

Part Two

Objectives and Policies

This part of the Management Plan sets out issues and their subsequent policy and implementation actions in terms of the objectives for managing the reserve. The policy framework has been established in accordance with the background and identified issues. Implementation of the actions has been detailed in Part 3 of the Plan which outlines specific works proposed.

1.0 Principal Purpose and Focus of Reserve

The principal purpose of Olympic Park is to provide an integrated mix of organised sport and informal and passive recreation opportunities to attract local and City-wide users, while enhancing the natural processes in the park in accordance with Waitakere City Council's Green Network Strategy.

2.0 Organised and Self-directed Sport

Olympic Park is currently reaching capacity as a sporting facility. Further development, especially in the form of buildings, has the potential to exceed the park's current capacity. Further use and additional sporting activities need to be carefully considered.

Careful location and sensitive design of new buildings or extension to existing buildings will be necessary to retain the open space character of the reserve.

Objective –Organised and self directed sport

To continue to allow the use of the park for organised and self-directed sport in a way that helps achieve the other objectives.

Policy 2.1: Main Sports Field

To increase the use of the existing sports field.

Explanation

The existing sports field is an important asset, it contains a long jump, discus circle and grass running track. However, the field has no floodlighting at present and it is the intention of the Bay Olympic Soccer Club to enter the National New Zealand Soccer League. Night play is one of the requirements for this league.

Existing high voltage electrical transmission lines cross within close proximity to the soccer field at Olympic Park. These transmission lines provide a constraint to the floodlighting proposal. Before the floodlighting can be advanced, its feasibility needs to be investigated in relation to the high voltage electrical transmission lines.

The development of the sports field surround needs to take into account the needs of spectators. Appropriate low planting is suggested together with the placement of a wooden rail on top of the existing velodrome fence.

Increased usage will bring about increased demand for sporting facilities. This can be managed through:

- Improved multi-use facilities and appropriate management of these; and
- Appropriate design through the development plan, and integrated management policies.

Implementation

- Investigate the feasibility for installing floodlighting that allows for night play on the main sports field;
- Develop a planting plan that is responsive to the need to provide for spectator viewing of the main sports field, while contributing to the stability of the Velodrome slopes;
- Provide for a wooden railing to be placed on top of the velodrome fence;



- Manage the sports field surface to suit the needs of different users, and to protect the surface for all users;
- Proposals to locate additional sports and allocate field use at Olympic Park reserve will be evaluated according to the following criteria:
 - Compatibility of proposed sporting activities with existing uses of Olympic Park; and
 - Needs assessment of any proposed sporting activity, and its potential to increase overall usage of the park.

Policy 2.2: Use of Sports Field

To continue to provide a User Advisory Group for Olympic Park in order to enable user groups to make the most efficient use of the park.

To utilise Council's Users Allocation Policy to manage and allocate the use of the Olympic Park.

Explanation

The Council has moved away from providing legal tenure over park use, other than building leases. Instead Council policy is to use activity management to provide maximum use of facilities.

A User Advisory Committee is able to provide the opportunity for user groups to make the most efficient use of the park. The User Advisory Group is also able to provide advice and direction on technical issues.

The Athletic Club will continue to be a priority summer user of the park while usage levels justify this. The Club has a lengthy historical association with Olympic Park and is likely to continue to be a long-term user of the park.

Implementation

- Council to continue to co-ordinate a User Advisory Group to maintain efficient use of Olympic Park.

The group will comprise representatives of:

- Council staff;
- User groups associated with the park;
- The User Advisory Group will meet at least once a month to discuss relevant park issues.

Policy 2.3: Informal Use of the Sports Field

To ensure access to the sports field for informal use.

Explanation

To ensure access to the sports field area at present for games such as touch football or a one-off event. The current booking system manages this demand. Informal users are invited to book if guaranteed or regular use is required. This is common practice on the Council's quality sports fields.

Implementation

- Signage advertising the booking system for use of the sports field by informal users to be retained.

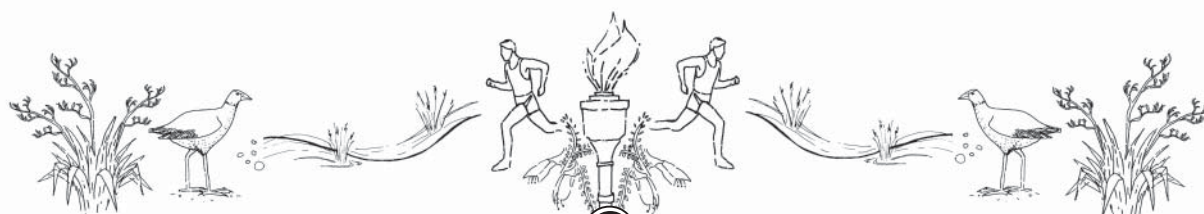
Policy 2.4: Buildings

To limit new buildings or extensions to existing buildings on the park. Buildings should only be allowed on the reserve where they facilitate and support the use of Olympic Park as a sports ground or for education associated with the natural environment and its care. Buildings should be designed and sited in a way that does not compromise other objectives of the reserve.

Explanation

Currently the recreation portion of the reserve is close to built capacity. Increased use of the reserve will result in pressures to provide more facilities. These may include clubrooms, toilets, shelters, or buildings for educative purposes.

Activities such as new buildings are regulated by the District Plan and could require resource consent.



Careful location and sensitive design of new buildings and structures can add to the amenity of the park. The recreation, and to a limited extent the informal recreation zone, are well suited for potential additional facilities as the surrounding is predominately of an industrial nature.

Implementation

- Evaluate proposals to develop new, or extend existing buildings or permanent structures on the following criteria:
 - a) The extent to which the building directly supports sports activities on the reserve;
 - b) The need for the structure to be located within the recreational reserve; and
 - c) The extent to which the structure is designed to enhance the amenity of the area.

Waitakere City 'Trusts' Brass is proposing to replace their existing building with a larger purpose-built building. This could occur on the existing Waitakere City 'Trusts' Brass building site or a Council residential property adjoining Olympic Park.

The Friends of the Whau are proposing to develop an education building located in Olympic Place. An opportunity remains for the provision of additional buildings in Olympic Place within the vicinity of the Ecomatters House.

Policy 2.5: Car Parking

To increase the provision for car parking in appropriate locations, while ensuring appropriate treatment of any stormwater runoff generated from existing and future car parking surfaces.

Explanation

The demand for car parking has increased with the use of Olympic Park. Although a 24 space car park is proposed, investigations into alternative car park locations need to be ongoing to meet any future potential demand. An area adjoining Wolverton Road has the ability to be developed for a small car park.



Existing car park

Stormwater runoff generated from existing carparks and from the roofing of buildings is contributing to high zinc levels in the Avondale Stream located in Olympic Park. Treatment of stormwater from existing and future car parking areas is required to reduce these levels.

Implementation

- Initiate investigations in conjunction with Ecowater and the Users Advisory Group to provide additional car parking,



Olympic Place car parking



and include solutions for the treatment of stormwater from existing and future car parking areas;

- Provide a small number of car park spaces adjacent to Wolverton Road in the vicinity of the St Johns ambulance area; and
- Provide a small number of car park spaces at the head of Olympic Place.

3.0 Amenity

The existing amenity of Olympic Park, predominately the Wolverton Land, has potential to be improved. The appearance of the park is at times affected by graffiti and vandalism. Upgrading the amenity of the reserve is likely to attract additional uses.

Objective - Amenity

To improve the amenity of the Park in order to make the reserve attractive and enhance its use for sports and informal recreation.



Area for improvement

Explanation

There are opportunities to improve the amenity of Olympic Park which will enhance its use for both sports and informal recreation. This links closely with Council’s Green Network Strategy and the Friends of the Whau’s ecological rehabilitation project.

Implementation

- Design and implement a detailed landscape plan (illustrated in Part Three) to improve the amenity of the reserve. This will integrate the different uses of the park for organised sport, informal recreation, and habitat restoration;



Area for landscape amenity improvement



Create gateway to Waitakere City

Policy 3.1: Landscape Design

To implement landscape design throughout the reserve to enhance its amenity.



- Ensure planting is carried out in accordance with Council's Green Network Strategy and Revegetation Guidelines with input from the Olympic Park User Advisory Group and Iwi;
- Create a strong and attractive gateway to Waitakere City by providing amenity planting along Wolverton Road, and feature planting at the Waitakere City boundary;
- Design a set of outdoor fittings/furniture for the reserve that impart an impression of quality and identity; and
- Provide safe pedestrian access via an art bridge across the Avondale Stream and a non-disruptive (visually) wildlife observation deck for observation of stream wildlife.



Art bridge location

the historic portage route, the Whau River Walkway between the Waitemata and Manukau Harbours.

Much of the reserve is poorly drained. Paths should be constructed to provide well drained all-weather surfaces.

Implementation

- Design and build a path network (as illustrated in the Concept Plan) to make best use of the different landscape opportunities of the site and the historic portage route; and
- Build a network of paths that provide a range of landscape experiences, are usable in all weather, and that link to the Whau River Walkway.



Existing Path example

Policy 3.2: Paths

To build a network of paths useable in all weather that provide a range of landscape experiences.

Explanation

At present there is a simple path system connecting Olympic Place to Portage Road. A more complex path will increase the range of options and landscape experience within the park. There is an opportunity to incorporate walkways into

Policy 3.3: Informal Recreation

To provide informal recreation opportunities for youth in the vicinity of the sports area at Olympic Park.

Explanation

Currently the park does not contain any informal recreational activities for youth. Olympic Park, as a large park, is best suited for these types of activities because the park has a



good level of accessibility, and the park's amenity is more suited to the noise that these types of activities can potentially generate.

For reasons of safety and security it is important that these activities are placed in locations that are subject to passive surveillance by the public e.g. adjacent to Portage and Wolverton Roads.

Implementation

- Provide informal recreation opportunities such as basketball half court, playground, and electric barbeques adjacent to Portage Road and/or Wolverton Road with input from local youth and the Users Advisory Group.

Policy 3.4: Personal Safety

To improve safety within the reserve through applying 'safe' design principles.

Explanation

A principal objective of Waitakere City's Green Network Strategy is to encourage more people to make greater use of parks and reserves. The actual and perceived safety of a public open space has a significant effect in its level of use.

The Waitakere City Council has implemented a program to identify 'unsafe' areas and apply 'safer design principles'. The areas which were identified as safest in the report include:

- Where there was good external informal surveillance;
- Where the space felt cared for; and
- Where there were other persons engaged in legitimate or 'family-like' activity.

Increasing the level of amenity of Olympic Park is likely to attract increased numbers of users which will improve safety. Safety can also be improved by enhancing informal surveillance - by creating open views to paths, and discouraging movement through isolated areas.

Implementation

- Retain views through vegetation in high use areas of the park to avoid concealment or entrapment spots;
- Provide increased lighting levels within the park's service centres and path service lanes, while recognising that lighting encourages people into potentially dangerous areas; and
- Provide appropriate graffiti-proof fencing along the northern railway boundary of Olympic Park to restrict pedestrian access into the park from the railway line.

Policy 3.5: Building Facades

To upgrade the appearance of existing buildings on site.

Explanation

Currently the buildings on site are susceptible to graffiti and other vandalism which downgrades the appearance of the reserve. Some of the buildings are a little rundown. These factors can detract from the amenity of the reserve. Planting along facades would help to soften the appearance of the building and reduce the amount of graffiti.

Implementation

- Establish a regular programme of painting over graffiti as part of the lease conditions;
- Soften blank facades of buildings with planting in accordance with the Concept Plan; and
- Council to work with building owners to assist them upgrade their facilities.

4.0 Environmental Values

The Waitakere City Green Network Strategy embodied in the Parks Strategy and Waitakere City District Plan is a management tool providing a framework for management of urban parks and reserves among other things. The goals of the Strategy include:



- Increasing the area, distribution and quality of native bush in the City, recognising that native bush and native wildlife are especially important elements in the distinctive character and ecology of Waitakere City;
- Establishing physical links through joining up isolated pockets of bush and enhancing the City's stream network and open spaces as natural corridors from the bush to the sea; and
- Rehabilitation of Avondale Stream margins and revegetation of areas of Olympic Park will enhance environmental values of the reserve, and fulfil strategic goals of the Green Network Strategy.
- Establish demonstration projects in the Avondale Stream and on storm water and groundwater discharges to show innovative and best practice storm water treatment methods, demonstration riparian planting, and water quality improvement methods as part of environmental education programmes on the park.

Objective – Environmental Values

To enhance the park's environmental values through the establishment of Green Network corridors.

Policy 4.1: Landscape

To establish different vegetation community types in a way that enhances the natural, landscape, and educative values of Olympic Park.

Explanation

A diversity of vegetation types on the reserve would increase the range of habitat available, create greater landscape interest, and increase the educational value of the reserve.

An open, parkland landscape is appropriate for the edges of Wolverton Road, and in the western 'sporting' area. This maintain 'useability' of these areas, and allow for informal surveillance.

The eastern part of the reserve, known as the Wolverton Land, is more suitable for re-establishing native forest. This

would have significance in terms of Waitakere City's Green Network Strategy, adding to the ecological corridor along the Avondale Stream.

The stream has been invaded by a large number of exotic species. There is opportunity to restore it, with both landscape and habitat benefits.

All revegetation would be carried out in accordance with the Council's Green Network and Eco-sourcing Guidelines.



Opportunity to restore landscape/ecological values

Implementation

- Establish an open 'parkland' landscape in high-use areas – around the sporting area, and along the edge of Wolverton Road;
- Provide an area in the vicinity of the Ecomatters Building, Olympic Place, for conservation gardens displaying local ecosystem plants, and demonstration of stormwater treatment techniques for educative purposes;
- Re-establish indigenous forest in parts of the Wolverton Land area in accordance with the Concept Plan. Progressively remove wattles;
- In particular, plant species important to native birds;
- Remove weed species along the stream and replace with indigenous streamside riparian vegetation to a width of at



least 30 metres where appropriate;

- Establish a partnership between Council, the Users Advisory Group and UNITEC students and staff, for the provision of a planted riparian strip along side the Avondale Stream for research into riparian revegetation methodology;
- Extension of the Avondale Stream riparian buffer zone to treat stormwater runoff; and
- Development of a Karaka Grove.

Policy 4.2: Avondale Stream

To enhance the habitat, water quality, physical integrity, and landscape of the Avondale Stream environs.

Explanation

Widening/narrowing the stream to create a series of ponds, and reinforcing the stream bank to stop erosion into the closed landfill on the Wolverton land would improve water quality. This would also have landscape and habitat benefits.

Implementation

- Excavate a series ponds, and reinforce the stream bank along side the Avondale Stream, subject to resource



Enhance Avondale stream environs

consent being granted by the Auckland Regional Council. Plant margins with indigenous wetland species.

Policy 4.3: Landfill

To lobby Auckland City Council to urgently address the aftercare issues in the Wolverton area of the reserve.

Explanation

The Wolverton Land was formally an Auckland City Landfill. Waitakere City took ownership of this land in 1987. Auckland City has legal obligations to address aftercare issues in relation to this land. This work was scheduled for 2000/2001. Waitakere City Council is keen to have some urgency placed on this remedial work by Auckland City Council.

Implementation

- That Waitakere City initiate discussions with Auckland City Council in order to raise the priority of aftercare works on Wolverton Land.

5.0 Administration and Management

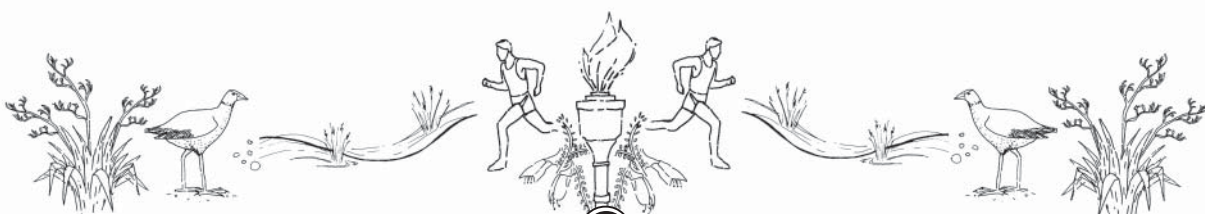
The structure for administration or day-to-day management of the Reserve is primarily established in the context of the Reserves Act 1977. Consideration also has to be given to the District Plan prepared under the Resource Management Act 1991.

The effectiveness of this Management Plan needs to be constantly monitored.

Council bylaws equally, need to be integrated within the intent of the Management Plan.

Objective – Administration and Management

To provide appropriate Council management for the Park to enable enjoyment of the City's asset by the local and regional community both now and in the future.



Policy 5.1: Compliance with Legislation

To ensure compliance with Waitakere City Council Bylaws and other relevant legislation in respect of the management and operation of the park.

Policy 5.2: Leases

To use the control of lease agreements to ensure the most effective and equitable use of Olympic Park.

Implementation

- Provide for the continuation of leasing areas of land within the reserve to provide for community use and well-being;
- Review leases of buildings when the opportunity arises, to ensure maximum potential of the reserve is realised for the community;
- Ensure that new applications for leases will have to conform to the criteria as set out in the Community Assistance Policy and Parks Strategy. In addition the applicant will need to satisfy the Waitakere City Council that the proposed use:
 - Will be in accordance with the Objectives and Policies of this Plan;
 - Will be in accordance with the Reserves Act 1977;
 - Will not detract from the existing environment and use of the park;
 - Will generally provide a benefit (or benefits) to the public which is greater than any adverse effects caused by granting the lease;
 - Is in an appropriate location; and
 - Will not cater exclusively to any one sector of the public, except where this is provided for and is appropriate in terms of the Objectives and Policies of this Plan.

Policy 5.3: Legal Status of Wolverton Land

To resolve the legal status of parts of the Wolverton land currently owned by Auckland City Council.

Explanation

Wolverton Land was originally a landfill owned by Auckland City Council. Three lots were subsequently purchased by Waitakere City Council in 1987. However, Auckland City Council still owns four lots bisecting the Wolverton Land. These include:

- Lots 81, 82, 83 and 84 of Section 2 Town of Whau North, comprising a paper road continuing from Ulster Street;
- An area of unformed cul-de-sac shaped 'paper road' linking to lots 81 and 82.

It makes sense to rationalise the land status of this part of the reserve.

Implementation

- Initiate discussions with Auckland City Council to stop the paper road, and transfer land ownership from Auckland City Council to Waitakere City Council.

Policy 5.4: Trusts

Council to support the formation of a trust between the different users of Olympic Park should they chose to pursue this arrangement.

Explanation

Clubs may choose to enter into a trust arrangement, for example to pool and co-ordinate community-owned facilities. The Council supports clubs who wish to share facilities or amalgamate to enable more efficient use of facilities.



Policy 5.5: Liquor Licences

To provide an opportunity for sports clubs to obtain liquor licences subject to the Liquor Licensing Authority policies and procedures under the Sale of Liquor Act 1989 with hours of operation to be approved by Parks Manager.

Policy 5.6: Review

To keep this Management Plan under regular review.

Implementation

- Changes to the emphasis or specific policies of the Management Plan will need to be addressed following the Amendment to a Management Plan process as outlined in section 41(2) of the Reserves Act; and
- Undertake a full review of the entire Plan within ten years of this date of approval.

6.0 Infrastructure

Waitakere City has a large amount of vital infrastructure that needs to be acknowledged when developing and enhancing parks within the City. In order to maintain public reserve areas that are safe and useable, measures should be taken to ensure reserve areas are managed so that existing utilities are not compromised.

The Henderson-Otahuhu A 220 kV double circuit line, and the Hepburn Road-Roskill A 110 kV double circuit line represent a significant transmission line corridor and impose limitations on present and future land use activities in the reserve. It is necessary to recognise the statutory right of Transpower, under the Electricity Act 1992 to inspect, maintain and operate the existing facilities that are located on and transverse Olympic Park Recreation Reserve. Providing for the upgrading of these existing facilities maximises the utilisation of a significant physical resource without additional significant adverse effects on the environment.

Objective - Infrastructure

To ensure that the use and enhancement of Olympic Park recognises and allows for existing infrastructure and its unique requirements.

Policy 6.1: Liaison with Infrastructure Providers

Council to liaise with infrastructure providers while administering the management and development of the reserve.

Policy 6.2: Separation Distances between Existing Transmission Lines and Buildings and Structures

To ensure that buildings and structures have adequate separation distances from infrastructure.

Explanation

In terms of transmission lines, the New Zealand Code of Practice for Electrical Safe Distances, NZECP 34:2001 sets out the required separation distances that are necessary to reduce the risk of flashovers or contact with live conductors by mobile plant and buildings or structures.

Policy 6.3: Separation Distances between Existing Transmission Lines and the Ground

To ensure that adequate separation distances between the ground and transmission line conductors are maintained.

Explanation

Adequate separation distances, as specified in the NZECP 34:2001, protect the integrity of the transmission line infrastructure and ensure public safety in the unlikely event of an emergency or a fault.



Policy 6.4: Separation Distances between Existing Transmission Lines and Trees

To ensure that the type and location of any trees planted on the reserve are selected so that no part of the trees will encroach on the necessary 4 m clearance distance from Transpower's conductors.

Explanation

Adequate separation distances, as specified in the NZECP 34:2001, protect the integrity of the transmission line infrastructure and ensure public safety in the unlikely event of an emergency or a fault.

Policy 6.5: Access to Existing Electricity Infrastructure, Maintenance and Upgrading

To provide for the continued and unrestricted access, inspection, operation, maintenance (including vegetation trimming) and the upgrading of the existing electricity infrastructure that traverses the area covered by the Reserve Management Plan.

Policy 6.6: Excavation near Existing Electricity Infrastructure

To ensure that any excavation near existing towers complies with the safe separation distances specified in the NZECP 34:2001.

Explanation

Adequate separation distances, as specified in the NZECP 34:2001, protect the integrity of the transmission line infrastructure by ensuring that the stability of the towers is not threatened.

Policy 6.7: Public Access to Existing Electricity Infrastructure

To ensure that activities such as walking tracks and buildings are located or designed to discourage public access to the electricity infrastructure.

