provide shade. Every Saturday morning Alfred Cox Park hosts the Gisborne Fleamarket.

Linkages would be improved if there was a pedestrian crossing across Awapuni Road on the Adventure Playground side of Stanley Road, though it is highly unlikely that a pedestrian crossing will ever be placed over this State Highway.

---

## 2.0 Location / Access

It is a busy road with an industrial and residential area on one side and on the other side there is an abundance of open space providing land for various recreational opportunities. With Midway Beach, the Olympic Pools, Churchill Park, and Adventure Park. Pedestrian access to these reserves can be very dangerous especially for unaccompanied children.

### 2.5 Development

#### a. New Play Equipment

When new play equipment is provided it is vital that a choice of different activities is available within the equipment offered, that is, select from a range such as sliding, swinging, balancing, climbing, agility, travelling, rotating, or rocking apparatus. These are vital in the development of children, both physically and mentally. The popularity of the newly placed 'Roktopus' displays the need for play equipment that allows for different motions than the standard play equipment. This new piece of equipment is popular in all the parks where it has been placed. This piece of equipment is bright which catches the eye of young children and is user-friendly for a range of ages. The 'foxbat' flying fox is in the process of being established in the Adventure Playground as requested by the Adventure Playground Management Trust. This flying fox is designed by the same people that designed the 'Roktopus', and should encourage the same level of interest and enthusiasm, if not more.

Safety is an important issue in developing playgrounds and in the selection of play equipment. An important aspect of play is the adventure, creating challenges, and defining risks. However the play equipment users should not be exposed to unnecessary risk and danger. The aim in terms of design, development, and management must be to identify objective danger and keep this as simple and as identified as possible. At the same time maintaining a level of subjective danger where challenge can be found with relatively low real risk and danger levels.

Players cannot be placed in a total cocoon or alternatively in unacceptable danger. The former can produce an environment not conducive to personal development, and the latter an environment that is likely to injure and therefore also hinder personal development.

It is important to develop the Adventure Playground into a playground which **all** children (regardless of age or physical/mental abilities) can access and enjoy. 'Accessibility' in the playground industry means providing safe and challenging play environments for children of all abilities.



---

## 2.0 Location / Access

The most significant aspect of making an item of play equipment accessible is to understand that children with disabilities need many of the same challenges as those without disabilities. Gisborne is lacking in play areas with equipment for the disabled, and young children (pre-school ages). There is a high demand for play equipment that will cater for these groups of children.

Reserves planning suggest developing an area specifically for young children (between the ages of 2-5 years old). This area needs different equipment from what is presently provided. This area needs to be compact and separated from the rest of the park for it to be an effective play area for pre-school children. The objective should be to provide a small area where young children feel safe and free to explore. This area must be placed or designed in a way where caregivers can be close to the young children's play area and also be able to watch children that may be using different areas of the park. Design options for suitable play equipment are included in the Appendix (Appendix 6.3).

b. **Shade Provisions**

In the middle of summer the Adventure Playground can become unbearably hot for those partaking in both passive and active recreation. There is enough seating to provide viewing and resting spots but there is no shade to allow protection from the harsh sun. Some seating should be placed under the cluster of big Pine trees for picnicking or simply to provide a cool place to escape the sun. The only problem with having seating under the Pine trees is that it is not close to play equipment and viewing can be difficult.

Where seating is currently provided it is close to the play equipment, but there is no shade. Perhaps some shade providing structures could be built over these tables. Perhaps more trees could be planted but these take some time to grow to a reasonable height where they can provide sufficient shade.

Another option is for sun umbrellas. Umbrellas for these picnic tables could be made available through hiring from the train station with a deposit. The Adventure Playground Management Trust may decide to provide umbrellas for the tables. The table could have a concrete footing in which the umbrella could be locked to with a lockable eye. This would eliminate theft of the umbrellas. The umbrellas would have to be put out every morning and brought in again in the evenings. The Trust could store these umbrellas in the train station. The Cancer Society may donate some umbrellas.

---

## 2.0 Location / Access

c. **Sewage Plant**

Work on the construction of the first sanitary sewer drains commenced in 1909. The effluent drained into septic tanks, one at the beach end of Stanley Road (next to the Adventure Playground site), and the other near Kaiti Beach. In 1966 work was completed on a sewage collection and disposal scheme which:

- Disposes of untreated comminuted City sewage and trade wastes into the sea via a submarine outfall pipe discharging at a depth of 17 metres, 1830 metres out from Midway Beach.
- Providing a trunk sewer system capable of serving 45,500 inhabitants.

Auckland consultants Tonkin and Taylor Limited are presently working on mitigating odour nuisance emitted from the Stanley Road site. They have produced a report titled Draft Gisborne District Council Options for Mitigation of Odour, Effluent collection, and Milliscreen Plant. Consultants are evaluating which odour prevention method will be most effective for this particular site.

The appropriate method shall be known by July 1999 and the odour issues hope to be resolved by December 1999. The smell can make recreating at the Adventure playground, and anywhere else in the near vicinity (ex Midway Beach) rather unpleasant.

d. **The Adventure Playground Lake**

The Adventure Playground lake contributes to the water environment theme in association with the coastal location of the Adventure Playground (where one can hear, taste and smell the Pacific Ocean). This is where children can use water bikes and boats in the summer months. This is also a place where children can feed the ducks that inhabit the lake. The lake contributes to the aesthetics of the Adventure Playground. It is also important as a water resource providing water for the water irrigation system at the Awapuni Sports stadium.

This lake is currently unfenced. The safety of the lake has been a pressing issue since the lakes construction. A young boy drowned in this lake in 1985. Following this incident Council passed by resolution to maintain a ploughed rough strip of land around the perimeter of the lake. This strip should be approximately 4 metres wide to create a warning texture and make difficult the progress of small children towards the lake.



---

## 2.0 Location / Access

Reserves Planning suggest that this 4 metre wide strip be reploughed (as it has grown back and is difficult to differentiate this strip from the rest of the lawn) and planted in dense plantings to form a solid vegetation block around the lake. Plantings could include flax grass, low shrubs, flowering plants (Agapanthas) which grow easily and require no maintenance. This 4 metre strip will then form a very visible garden with flowers and low shrubs.

e. **Paths - linkages within the reserve**

There is a need for links to be made in fun and colourful ways to unite all the facilities of the park together. Reserves Planning suggest big round circles (or footprint shapes) of bright colours on the ground going from play equipment next to the sewage plant and then to the train station and to the pond etc with low (child height) road sign style signs showing where things are supported. Instead of using just words on these signs, pictures should be used to compliment as well (see Appendix 6.4).

Play opportunities that are inaccessible and remote from where others are playing is not helpful. Social interaction in this situation is vital to help all children realise the different needs of one another. Particular types of equipment are especially good for this situation, such as double slides, as they safely allow two persons to use the activity simultaneously.

f. **Signage**

The Adventure Playground is lacking in signs. The reserve needs a big eye catching sign on the corner of Awapuni Road and Stanley Road. This sign should work as an advertisement for the reserve. It should disclose the hours the train is running and when the boats are running. Mr Whippy could be encouraged to visit the Adventure Playground at the same time every weekend, and this could also be included on the sign. This sign should also inform of the position of the carpark in relation to the reserve as often people travel to the Adventure Playground along Awapuni Road and are unaware of the carpark provided on Centennial Marine Drive.

Low signs in the style of road signs at children's eye level would be an effective way of giving directions to various facilities within the reserve (a request received via the submission process). Signs pointing to the toilets, and the toddlers area, and the train station and the lake. These would also be linked by the connect the dot (spots or footprint shapes) linkages. The lake needs signs to generate awareness of the dangers of the reserves surroundings.

---

## 2.0 Location / Access

g. **Seating**

The Adventure Playground has plenty of picnic tables placed around the reserve. Although there is a number of resting opportunities, the opportunities are the same. There is little diversity for passive recreation.

It is suggested that in an area of the reserve (perhaps under the pine trees in the centre of the reserve) several picnic tables be placed together, or extra long picnic tables be supplied to facilitate a Whanau or joint family meeting/eating place. This seating should be placed under shade.

### 2.6 *Proposed Development*

a. **Proposed Surfing Clubrooms**

A Surfing Club has formally requested that Council consider allowing the Club to construct new Club facilities at the Adventure Playground. The Clubrooms would be built adjacent to the existing public toilet on the Centennial Marine Drive frontage of the Reserve. The Adventure Playground site has been selected as the most appropriate site for such Clubrooms due to its location. The proposed site is close to the foredune area, but not in the foredunes (which would have an adverse effect on the dunes formation and stability). Parking is available. The site also offers undisturbed views of the pipeline area which is one of the most favoured surfing spots within the Gisborne District.

b. **Proposed Millennium Wall**

The proposed Millennium Wall is planned to run for one kilometre along Centennial Marine Drive from Watson Park to the Adventure Playground and is expected to be approximately one metre high. The Adventure Playground Management Trust request that the erection of the Wall begin from Pacific Street progressing towards the Adventure Playground. The Millennium wall will carry the names of people from all over the world. These names will be etched in marble tiles. The planning and design of the wall will involve landscaping including new planting and seating. No final decision on whether the wall will require a resource consent will be made until Council sees the final plans, which are being drawn by Opus.

---

## **3.0 Management Issues**

### **3.1 Landscape Work**

The Adventure Playground has been developed on a highly modified site. This land was used until the late 1950's as part of Gisborne refuse disposal tip. During the 1960's the land was largely reclaimed.

Gisborne Jaycees started developing the site for the purposes of a playground in the mid-seventies. By the time of the opening of the Adventure Playground in December 1976 the Adventure Playground lake had been man-made. The excavated soil from this man-made lake was used to form contoured areas over the whole of the site. These contours were designed to provide an interesting landscape for children to play, and also the dips would provide shelter in the afternoons from prevailing winds and sea breeze which can be strong in this coastal location.

The local Jaycees initiated a development and planting programme on the Adventure Playground site before opening the Adventure Playground in December 1976. The planting was envisaged to beautify the landscape and provide shelter from the wind and harsh summer sun for reserve users. Many of these trees are still standing. The Norfolk Pines provide most of the much needed shade.

The Adventure Playground lake is kept free of unsightly algae since the installation of the Bio-clear system. The Bio-Clear system improves the ecological balance of the lake through reducing the BOD, nitrogen, and phosphates in the water, at the same time neutralising the pH. The system eliminates nutritional food for moss, algae and undesirable plant growth. The elimination of weeds is important in providing a safe play area for children. Then at least if children do enter or fall into the water they can be seen. The perimeter of the lake is to be ploughed and planted within a 4 metre strip surrounding the lake. This will act as a barrier, keeping children out of the water.

An adequate amount of seating and picnic tables are provided. Most of these have been placed near to play equipment or on the top of contoured areas offering views of the whole park. This is important for caregivers supervising children. These seats may be strategically placed for viewing, but none of the seats or tables are placed in a position where they will receive shading. This is an important landscape issue. As the summers are getting hotter and the intensity of the sun's rays increase adequate provision of shade is becoming a required facility in reserve design, development and management. Seating must have some form of shade coverage. Seating needs to be placed under trees, or shading cloth needs to be provided.

---

## 3.0 Management Issues

The cost of shading cloth means that trees are the preferred option. More trees need to be planted, or seating moved. If trees are planted they need to be fairly big trees, not young trees that will have to grow for another few years before they can provide adequate shade. The lack of shade at the Adventure Playground has been a constant grumble with reserve users.

### 3.2 *Maintenance*

Gisborne District reserves are maintained by contractors. A contract for reserve maintenance is signed between the contractor and Gisborne District Council on an annual basis. This contract specifies various levels of maintenance for individual reserves. Three times a year a major safety check on playground equipment is undertaken. This includes play equipment, play areas, signs and furniture. The contract also sets mowing standards for the appropriate length (25-50mm) of grass for the Adventure Playground, it stipulates appropriate pruning standards, weed spraying stipulations, and sets standards for the undersurfacing of play equipment.

### 3.3 *Vehicle Restraints*

Vehicle access to the Adventure Playground is limited to Council vehicles and those vehicles which have been given consent from the Reserves Planning department or the Reserves Supervisor to carry out servicing and maintenance of the reserve. The Adventure Playground Management Trust has Council permission for vehicle access to the reserve for running the train and the water bike facilities.

As previously mentioned a car park has been provided and the reserve is curbed minimising vehicle access to the reserve. The car park was built in 1997 along the Centennial Marine Drive frontage and provides parking spaces for up to 20 vehicles.

### 3.4 *Tree Establishment*

A planting strategy for the Adventure Playground began in the late 1970's. There are still a number of Norfolk Island Pine trees still standing from this initial planting scheme. Most of these trees have been battered by strong winds and other coastal temperates since they have been planted. A lot of these trees have broken branches and are looking unhealthy. These trees need to be replaced. The Adventure Playground needs new planting of native trees that will thrive in the coastal conditions with which they will live. Pohutakawa is an obvious choice. These trees thrive along the East Coast and provide good shade coverage. Fairly mature trees would need to be planted to provide adequate shade, and to be of any substitute to the mature Pines being replaced. Trees should be planted along the boundaries of the reserve creating a secluded feel to the reserve.

---

## **3.0 Management Issues**

This planting around the boundary of the reserve must not be dense planting as this can create unsafe areas. The cluster of Pine trees in the centre of the reserve should remain as they are still healthy and would provide a variance to the vegetation in the Adventure Playground.

### **3.5 Use of Facilities**

The facilities provided at the Adventure Playground (apart from the ablution block) are managed by the Adventure Playground Management Trust. A small portion of the Wainui Lions Club members form the Adventure Playground Management Trust. Presently no leasing arrangements exist for the reserve. At present the Council provide a number of facilities on the Adventure Playground site. These are the toilets, play equipment, picnic tables, and rubbish bins. The train, tracks, train station, and the bumper boats are managed by the Adventure Playground Management Trust.

### **3.6 Reserve Users**

The Adventure Playground is used for both passive and informal active recreation. The Adventure Playground reserve provides play space vital for the development of children. The reserve is used as a neighbourhood reserve by surrounding residents, and as a recreation reserve by the larger community. It is a popular recreation destination with local residents and the larger Gisborne Population and also with visitors to Gisborne.

The Gisborne District Council undertook an Urban Neighbourhood Reserves Survey in 1996. The survey was undertaken as a result of the increasing 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
- As a playground
- Picnics
- Relaxation

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.

In this same survey the Adventure Playground was voted second most favoured park in Gisborne. The garden environment and play equipment were two of the important features which attracted respondents to recreate in the parks.

---

## 3.0 Management Issues

The play equipment already provided at the Adventure playground is popular with children, and the train and boats are a great attraction to the reserve. Although the equipment provided does not cater for all children.

Toddlers have difficulty using the equipment provided as they have been designed for older children. Most of the equipment is unsuitable for young children. Disabled children are another sector of the Gisborne youth not catered for in this reserve. The reserves intended purpose is to provide a 'playland' for children. It is the only reserve in Gisborne with the intentions to provide openspace entirely for the play needs of children. This reserve therefore needs to cater for all children.

### 3.7 ***Vandalism***

In early 1999 the Adventure Playground Management Trust had a security system installed following a major break in to the train station. A till was destroyed and food and beverages stolen. In November 1998 the metre box that was on the outside of the train station was vandalised. The vandals made serious damage and left the metre box in a precarious state where reserve users could easily have been electrocuted. This was expensive to repair, the metre box since then has been installed inside the train station. In February reserve users placed stones along the train track which later derailed the train. The toilets are periodically defaced with juvenile graffiti.

Vandalism (while minor compared to other prominent reserves in the district) is still an evident feature of the Adventure Playground. Council recognises that vandalism is an on going social problem which needs to be addressed at both a local and national level. It is also recognised that the problem is hard to combat within the confines of a Management Plan. Unfortunately the Adventure Playground is isolated from residential housing. Local residents of reserves usually play an active role in reporting and discouraging undesirable behaviour witnessed within Council reserves. Unfortunately the Adventure Playground does not have this luxury.



### 3.0 Management Issues



**PHOTO 1 : The Adventure Playground Train Station**



**PHOTO 2 : The Adventure Playground Lake**

### 3.0 Management Issues



**PHOTO 3 : The Pole House .....**



**PHOTO 4 : .....and Fort**



### 3.0 Management Issues



**PHOTO 5 : The huge climbing frame made of tyres**



**PHOTO 6 : One of the many picnic spots at the Adventure Playground**

---

## 4.0 Objectives / Policies

### 4.1 Development

#### Objective

Development and use of the Adventure Playground that encourages and facilitates play needs, motivations, and behaviour for children of all ages and physical abilities.

#### Policies

- a. To allow development that is necessary for the use and enjoyment of the reserve.
- b. To use design and colour that reflect the unique purpose of the Adventure Playground as a children's play area.
- c. To provide for development focused on children's aestheticism.

**Explanation (1):** *As the Adventure Playground has an intended purpose as a playground (unique from other recreation reserves in Gisborne), this needs to be encouraged through development. The focus is not on the effects to the character of open space but utilising the open space to provide for children's aestheticism, rather than adults. Lots of colour must be used. Attention is drawn to the facilities and equipment where usually these developments are designed to camouflage in to the background and the major focus is on the character of open space and the nature of the reserve.*

### 4.2 Development

#### Objective

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

#### Policies

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

---

## 4.0 Objectives / Policies

- d. To maintain and develop a tree landscape that provides visual aestheticism and shade provisions.
- e. To minimise vehicle access on to the reserve.
- f. To minimise the adverse effects of odour emissions from the adjacent sewage plant through mitigating methods (ex screening).

### 4.3 *Management*

#### **Objective**

The development and management of reserves 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 develop and maintain the Adventure Playground lake as a safe aquatic area for passive recreation.
- e. Existing trees shall be maintained in good condition and may be removed only for reasons of safety and good management.

### 4.4 *Commercial and Promotional Use*

#### **Objective**

To provide for commercial and promotional use of public open space which do not diminish the primary public function (children's play area) of the open space (Adventure Playground).

---

## 4.0 Objectives / Policies

### **Policies**

- a. To have a lease signed for an arranged management of the Adventure Playground between the Council and the Adventure Playground Management Trust pursuant to the provisions of the Reserves Act 1977.
- b. To discourage the monopolisation of the commercial and promotional use of the Adventure Playgrounds recreational resources by any one group or user type.

### **4.5 Use of Public Open Space**

#### **Objective**

To recognise existing public open spaces are a valuable and finite resource.

#### **Policies**

- a. To develop and adequately maintain the Adventure Playground as it is the only play area providing exclusively for children's play needs.
- b. Development should contribute to the aesthetics of the play area.

### 5.1 *Development*

- a. Any development or work or special recreational use on reserves 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, plaques, and play equipment in the Adventure Playground will be located where:

- a. They will be most highly utilised by reserve users.
- b. Play equipment is alongside other apparatus so the reserve's facilities are linked to one another. Children enjoy compact play areas where they can mix with other children easily.

### 5.3 *All 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 encourage the motivations of play.
- 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 the Adventure Playground is prohibited.

### 5.8 *Commercial Activity*

Temporary small scale commercial activity such as gala days and fleamarkets 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 (i.e the tree is growing into power lines).
- c. The tree is obstructing the water flow in any drainage system, or the 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 (i.e. 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 above.



- 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 intended use of the reserve as a play area.

### **5.14 Ground Management**

- a. The Council will maintain the grounds to a level acceptable for informal active recreation including play.
- b. Ground maintenance will be carried out in accordance with the Contract Agreement for reserve maintenance between the Contractor and the Gisborne District Council.
- c. The Council will endeavour to reduce the extent of vandalism within the reserve.

### **5.15 Seating**

Picnic tables, litter receptacles, 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. Furniture shall also be placed at strategic points (rises in the undulating landscape) where caregivers can watch their children.

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

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

- a. Furniture and fittings shall be designed so that they relate to one and other. They should be 'user-friendly' to users of all ages and abilities.
- b. Seating and picnic tables shall be placed in appropriate locations with regard to the orientation of sun, shelter, visibility and views.



- c. 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 their 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.
- c. The design of locational signs should be bright and colourful with pictures illustrating the feature as well as the words (Appendix 6.4 for an example of an appropriate design)

### **5.20 Lighting of Reserves**

- a. Lighting on reserves will follow those standards set out in the District Plan and shall comply with the operative New Zealand Standard for outdoor lighting.

---

## 6.0 Appendix

- b. Installation of lighting is subject to the approval of Council and the guidelines set out in the Appendix.
- c. Lighting of cycle and pedestrian paths shall be provided where appropriate for the safety and convenience of the public.
- d. Cables for light fixtures should be underground wherever possible.
- e. Hours of operation of lights shall be limited to those approved by Council.
- f. Lighting and installations shall be designed to avoid excessive light spill and glare into surrounding residential areas.

### 5.21 Dog Control

Dogs are not permitted on the Adventure Playground Reserve. The Adventure Playground is a Dog Exclusion Area.

### 5.22 Fire Control

The lighting of open fires on the Adventure Playground reserve is prohibited. (The use of portable gas barbeques is permitted.)

### 6.1 **Historical Analysis of the Adventure Playground**

Up until the late 1950's this area formed part of Gisborne's refuse disposal tip. In 1974 Gisborne Jaycees sent the initial project plan to the Gisborne City Council after the area was tentatively approved by the Gisborne City Council. The Gisborne Jaycee Project Plan suggested that the Adventure Playground *"should be planned as an attractive option in the recreational area it occupies - and as a stimulating and challenging area for children - designed with relatively simple but engaging play form and set in a carefully designed setting which creates a natural environment for children to enjoy"*.

The site was decided suitable for a playground although it had been used as a refuse tip. It was decided that although the area had been largely reclaimed in the past few years, the type of filling would, if anything, encourage growth of trees and shrubs. A man-made lake was made and the excavated soil was used to form contoured areas over the whole site. Gisborne Jaycees officially opened "Adventureland" on Saturday December 11th 1976. In 1978 a number of ducks were donated to the pond. Ducks have inhabited the Adventure Playground lake ever since.

1981 saw the miniature train hit the Adventure Playground. It was repaired and made operational by the Lions Club with the intentions of running it at the Adventure Playground. The miniature train has remained a popular facility of the Playground. In 1983 bumper boats were introduced to the Adventure Playground lake adding to the variety of play experiences available to children at the Adventure Playground. This lake (once full of nuisance weeds) is kept free of weeds through a Bio-Clear water treatment system.

### 6.2 **Site Characteristics of the Adventure Playground**

The coastal landscape of Centennial Marine Drive is a result of interaction between natural and cultural forces. The Adventure Playground is very much connected to this landscape but the site has been modified to cater for the purposes to which it has been allocated. A sewage plant lies adjacent to this reserve behind screening. The park has a gentle undulating landscape. This reflects its previous use as a rubbish dump.

It is covered in grass. Norfolk Island Pine trees are the most prominent form of vegetation.

A lake has been created in the western end of the reserve. This is not a natural feature of the reserve. The lake provides habitat for wildfowl and amphibians, and provides water recreation for the reserve users. The lake is also a natural progression of the surrounding aquatics (The Pacific Ocean and the Olympic Pools). The dune landscape has been heavily modified, although beach access from the Adventure Playground is only interrupted by Centennial Marine Drive and the sand dunes adjacent to the beach.

---

## **6.0 Appendix**

The reserve is strongly influenced by its beach environs from the Norfolk Pines to the sandy ground and the salty sea air. The geology of the Adventure Playground is younger than 10,000 years. The area is made up of Holocene dune and beach deposits. This is a typical soil type common to Gisborne city and the surrounding area where dunes up to three metres thick form prominent parallel ridges from Whataupoko to the coast.

There is a groundwater resource beneath the Adventure Playground. The area is part of an unconfined aquifer known as the Te Harpara Sand Aquifer. This was formed from the accumulation of beach sands and the sand dune deposits over the last 4,000 years as a result of coastal progradation and forms the present dry land surface on the Poverty Bay East Coast.

The groundwater flow for the aquifer runs towards the ocean. The aquifer is predominantly recharged by rainfall and there is an annual seasonal fluctuation of about one metre between the winter high and the summer low. The quality of the groundwater is variable with higher salinity, chloride concentrations are found near the coast. The aquifer is susceptible to chemical and bacteriological pollution from; industry, horticulture, poorly designed septic tanks, and leaking sewer lines. In the vicinity of the Adventure Playground the aquifer can also be susceptible to saline intrusion from the sea due to long dry periods during summer and pumping stress

### **Climate**

Rainfall is approximately 1250-1500 millimetres. It is not well distributed through the year. Wet winters (sometimes flooding) often followed by drought conditions in summer. Much of the rain comes in heavy falls which may last for several days.

The prevailing wind is north-west which is normally warm and dry after crossing the ranges to the west. Winds from the north-east and south-east are also common but the region is below average in the country for windiness. (Summer sea breeze from the south-east can be uncomfortable).

The area is warm in summer and mild in winter. Mean temperature for July is 9 deg.C with mean daily maximum of 14 deg.C. Sunshine is approximately 2200 hours per year. All these factors make the reserve extremely desirable for coastal recreation, especially during the summer months.

### Soils

The soil of the Adventure Playground is formed from the new beach bordering the coast, known as Opoutama Sand. This is formed from the beach deposits of the nearest shore line. This includes parts of the foredune along Waikanae Beach both of which have been built up by the sea within the last 65-75 years. In its natural state the land is hummocky and ridgy.

The sands are stabilised by a close cover of weeds, sand grasses and shrubs including haretail, sickle grass, yellow sand coprosma, evening primrose and pohuhue.

The soil on the foredune under natural cover has a mat of dead roots underlain by a horizon of pale brown sand held together by a strong fibrous mat of both living and dead roots. Underneath is loose grey sand in which roots penetrate to about 30 cm.

Opoutama sand dries out badly in the summer and productivity is limited by deficiencies of moisture than by mineral nutrients. In winter the solid drains freely and the consolidated sands provide a strong firm surface. The site's recent history as a refuse dump will have seen this soil profile modified.

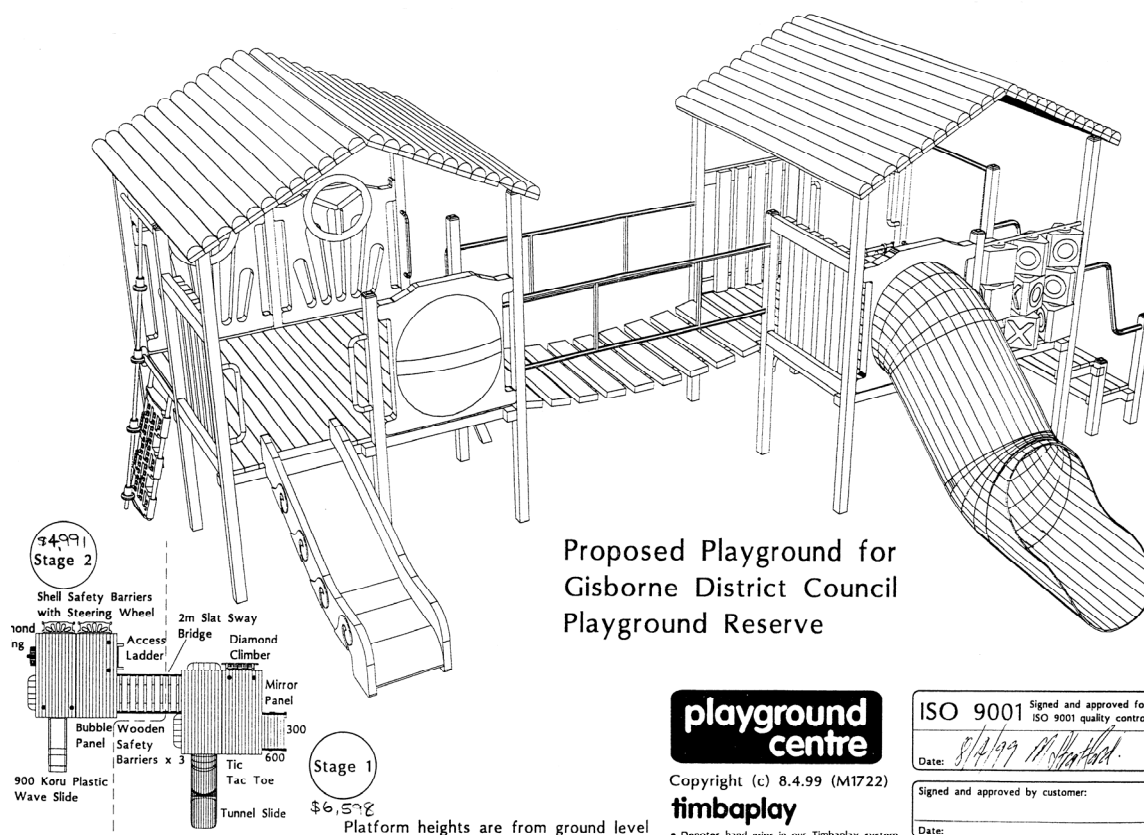
Opoutama sand dries out badly in the summer and productivity is limited by deficiencies of moisture than by mineral nutrients. In winter the solid drains freely and the consolidated sands provide a strong firm surface. The site's recent history as a refuse dump will have seen this soil profile modified.

### Vegetation

The Adventure Playground contains an abundance of mature tree species. These include;

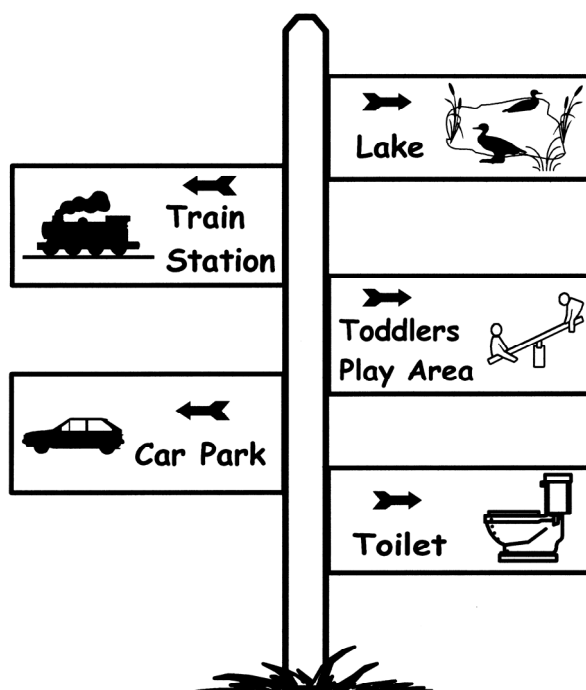
- |                   |                       |
|-------------------|-----------------------|
| - Oleaster        | - Norfolk Island Pine |
| - Ngaio           | - Tamarisk            |
| - Moreton Bay Fig | - Macrocarpa          |
| - Pine            | - Sheoke              |
| - Coprosma        | - Karo                |
| - Olearia         | - Pohutukawa          |
| - Cabbage Tree    | - Oleander            |

### 6.3 Design Options for Early Childhood Play Equipment



## 6.4 Signage

Below are examples of locational signage. These signs should be placed low in the ground, easily readable for children.



### 6.5 *Colour Scheme for Play Equipment*

A colour scheme has been developed by staff at Guthrie Bowron after suggestions were made by a Reserves Planner and the Reserves Supervisor. The colour scheme for the Adventure Playground play equipment comprise the following colours;

#### **Dulux Weathershield**

- Carnival Yellow
- Wildfire Red
- Ashley Blue      D      265
- Venice Blue      UD      332
- Perfect Purple      D      222