

# PART TWO:

## OBJECTIVES

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## AND POLICIES

Part Two of the Management Plan identifies the major issues arising from the investigation of the introduction and background in Part One. This part outlines the Objectives and Policies required to effectively guide the future development and management of the reserves in response to those issues. Details of how the Objectives and Policies are to be implemented are included in each section.

### 1.0 VISION STATEMENT

***Te Pai Park will be managed to provide for the mix of organised sport and informal passive recreation opportunities, whilst enhancing the aesthetic, safety and amenity value of Te Pai Park.***

### 2.0 TOPOGRAPHY AND LANDSCAPE

Te Pai Park is a popular and vibrant park located in urban Henderson, with an area of green open space at the Lincoln Road frontage. The park is divided into four distinct areas including the green open space, the Netball Waitakere Courts and Buildings, the Te Pai Tennis courts and buildings, and the carparking areas. The retention and enhancement of green open space in the urban location of Te Pai Park is of importance

to this management plan. Also of importance is the increase of amenity, safety and aesthetic values of the park.

#### Objective:

*To increase the aesthetic, amenity and safety values of the park, and to retain and enhance the area of green open space on Te Pai Park.*

#### Policy 2.1.

***To protect and enhance the open space quality of Te Pai Park for the 'green relief benefits' it provides, in an urban setting.***

#### Implementation:

- Do not allow for any further expansion of the built environment into the open space area that fronts Lincoln Road.
- Undertake further specimen tree planting and under planting of older exotics in the open space area, where it will not impede space needed for events.
- Enhance the green open space for passive recreation; refer to 8.0 Recreation and Use.



- Ensure the open space area is retained for event purposes.

## Policy 2.2

***To implement landscape design proposals to enhance the aesthetic, amenity and safety values of the park.***

### **Implementation:**

- Implement the landscape proposals to the perimeter of the Netball Waitakere facility, and to the entrance of the park (refer concept plan, part three).
- Install lockable gates to reserve entrance from Te Pai Place, and at the entrance to the Clemway Place carpark (reserve side).
- Increase the amount of seating around the playground area.
- Create a picnic area adjacent to the skatepark.
- Provide for further seating at the skatepark area.
- Investigate provision for a shelter structure for the skatepark.
- Undertake further planting in open space area, through under planting of existing exotic specimen trees.
- Explore new shapes for the bedding gardens at the Lincoln road frontage.

## Policy 2.3

***Ensure that utility services are only located on the reserve if required for some function of the reserve.***

### **Implementation:**

- Ensure, where possible and appropriate, that

existing poorly located utility services are better integrated into the reserves environment, through design techniques such as planting.

- Ensure that utility services are only located in the park if required for a particular park function.
- Do not allow any telecommunication towers or aerials (including cell sites) on the reserve unless they are for the exclusive benefit of the reserve and have no adverse effects on the reserves environment.

## Policy 2.4

***To adopt a unified approach to the design of site furniture, facilities and signs.***

### **Implementation:**

- The design of park furniture should be in accordance with Council's Parks Design Guidelines and as indicated in Part 3 of this plan.
- Apply high standards of design and materials to all site furniture and facilities.

## Policy 2.5

***To implement pathways to connect the different zones of the park.***

### **Implementation:**

- Investigate a pathway connection to connect the carparking areas to the open space area and associated facilities.
- Provide for access ways between netball courts to the open space area.
- Provide access from the covered courts facility to the playground area.



### 3.0 VEGETATION

The original indigenous vegetation that existed within the Te Pai Park area is the Waitemata Lowland Forest ecosystem type. There is no remaining vegetation on this reserve to indicate this ecosystem type. Planting in the reserve is amenity planting in the form of specimen trees and garden planting.

#### Objective:

*To extend and improve the cities natural ecosystems on the park, where possible.*

#### Policy 3.1

***To extend and improve the city's natural ecosystems.***

#### Implementation:

- Undertake under-planting of existing specimen tree planting in the open space area, while allowing for passive recreation opportunities, to form a vegetative cover when the more mature exotics die.
- Native plantings should be undertaken using ecosourced plants, from the Waitemata Lowland ecosystem type.
- Planting should include the use of plants identified as being valuable for medicinal, cultural, weaving and craft services.

### 4.0 COMMUNITY AND CULTURAL VALUES

Te Pai Park is a popular and vibrant park in Henderson. Te Pai Park contributes to the sense of place and the value of lives of people in the communities that surround it. Te Pai Parks importance as a community park is reflected in the events that are held there. Te Pai Park can reflect community identity and contribute to sense of place.

#### Objective:

*To involve communities in the design and management of the park, to encourage community empowerment and promote community ownership of the park.*

#### Policy 4.1

***To encourage community stewardship and ownership of the park to strengthen a sense of place in communities around Te Pai Park.***

#### Implementation:

- Encourage community stewardship and ownership of the Park.
- Establish art projects in the park, in conjunction with community groups where possible.
- Work with local schools in regard to potential reserve development where possible.

#### Policy 4.2

***To provide for short term special events on the park.***

#### Implementation:

- Investigate the provision of power supply in the Park.
- Provide for events for all cultural groups.
- Proposals for events will be assessed against the following criteria:
  - Events must be of public interest and value;
  - There must be no permanent occupation or utilisation of any part of the reserve;
  - There must be no conflict with reserve values
  - There must be no conflict with any other Waitakere City Council Policies, including bylaws;



- At the conclusion of the event the reserve shall be reinstated to its condition prior to the event;
- There must be full compliance with all the conditions council attaches to any permit allowing the short term special event; otherwise resource consent will be required
- Encourage the use of the Park for event purposes that cater for all cultural groups.

## 5.0 BUILDINGS AND FACILITIES

Reserve facilities on Te Pai Park cater for a variety of age groups and include, playground, Skate Park/BMX bowl, netball courts and buildings, tennis courts and buildings. These are all established facilities on Te Pai Park.

### Objective:

*To limit new building proposals, and to investigate the expansion of existing buildings.*

### Policy 5.1

***Site buildings in a manner that does not compromise reserve values and other uses of the reserve.***

#### Implementation:

- Buildings should only be altered for a purpose that is in keeping with reserve values.
- Any buildings provided on the reserve should be of scale, style and colour scheme that is appropriate to the setting of the park.
- Encourage the use of buildings by a wide range of groups, and buildings that do not adversely affect any space used for casual recreation.
- Allow for the new building and covered court facility for Netball Waitakere. Encourage the potential use of the facilities for Te Pai Tennis, in the future.

### Policy 5.2

***To ensure that the existing buildings on reserve land are maintained to a standard that does not lower the character and amenity value of the reserve.***

#### Implementation:

- Ensure damage, vandalism and graffiti is cleared from facades of buildings on reserves, working in conjunction with leaseholders.

### Policy 5.3

***To ensure that any new structures or additions to existing structures are designed to complement the character of reserves.***

#### Implementation:

- Any proposal for addition of or extension to a building or structure within a reserve must meet the following criteria;
  - The need for the structure to be within the reserve, in terms of the structure serving the purpose for which the reserve is classified under the Reserves Act 1977.
  - The need for the structure to be sited in the location identified,
  - The protection of archaeological or heritage areas from disturbance,
  - The protection of public views,
  - The maintenance of the reserves character,
  - The contribution of the structure to the quality and experience of the reserve,
  - The public benefit obtained from the structure,
  - A minor impact on the immediate neighbourhood,



- An ability to meet relevant District Plan requirements,
- An ability to meet the objectives and policies of this plan,
- Utilise appropriate design guidelines and building materials, including utilising permeable and semi-permeable paving options wherever possible so as to reduce the quantity of storm water runoff.
- Investigate installation of a raised verandah for the Te Pai Tennis Building.
- Allow for a new building and covered courts for Netball Waitakere to be located at the Te Pai Place frontage, as per concept plan. Ensure that the loss of the public combined netball/tennis courts resulting from this proposal, are reinstated in the currently unused open space area adjacent to the Tennis courts.
- Ensure that the covered courts are combined netball/tennis and are available for public use when the facility is not booked for club use.

## 6.0 Recreation and Use

Te Pai Park has four predominant zones of recreational use. These are, the green open space area, the Netball Waitakere area, the Te Pai Tennis area and the carpark. The green open space area is used for passive recreation and for events purposes. Both Netball Waitakere and Te Pai Tennis are established clubs on the park.

### Objective:

*To increase the use and enjoyment of Te Pai Park.*

### Policy 6.1

***To continue to allow for the use of the open space area for events purposes.***

### Implementation:

- Refer to policy 4.2.

### Policy 6.2

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

### Implementation:

- Implement "Safer Design for the Green Network: Design Guidelines" to ensure that buildings, facilities and plantings are designed and maintained in a way that minimises safety concerns and maximises passive surveillance from surrounding residential areas.
- Assess lighting requirements and install if required at key locations of high vandalism, the Clemway Road Car park, and in ground lighting of the footpaths.
- Maintain all play equipment in accordance with NZS 5828 and Council Safety Standards and all buildings and structures shall comply with the Building Code.
- Investigate providing shade for the playground areas.

### Policy 6.3

***To allow for and enhance the provision of open space at the Lincoln Road frontage for informal casual and passive recreation opportunities.***

### Implementation:

- Retain the area of green open space at the Lincoln Road and Te Pai Road frontages of the park.
- Provide for picnic areas in the open



space area where this will not impede the use of the space for events.

- Provide for further seating around the playground area.
- Continue to liaise with skate park users if any further additions to the skate park are proposed.

#### Policy 6.4

***To increase the use and range of recreation facilities.***

##### **Implementation:**

- To continue to allow for the existing use of Te Pai Park for organised sport opportunities.
- Encourage clubs leasing land and buildings to enter into joint arrangements in accordance with the Community Assistance Policy, to enable the efficient use of facilities by a range of groups to include youth, older people, women and all cultures.
- Refer to policy 6.3.
- Investigate the use of the remaining open space adjacent to the existing tennis courts to be developed for future combined netball/tennis courts. Ensure that these courts are available for public use.

## 7.0 Administration and Management

The structure for administration of day to day management of the reserves is established within the context of the Reserves Act. Consideration has also been given to the

district plan, under the Resource Management Act 1991.

##### **Objective:**

*To ensure the reserve is managed in terms of the reserve classification for the enjoyment of the local and regional community now and in the future.*

#### Policy 7.1

***Any activity or development not provided for under the policies and implementation in the management plan will not be permitted unless such an activity or development at least complies with the District Plan Rules for Open Space environment and the General By-laws 1990.***

#### Policy 7.2

***To achieve the implementation actions outlined within each policy in this document, Waitakere City Council will follow an annual plan process to allocate funds for these actions. The actions identified in the Policies are necessary to achieve the objectives of this management plan.***

#### Policy 7.3

***To provide for user concessions by way of permit for special events as detailed in Policy 4.3.***

##### **Implementation:**

- Permits for temporary concessions or events may be granted for the use of areas of the reserves that are compatible with the objective for the reserves and in accordance with policy or

implementation under this Management Plan. Applications are made to the Manager of Parks, who may consult with the Community Board as required to assess such applications.

- Permits for special events may incur an additional bond or charge in respect to the potential for damage or the need for remedial works.
- Concessions may be granted in respect to refreshments and for wheeled transport compatible with the values of the reserves.

#### Policy 7.4

***To use the control of lease agreements to ensure the most effective and equitable use of Te Pai Park.***

**Implementation:**

- Ensure a new lease be granted to allow for a new leased area to accommodate the Netball Waitakere facility. Encourage the potential of combining Netball Waitakere and Te Pai Tennis in this facility, in the future.
- Draft one lease for the covered courts and new facility, including any differing management requirements for the two areas.
- Provide for the continuation of leasing areas of land within the reserves to provide for community use and well-being. The leases of facilities such as buildings will be reviewed when the opportunity arises, to ensure maximum potential of the reserve is realised for the community.
- Ensure 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 effect caused by granting the lease;
- Is in an appropriate location;
- 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.
- Revise and renew all existing leases in accordance with the criteria listed above.

#### Policy 7.5

***To keep this Management Plan under regular review.***

**Implementation:**

- Changes to the emphasis or specific policies of this 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.

- Undertake a full review of the entire plan within ten years of this date of approval.

