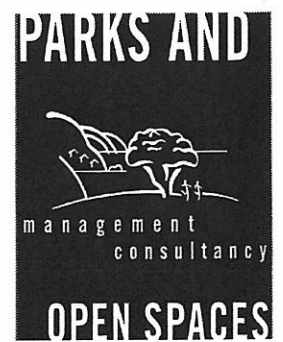


Hutt Park Management Plan

PREPARED FOR
Hutt City Council

PREPARED BY:
Parks & Open Spaces Ltd
Management Consultancy

October 2005





Preface

At its meeting on 2nd May 2006, the Operations and Compliance Committee of the Hutt City Council adopted the Hutt Park Management Plan. The Plan is now policy and operational under the Reserves Act 1977.

Foreword

Hutt Park is a high profile park with golf course, Holiday Park and sportsfields and until recently a racetrack for harness racing. The closure of the racetrack and the consequent change of use meant that the park's management plan prepared in 1985 was no longer relevant. The Council therefore in accordance with the Reserves Act 1977, decided to draft a new park management plan incorporating new uses for the area previously occupied by the racetrack and its associated facilities.

The Hutt Park Management Plan has been prepared under the Reserves Act 1977, which requires local authorities to develop management plans for their reserves. The purpose of a management plan is to provide for use, enjoyment, maintenance, protection, preservation and appropriate development within the available reserve resources. This provides the community with certainty about Hutt Park, and enables the Council to manage it effectively.

The plan is based on the work undertaken by the Hutt Park Working Group in 2001¹. In the process of developing the resulting report, widespread public consultation occurred.

The plan establishes a vision for the park and identifies a number of issues to do with park resources, development and management. The plan establishes objectives and policies to address the issues and to recognise and develop the park's environment, qualities and values, facilities, recreational and educational opportunities including commercial opportunities and events. The plan provides a blueprint for the development of four broad use zones over time: Village Green and Sportsfields, Multi-Purpose Sports, Commercial Indoor Sports and Ecology. It can be implemented through a range of mechanisms and joint efforts between the community, the Council and commercial interests.

¹ Hutt Park Working Group, *Hutt Park: A Report by the Hutt Park Working Group to the Hutt City Council*, March 2002.

As part of the consultation process as required under the Reserves Act 1977, the management plan is now open for public comment. The Council welcomes any comment on the plan. Written comments may be made about any aspect of the plan and should include suggestions and reasons for any requested changes. A request to be heard at the Council public hearing to support written comments may also be made. A submission form is attached to this plan and is also available at Council offices, libraries and on the Council website.

Contents

INTRODUCTION.....7

BACKGROUND.....8

CONTEXT.....9

PURPOSE OF THE PLAN.....10

HISTORY.....10

LEGAL AND PLANNING.....12

PROPERTY DETAILS.....18

VISION.....20

INTRODUCTION.....21

VISION STATEMENT.....21

OBJECTIVES.....21

 Natural resources.....21

 Recreation resources.....21

 Cultural Resources.....21

 Management.....22

 Stakeholders.....22

 Development.....22

RESERVE RESOURCES.....23

1. INTRODUCTION.....24

2. RECREATION RESOURCES.....24

 Description.....24

 Issues.....24

 Objectives.....25

 Policies.....26

 2.1 Access – Pedestrian and Vehicle.....26

 2.2 Facilities.....26

 2.3 Hutt Park Golf Facility.....27

 2.4 Hutt Park Top Ten Holiday Park.....27

 2.5 New Facilities.....28

 2.6 Multi-Purpose Sports Facility.....28

 2.7 Commercial Indoor Sports Facility.....28

3. OPEN SPACE AND NATURAL FEATURES.....30

 Description.....30

Issues.....	30
Objectives.....	30
Policies.....	31
3.1 General.....	31
3.2 Amenity Planting.....	31
3.3 Waiwhetu Stream and Wetland Planting.....	31
4. CULTURAL AND RECREATIONAL HERITAGE RESOURCES.....	31
Description.....	31
Issues.....	31
Objectives.....	31
Policies.....	32
4.1 Removal of Existing Redundant Buildings and Structures.....	32
4.2 Protocol for Dealing with Koiwi or Taonga.....	32
4.3 Recognition and Interpretation of Cultural and Recreational Heritage.....	32
DEVELOPMENT.....	33
5. INTRODUCTION.....	34
Objectives.....	34
Special Use Zones.....	35
Policies.....	37
5.1 Implementing the Concept Plan.....	37
5.2 Variations to the Concept Plan.....	38
5.3 Managing the Implementation of the Concept Plan.....	38
STAKEHOLDERS.....	41
6. INTRODUCTION.....	42
Policies.....	43
6.1 Voluntary Sports and Recreation Organisations.....	43
6.2 Commercial Operators / Recreational and Educational Providers.....	43
6.3 Stopout Soccer Club and Wellington Greyhound Racing Club.....	43
6.4 Hutt Park Golf Centre and Holiday Park.....	43
6.5 Other Agencies.....	44
6.6 The Community.....	44
6.7 Iwi.....	44
MANAGEMENT AND ASSET MAINTENANCE.....	45
INTRODUCTION.....	46
7. MANAGEMENT.....	46
Issues.....	46

Objectives.....	47
Policies.....	47
7.1 Commercial Development.....	47
7.2 By-laws.....	47
7.3 Funding.....	48
7.4 Events.....	48
7.5 Concessions – Leases and Licences.....	48
7.6 Access.....	49
7.7 Dogs.....	49
8. INFORMATION AND PROMOTION.....	50
Issues.....	50
Objectives.....	50
Policies.....	50
8.1 Information and Promotion.....	50
8.2 Interpretation Centre.....	50
8.3 Signs.....	51
9. ASSET MANAGEMENT.....	51
Issues.....	51
Objectives.....	52
Policies.....	52
9.1 Public Safety.....	52
9.2 Toilets.....	52
9.3 Damage to or Removal of Plant Material.....	52
9.4 Artesian Water Bores and Water Mains.....	53
REFERENCE LIST.....	54
GLOSSARY.....	55
APPEDICES.....	57
HUTT PARK LAND TITLE PLAN.....	58
PROTOCOL FOR DEALING WITH KOIWI AND TAONGA.....	60
BUILDING REPORT SUMMARY.....	64



Introduction

Background

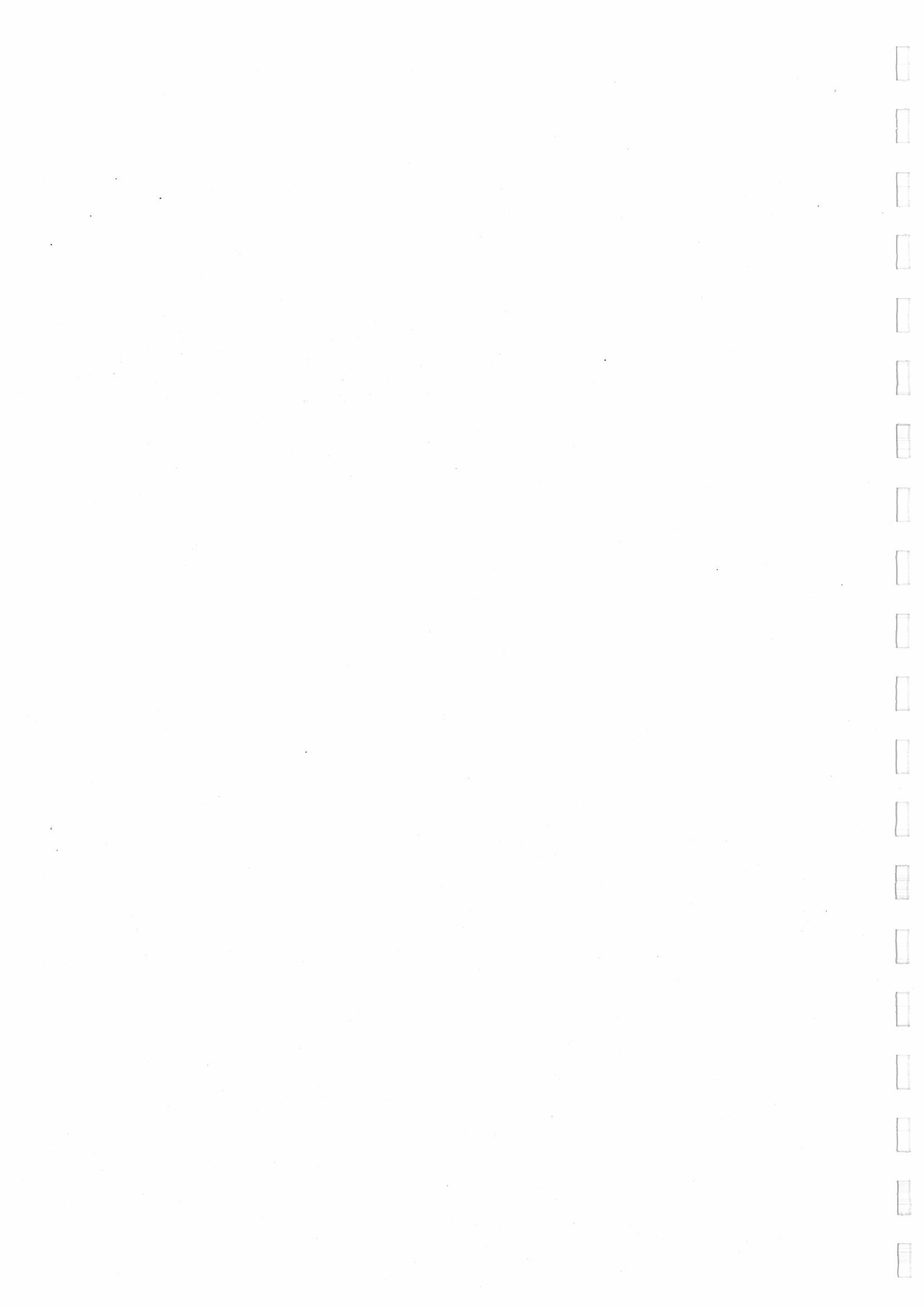
Context

Purpose of Plan

History

Legal and Planning

Property Details



Background

The Hutt Park Management Plan is concerned with a 35 hectare area including the Hutt Park Golf Centre, the holiday park² and a 12 hectare area of open space with sportsfields, associated facilities, stream and wetland.

This 12 hectare area was known as the Hutt Park Raceway until the departure of the Wellington Harness Racing Club in 1995. After attempts by the Council to find a fiscally neutral or commercially beneficial use for the raceway site failed, the Council proposed to revoke the reserve classification and called for public submissions on the proposal. The outcome of the submission process was a Council resolution to maintain the land as reserve and to appoint a working group to consider future use for the site.

The Hutt Park Working Group was established through Council resolution in December 2000 and met for the first time in 2001. As part of its scope the working group called for expressions of public interest seeking feedback on what the public wanted to see developed at Hutt Park. The working group corresponded directly with the submitters and known users of the park. The working group submitted its report to Council at the conclusion of the process which included a number of recommendations and a Concept Plan for the redevelopment of the 12 hectare land area commonly known as Hutt Park raceway. The plan proposed four broad special zones: Village Green and Sports Ground, Multi-Purpose Sports, Commercial Indoor Sports and the Ecology zone.

The Council adopted as policy the working group's report to help guide the management and development of the park. Given the special character and nature of the park, the Council has decided in accordance with the Reserves Act 1977, to prepare a management plan for the park and incorporate many of the recommendations made by the working group, along with more recent developments in the park.

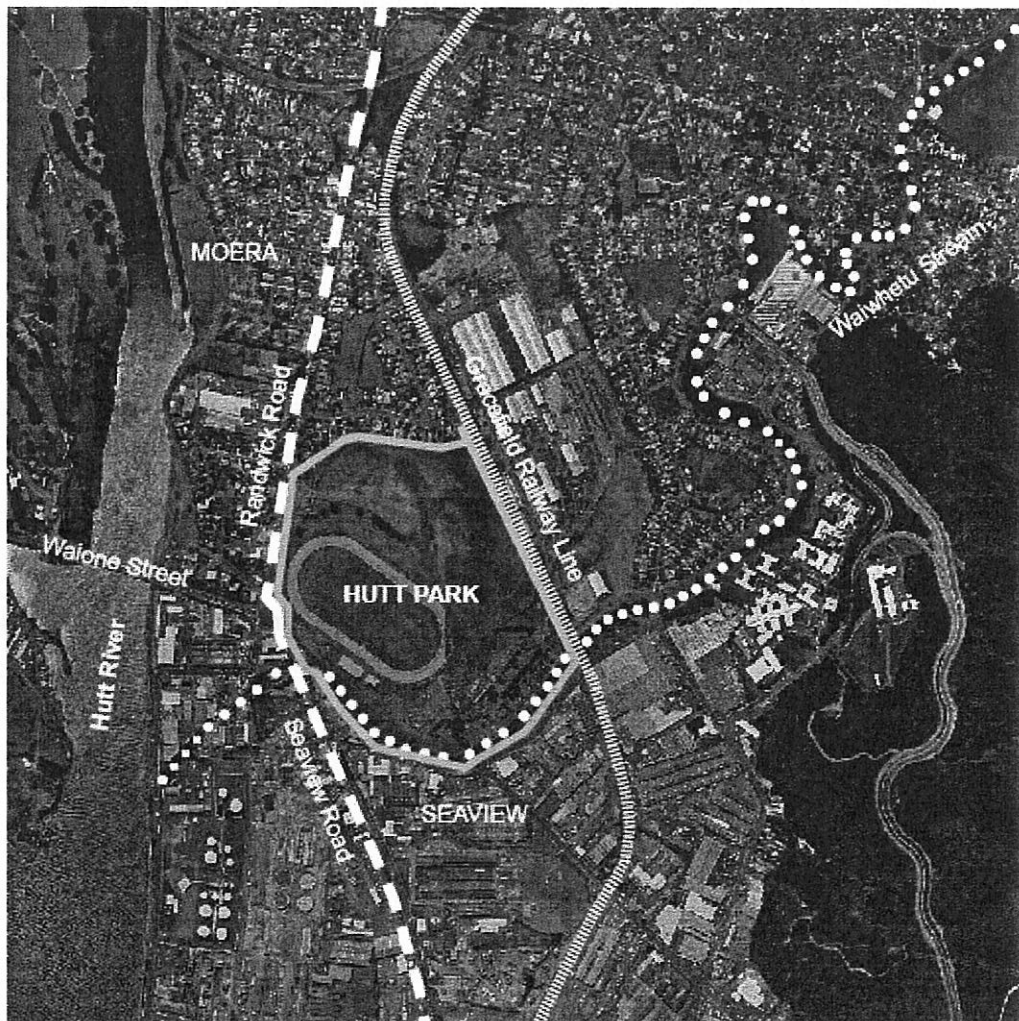
As part of the development of the management plan the public consultation process, required by the Reserves Act 1977, means that the community has the opportunity to gain an understanding of the development of the park and have input into its guiding policies.

² Currently Hutt Park Top Ten Holiday Park

Context

Hutt Park lies two kilometres from central Lower Hutt and 15 kilometres from Wellington. The park lies between the southern industrial area of Lower Hutt and the residential suburb of Moera and is bounded by the Waiwhetu Stream, Gracefield railway line and Randwick Road (refer Figure 1). A number of neighbouring facilities, sites and properties are complementary to the functions and nature of the park and development needs to consider the park's relationship to them. These include private commercial properties between Seaview Road and the Waiwhetu Stream, the Seaview Urupa, the Seaview roundabout, and walkways that link to the Hutt River and Waiwhetu Stream. Development of park facilities also needs to take into account existing facilities within the park: being the Hutt Park Golf Centre and the Hutt Park Top Ten Holiday Park.

Figure 1 – Hutt Park Location Map



Since the release of the report by the Hutt Park Working Group a number of changes have taken place at the park. A new access to the park off the Seaview roundabout has been developed; sportsfields adjacent to the Stopout A.F.C. Clubrooms, carparking and pedestrian access on the western park boundary, Awamutu Stream planting and walkway, planting on the northern mound and boundary between the sportsfields and the golf course, and walkways around the perimeter of the sportsfields. Many of the structures associated with the former raceway have been removed, leaving the members grandstand, kennel block, administration building and part of the harness track.

Plans to deal with the contaminated section of the Waiwhetu Stream (primarily from the Bell Road/Parkside Road junction south to Seaview Road) are also being contemplated by the Hutt City Council (HCC), Greater Wellington-The Regional Council (GWRC) and other parties. Options are still being investigated, but to date the parties have considered the relocation of this section of stream either through or around the south-eastern perimeter of the park. A final decision is yet to be made.

Should the relocation proceed, it may create opportunity for a wetland area, bird sanctuary, natural heritage interpretation and possible eco-tourism with links to the Hutt River. The natural character of the wetland area, along with land contouring and amenity planting, will create an attractive context for the park's sporting and recreational facilities and activities and for events that may take place in the park.

Purpose of the Plan

The management plan establishes a vision and objectives for the park and how these will be achieved. It provides a policy framework for its protection, management and development and guides everyday management decisions. Its concept plan allows the community and Council to move forward with a clear vision and develop and improve the park as opportunities, resources and priorities allow.

History

Earlier Maori occupancy of the Waiwhetu Stream area close to the park included two pa sites near the river mouth: Waiwhetu Pa situated on a sandy spit of land at the mouth of

the stream, and Owhiti Pa which also stood near the stream mouth. A cemetery now marks the site where Waiwhetu Pa stood. These two sites, along with an urupa adjacent to the park on Seaview Road are recognised within the District Plan as significant cultural sites. The park's diverse recreational history provides a rich and challenging basis on which future development and interpretation themes can be based.

The site was originally a low lying wetland, before the earthquake of 1855 lifted the land by 2-3 feet improving drainage. The park became a venue for horse racing in the early 1850s and the area was declared a public park and racecourse in the late 1850s. In the 1880s to 1890s, recreational use of the park grew with athletics, coursing, public entertainment and other organised sports including rugby and hockey.

Recreational use of the park continued to expand. The original golf course of 9 holes was established in 1892 and extended to 18 holes in 1963. The site currently operates as a 9-hole golf course with mini golf and a driving range. The public picnic areas, camping grounds and tennis courts on the eastern side of the park were popular with both Wellington and Hutt Valley residents and community groups such as scouts, church and youth groups. The Defence Department used the camping ground for army training in the early 1900s. In the 1920s permanent camping sites were established in the park. The camping ground expanded into the public picnic area and tennis courts were replaced with caravan sites in the 1950s.

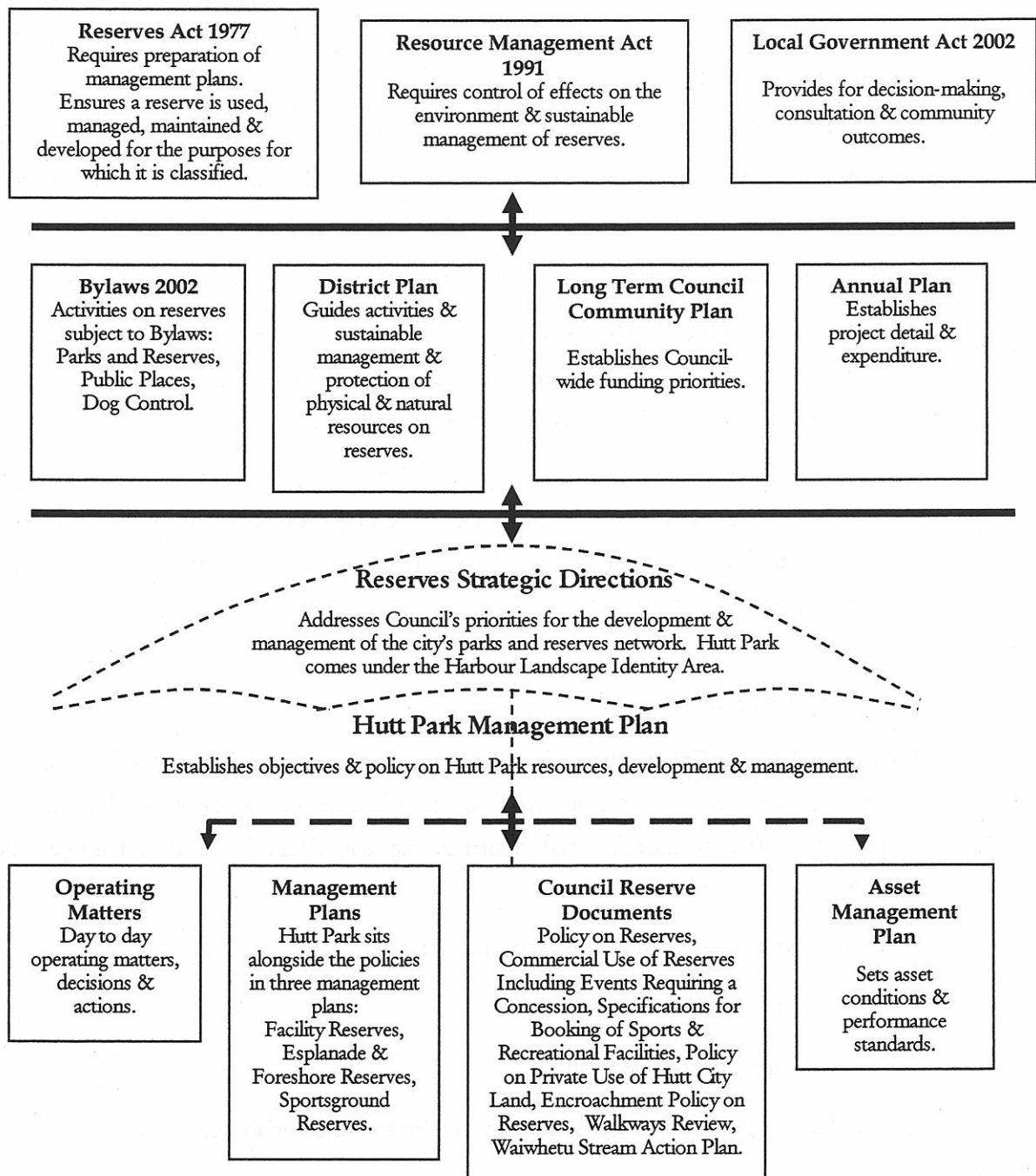
Hutt Park was vested in the Council under the Lower Hutt City Council Hutt Park Act of 1982 as a Recreation Reserve to be managed under Section 17 of the Reserves Act 1977.

The park's long history with harness racing ended in 2002 when the last race meeting was held in February of that year. Since that time a number of unsafe buildings, structures and facilities have been removed from the park. A greyhound racing track continues to operate with the Council resolving in July 2005 to issue a 20-year lease to the Wellington Greyhound Club. It is proposed that the remaining section of the harness racing track and the Members grandstand be removed and the area developed into sportsfields and a multi-purpose sporting facility.

Legal and Planning

This management plan has links to a range of statutory requirements and Council plans and strategies (refer Figure 2 below).

Figure 2: Relationship with Statutory Requirements and Council Plans and Strategies



LINKS WITH STATUTORY REQUIREMENTS

Management plans are required by the Reserves Act 1977 and lands managed under this Act must give effect to the principles of the Treaty of Waitangi.

Reserves Act 1977

The purpose of the Act is to provide for reserve acquisition, control, management, maintenance, preservation (including the protection of the natural environment), development, and use. The Act provides the basis under which the Council must manage its reserves. Among the key requirements is the preparation of reserve management plans.

The management plan provides for and ensures that the objectives and policies in the plan are in line with the Recreation classification of the park in accordance with section 17 of the Act (refer Property Details or Hutt Park classification details on pages 13-14).

Reserves classified Recreation are managed primarily to:

provide areas for recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities.

In addition, sections 53 and 54 of the Reserves Act confer certain powers on the Council in relation to recreation reserves. Section 53 confers general powers to do with activities that can take place on the reserve, layout, buildings and structures, and section 54 confers specific leasing powers.

Treaty of Waitangi

Section 4 of the Conservation Act 1987 requires administrators managing lands under the Reserves Act 1977 to give effect to the principles of the Treaty of Waitangi in particular when formulating and implementing the Council's reserves management policy.

In the context of the park, these principles are:

- To act reasonably and in good faith
- To make informed decisions
- To consider whether active steps are needed to protect Maori interests
- To avoid actions that would prevent the redress of claims

- To recognise that Government must be able to govern
- Tangata whenua, iwi and hapu will be consulted and issues or concerns raised will be taken into account by the Council where activities are likely to disturb or impact on sites of cultural significance on the reserve land where major developments are proposed on the park
- The Council will recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, Waahi Tapu and other taonga, in the management of the park.

LINKS WITH OTHER LEGISLATION

The Council is also required to take into account a number of other Acts in the management of the park:

Local Government Act 2002

The purpose of local Government and the role of local authorities is

... to provide for democratic and effective local government that recognises the diversity of New Zealand communities... [and] for local authorities to play a broad role in promoting the social, economic, environmental, and cultural well-being of their communities, taking a sustainable development approach.

In particular the Act provides for the decision-making, consultation and community outcomes along with financial management processes. The Act places restrictions on the disposal of parks and reserves and the collection and use of development contributions for reserves.

Preparing this management plan is the starting point to the Council's commitment to development of the park in consultation with the community.

Resource Management Act 1991

Management plans are a means by which the Council can meet its responsibilities under the Resource Management Act 1991 (RMA). The Act requires the Council to protect and enhance significant natural and physical resources and control the effects of activities on the environment, and to prepare a district plan to provide for the sustainable management of the District's natural and physical resources including those in its parks and reserves.

The policies of this plan are also in accordance with the Conservation Act 1987. Other Acts relevant to the management of the park are Historic Places Act 1993, the Health Act 1956, Pesticides Act 1969, Litter Act 1979, Building Act 1991, Sale of Liquor Act 1989, Health and Safety in Employment Act 1992 and the Disabled Persons Community Welfare Act 1975.

LINKS WITH OTHER COUNCIL PLANS AND STRATEGIES

This management plan is in accordance with a range of council plans, strategies and policy documents:

Hutt City District Plan

Guides the activities that affect the use of the city's reserves as well as sustainable management and protection of the natural and physical resources on the reserves. Places reserves within the five recreational activity areas which provide a framework for development of reserves and to manage the types of activities and structures that can be located on reserves.

Hutt Park falls into the General Recreation Activity Area. A key objective of policies in this area is to ensure that development, including structures, maintain and enhance amenity values including visual amenity of recreation and open space areas and has no adverse effects on other activities. In this activity area 'recreation activities and ancillary activities' are permitted, with detailed controls relating to matters such as building size, lighting and hours of operation. Any activity that is not permitted or a permitted activity that does not fully comply with relevant conditions is fully discretionary.

The District Plan defines 'recreation activity' as:

Any activity whose primary aim is the passive or active enjoyment of leisure, whether competitive or non-competitive, casual or organised, and recreation has a corresponding meaning.

Hutt City Council Reserves Strategic Directions, May 2001

Sets directions and principles, actions needed and prioritises when managing and developing reserves, including providing for recreational activities within the landscapes and environmental settings of the Hutt Valley and harbour.

As well as providing high quality park facilities, the strategic directions emphasise the importance of maintaining and enhancing natural landscape character as “99% of Hutt City residents place conservation of the natural environment as a high priority”³. A key direction and principle that applies to Hutt Park is Strategic Direction 2 that delivers parks and recreation services to the community by working with other agencies including the private sector.

Hutt Park comes under the Harbour Landscape Identity Area which offers a range of recreational activities in a range of settings, including sports and urban recreation opportunities.

Management Plans

While Hutt Park has its own management plan due to its special characteristics, it is also governed by three other management plans. The park has facilities for community activities supporting sporting, educational, and recreational activities and consequently this management plan is to be read in conjunction with the Facility Reserves Management Plan. The park’s current and proposed sportsfields and associated facilities provide for organised sporting activities, therefore the Sportsground Reserves Management Plan also applies. The Hutt Park Management Plan also sits alongside the Esplanade and Foreshore Reserves Management Plan, as Waiwhetu Stream runs along the southern edge of the park and Awamutu Stream along its north-western edge.

The policies in the Hutt Park Management Plan comply with and are to be read in conjunction with the policies in these three omnibus management plans.

LINKS WITH OTHER AGENCIES AND ORGANISATIONS

The management plan has links with Greater Wellington-The Regional Council plans:

Regional Freshwater Plan for the Wellington Region 1999

This plan applies to the streams’ esplanades in this management plan. The plan balances the riparian environment of streams with their intrinsic and amenity values. Key issues are use and access, weed and pollution control, flood mitigation, pest plant control and development of the riparian environment.

³ *Hutt City Council Reserves Strategic Directions*, May 2001, pg 33.

Waiwhetu Stream Action Plan 2001

This plan establishes a vision for the stream, objectives and an action plan to realize the vision. Objectives relevant to the section of the stream that runs through the park include maintaining access where possible, improving water quality, using environmentally sustainable stream management methods and flood management. Actions include decontamination of the stream, riparian planting and developing a recreation plan.

LINKS WITH SPORTS AND RECREATION ORGANISATIONS

The Hutt Park Working Group strongly supported the development of a multi-purpose sports facility at Hutt Park that complemented existing regional facilities. This development is included in this management plan with details of the facility evolving over time as opportunities and resources allow. The Council envisages the facility to be multi-purpose, have facilities which volunteer sport and recreation organisations could develop as headquarters, sharing meeting rooms and offices, used for conferences, and may include classrooms.

LINKS WITH COMMERCIAL PARTNERSHIPS

To facilitate full recreational use of the park the Council may consider partnerships with commercial recreation providers on a case by case basis. Proposals would also need to comply with the provisions of the City of Lower Hutt District Plan and the Reserves Act 1977.

The Act allows for commercial recreation activities on sportsgrounds where: the activity does not undermine the proper functioning and amenity values of the sportsground, the activity is complementary to public recreation, and the Council regard it as 'necessary' or 'convenient' in relation to the overall use of the park.

The Act also allows commercial activities that enable development of the park for public enjoyment where these bring recreational benefit to the wider community.

The dominant activity of the commercial partnerships proposed for Hutt Park is recreational and may be authorised under the Reserves Act. They are therefore considered part of the development of Hutt Park in the context of this management

plan, although unlike non-commercial activities, may be a discretionary activity and require resource consent⁴.

Proposed commercial partnerships may include:

- **Commercial Indoor Sports Facility** – leasing an area of the park to erect and build a facility to be run on strictly commercial lines.
- **Multi-purpose Sports Facility** – including offices, meeting rooms, classrooms, training facilities and use of the sportsfields.

Property Details

Hutt Park is made up of a number of separate land titles. Twelve have been gazetted as Recreation Reserve under the Reserves Act 1977 (refer also to Appendix 1 Hutt Park Land Title Plan).

Legal Description	Area	C/T	Gazette	Land Taken/Classified As/For
Pt Sec 706 Hutt District SO 23917	0.1705	50B/90	Act 1982	Recreation Reserve
Pt Lot 4 DP 24038	1.9403	50B/90	Act 1982	Recreation Reserve
Lot 6 DP 24038	0.0253	50B/90	Act 1982	Recreation Reserve
Pt Lot 5 DP 24038	2.9067	50B/90		Recreation Reserve
Pt Sec12 Hutt District SO 10787	22.7076	50B/90	Act 1982	Recreation Reserve
Lot 1 DP 24038	5.0528	50B/90	Act 1982	Recreation Reserve
Lot 2 DP 24038	0.0159	50B/90	Act 1982	Recreation Reserve
Lot 3 DP 24038	2.4408	50B/90	Act 1982	Recreation Reserve
Pt Lot 1 DP 35086		24A/247	Act 1982	Recreation Reserve
Lot 2 DP 35086	0.1510	24A/248	Act 1982	Recreation Reserve
Pt Sec12 Hutt District SO 10787	0.0023	691/79		Street Extension
Pt Sec12 Hutt District SO 10787	0.0007	691/79		Recreation Reserve

⁴ Under rule 7A(2) of the Resource Management Act the developments described above may restrict or exclude the public, or be available only on payment, would therefore not be considered a 'recreation activity' and would therefore be a discretionary activity requiring resource consent.

Lot 1 DP 85336	0.1018	53B/23		Recreation Reserve
Lot 2 DP 85336	4.9510	53B/23		Fee Simple (Holiday Park Properties Ltd)
Pt Sec 29 Blk Ll Hutt Valley	0.0270	50B/90	Act 1982	Fee Simple

Vision

Introduction

Vision Statement

Objectives



Introduction

The vision statement and objectives for Hutt Park identify what is important about the park and how planning, development and management will enhance and preserve the values of the park. The vision and objectives will be achieved through the policies in this management plan.

Vision Statement

A multi-purpose recreational facility for events and activities, formal and informal sport and recreation delivered through volunteer and commercial providers, in an ecologically enhanced landscape.

Objectives

NATURAL RESOURCES

- 1) To develop and enhance the wetland area surrounding the Waiwhetu Stream and manage it as an educational resource.
- 2) To develop a streamside walkway network and cycle path.
- 3) To carry out amenity planting appropriate to the character of the area.

RECREATION RESOURCES

- 1) To provide a mix of complementary community and commercial recreational opportunities that maximise use and enjoyment of the park.

CULTURAL RESOURCES

- 1) To identify, maintain and conserve the park's heritage values and interpret them for public enjoyment and education.

MANAGEMENT

- 1) To manage the park in line with community needs, managing its amenity, heritage and ecological values and recreational use and enjoyment in line with the roles, responsibilities and legal requirements of the Council.
- 2) To actively promote the park as a local and regional recreational facility.

STAKEHOLDERS

- 1) To work with the community, recreation providers, commercial enterprises, sports organisations,, conservation organisations other agencies and iwi to provide cohesive and relevant facilities and services in the park.

DEVELOPMENT

- 1) To create a cohesive and integrated park that provides facilities and amenities reflecting its multi-purpose nature.
- 2) To develop the park in a manner that builds on and complements the services of existing facilities to meet the recreational needs of the community.
- 3) To develop the park to the extent possible within the resources available and in line with community aspirations.
- 4) To develop partnerships with commercial recreation providers and other commercial services where appropriate to the recreational objectives of this management plan.

Reserve Resources

Introduction

Recreation Resources

Open Space and Natural Features

Cultural Heritage Resources



1. Introduction

This section describes the park's recreational resources, open space, natural features and cultural heritage resources and sets out the objectives and policies for how these resources and features are to be protected, enhanced and managed.

2. Recreation Resources

DESCRIPTION

Policy in this section has been developed in relation to organised sports and informal active and passive recreation⁵ utilizing the outdoor areas and the proposed multi-purpose sports facility⁶ and commercial indoor sports facility. The policy should be read alongside the two omnibus management plans which have policy on sportsfields and facilities: *Sportsground Reserves Management Plan* and *Facility Reserves Management Plan*. Policy contained in these plans is not repeated in this management plan.

ISSUES

- Retaining public access to the park's facilities including the Hutt Park Golf Centre and Hutt Park Top Ten Holiday Park
- Ensuring sportsfields are multi-purpose
- Promoting the park and its facilities
- Developing ecological areas
- Increasing the range of events held in the park
- Providing adequate carparking and quality public toilet facilities
- Establishing a multi-purpose sports facility in the park
- Developing a commercial indoor sports facility in the park

⁵ These include walking, cycling, watching sporting activities, running, bird watching, botanical study or sitting and contemplating.

⁶ Includes a facility with meeting rooms, combined sports administration, sportsfields, greyhound track, walkway and carparking.

- Stream contamination and possible realignment

OBJECTIVES

- 1) To provide sportsfields for public use.
- 2) To design the sportsfields to allow for a kilikiti pitch between the fields to cater for Hutt City's Pacific population.
- 3) To introduce new events and activities to the park e.g. Christmas in the park, markets, fairs, concerts, festivals, and kilikiti.
- 4) To review and consider establishing a multi-purpose sports facility at Hutt Park.
- 5) To review and consider interest in the operation of commercial indoor sports facilities, and seek commercial expressions of interest with regard to these.
- 6) To plan for adequate carparking and quality public toilets for users of the park.
- 7) To preserve the open space character of the park.
- 8) To develop ecological areas
- 9) To continue to improve amenity of the park through landscape enhancement.
- 10) To continue to provide public access to, and consider improving the golf centre facilities in association with the centre managers.
- 11) To integrate the greyhound racing facilities within the park.
- 12) To provide facilities for spectators to a quality standard (e.g. park furniture, seating).
- 13) To work with the managers of the Hutt Park Top Ten Holiday Park, particularly in relation to proposals for flood mitigation and decontamination of the lower stretches of the Waiwhetu Stream.

POLICIES

2.1 Access – Pedestrian and Vehicle

- 1) Linked walkways will be established between park facilities.
- 2) Carparking will be established within the park without unreasonably compromising recreational opportunities and experiences.
- 3) Development of access will take into account people with disabilities and other members of the community with special needs.
- 4) The main vehicle and pedestrian entrance to Hutt Park and the holiday park will continue to be off the Seaview roundabout.
- 5) The bridge servicing the holiday park from Parkside Road will be closed for general public use, especially to through traffic from the Seaview roundabout. Access will be controlled by both the operators of the Holiday Park as well as Council ensuring that access is available during emergencies.

2.2 Facilities

- 1) The harness racing track will be removed and sportsfields developed in conjunction with a multi-purpose sports facility.
- 2) Sportsfields in the Village Green and Sportsfields zone will be available for public use.
- 3) Ecological areas including wetland, native lowland forest and riparian planting
- 4) A kilikiti pitch will be located between the sportsfields.
- 5) The sportsfields in the Multi-Purpose Sports zone will be available for public use when not required by the facility.
- 6) The design of buildings, structures and park furniture will be consistent in all four zones of the park and appropriate to the profile of the park.

Explanation:

The four zones of the park may be developed incrementally and by different organisations or groups e.g. the Commercial Indoor Sports zone by a commercial developer. Having design guidelines for buildings, structures and park furniture will ensure that design is consistent throughout the park and contributes to developing the park's identity.

- 7) Any development of the greyhound race track will be complementary to and fit with the general principles of the plan.

2.3 Hutt Park Golf Facility

- 1) The golf facility will be retained and managed under the current management contract arrangement.
- 2) The golf facility will be managed as a public facility free of any membership requirements.
- 3) A concept landscape plan covering the golf facility will be developed in conjunction with the facility managers.
- 4) An amenity planting programme will be implemented to enhance the golf facility using appropriate species

2.4 Hutt Park Top Ten Holiday Park

- 1) The holiday park will continue to operate within the current footprint area allocated within the park.
- 2) The holiday park will be retained and managed under the current lease documents.
- 3) The Council will continue to work with holiday park managers to ensure the holiday park provides quality and accessible temporary accommodation for campervans, cabin stay and other camp like facilities.
- 4) The Council will continue to liaise with the managers in relation to proposals for flood mitigation and decontamination of the lower stretches of the Waiwhetu Stream.

2.5 New Facilities

- 1) All new facilities that are established in the park will allow for future growth and change in use, in line with the objectives of this management plan.

2.6 Multi-Purpose Sports Facility

- 1) The Council will consider the establishment of a multi-purpose sports facility that complements existing regional facilities, provides facilities for community and other sports organisations.
- 2) The Council will enter into discussions with sports organisations in the region regarding the establishment of a multi-purpose sports facility at Hutt Park.
- 3) The multi-purpose sports facility will be designed so it sits attractively within the open space environment.

2.7 Commercial Indoor Sports Facility

- 1) Expressions of interest will be sought from commercial providers for the establishment, development and operation of a commercial indoor sports facility.
- 2) The commercial indoor sports facility must be designed so it sits attractively within the open space environment.

3. Open Space and Natural Features

DESCRIPTION

The main natural feature of the park is the Waiwhetu Stream which forms a natural boundary at the southern end of the park. Awamutu Stream, a tributary of Waiwhetu Stream, runs from the western end along the Randwick Road side of the park joining Waiwhetu Stream upstream from the Seaview Road Bridge.

The Village Green and Sportsfields zone adjacent to Randwick Road has been planted along with the contoured land between the sportsfields and the golf course. A planted walkway from the carpark follows the Awamutu Stream and will eventually be extended as park facilities and walkways linking the four zones and facilities are developed.

The policy in this section is to be read alongside the Council's omnibus management plan *Esplanade and Foreshore Reserves Management Plan*.

ISSUES

- Restoring the wetland ecology and character to reflect the park's landscape heritage
- Developing the natural character and ecological habitat of Waiwhetu Stream
- Working with Greater Wellington Regional Council to address contaminants and heavy metal pollution of the sediments in Waiwhetu Stream, including the possible relocation of the stream within the boundaries of the park and/or flood mitigation work of the lower stretches of the Stream.
- Increase planting in the park for amenity and environmental purposes, to provide shelter and shade, and as a contribution to the overall ecology and biodiversity of the City.
- Developing the natural character in the park to provide an attractive setting for recreational activities and events.

OBJECTIVES

- 1) To restore, maintain and protect the amenity values, open space and natural characteristics of the park to the extent that it is not incompatible with the overall proposed function of the Park.

- 2) To enhance and protect the natural environment and features in the park to the extent that the protection is compatible with the primary purpose of recreation reserves.
- 3) To restore landscape heritage by planting endemic native species and restoring the wetland associated with Waiwhetu Stream.
- 4) To maintain a balance between amenity planting for shade and shelter and excessive shading of the sportsfields.

POLICIES

3.1 General

- 1) The four broad use zones of the park will be developed generally in line with the overall Concept Plan (refer section 5).
- 2) As each use zone is developed, use zone concept plans and detailed landscape and planting plans will be prepared.
- 3) Native species will be locally sourced where possible, particularly in the park's Ecology zone.

3.2 Amenity Planting

- 1) Native and exotic species may be used in planting along walkways and edging the sportsfields for shelter, shade and amenity and to encourage native birds.

3.3 Waiwhetu Stream and Wetland Planting

- 1) The wetland area adjacent to Waiwhetu Stream will be developed to provide a representative native wetland ecosystem within the park, filter contaminants and provide habitat.
- 2) The wetland may eventually be developed to provide habitat for bird activity and to enhance the area and improve it as an educational resource.

- 3) The wetland area will be managed to avoid impacts and adverse effects. This may involve excluding certain activities and applying some restrictions to visitors. Flood mitigation work in line with the decontamination of Waiwhetu Stream may determine the precise location and extent of the wetland.

Explanation:

The establishment of a wetland in the area adjacent to the Waiwhetu Stream would both retain the floodplain requirement and introduce an attractive natural environment. It could be expanded in the future to include interpretation and promotional material on the birds and wetland habitat for visitors, with long term potential for an eco-tourist venture e.g. kayaking with links to the Hutt River. A kiosk or small building in this location could be used to promote the park and its facilities and also act as a base for volunteers who would be encouraged to be involved in the park's establishment and operation.

- 4) The park will be monitored and domestic animals controlled to ensure protection of native birdlife.

4. Cultural and Recreational Heritage Resources

DESCRIPTION

Historic Maori occupation of the land is an integral part of the cultural heritage of the park's environs. The District Plan identifies an Urupa adjacent to the park with Seaview Road and Owahi pa near the mouth of the Waiwhetu stream.

Since European settlement the park has been used for a wide range of recreation including horse racing. Although facilities associated with these early recreational activities have been removed or will be removed according to the policies in this management plan, the park's recreational heritage may be recognised and interpreted in the redeveloped park.

ISSUES

- Removing buildings and structures identified by the Hutt Park Working Group as being unsafe, uneconomical to maintain or repair, having no heritage value or no longer needed in a developed Hutt Park.
- Ensuring the protocol for dealing with Koiwi or Taonga is adopted and implemented when necessary (see Appendix 2)

- Recognising and interpreting the park's cultural, historical and recreational heritage where appropriate.

OBJECTIVES

- 1) To ensure that proposed development and activities in the park are considered in accordance with the principles of the Treaty of Waitangi and the Resource Management Act.
- 2) To recognise and interpret appropriate cultural and recreational heritage relevant to the park.

POLICIES

4.1 Removal of Existing Redundant Buildings and Structures

- 1) All buildings, structures and facilities as identified in the working group's report will be demolished to ensure the successful development of the park.

Explanation:

A number of buildings and structures associated with the former activities in the park including harness racing have been demolished due to safety risks and their inability to adapt to a changing park. Some buildings and structures are still to be demolished (refer Appendix 3 Building Report Summary by the Hutt Park Working Group March 2003).

4.2 Protocol for Dealing with Koiwi or Taonga

- 1) The protocol developed by Wellington Tenth Trust and the Hutt Park Working Group to deal with koiwi or taonga discoveries during development of the park will be followed (refer Appendix 2 for details of the protocol).

4.3 Recognition and Interpretation of Cultural and Recreational Heritage

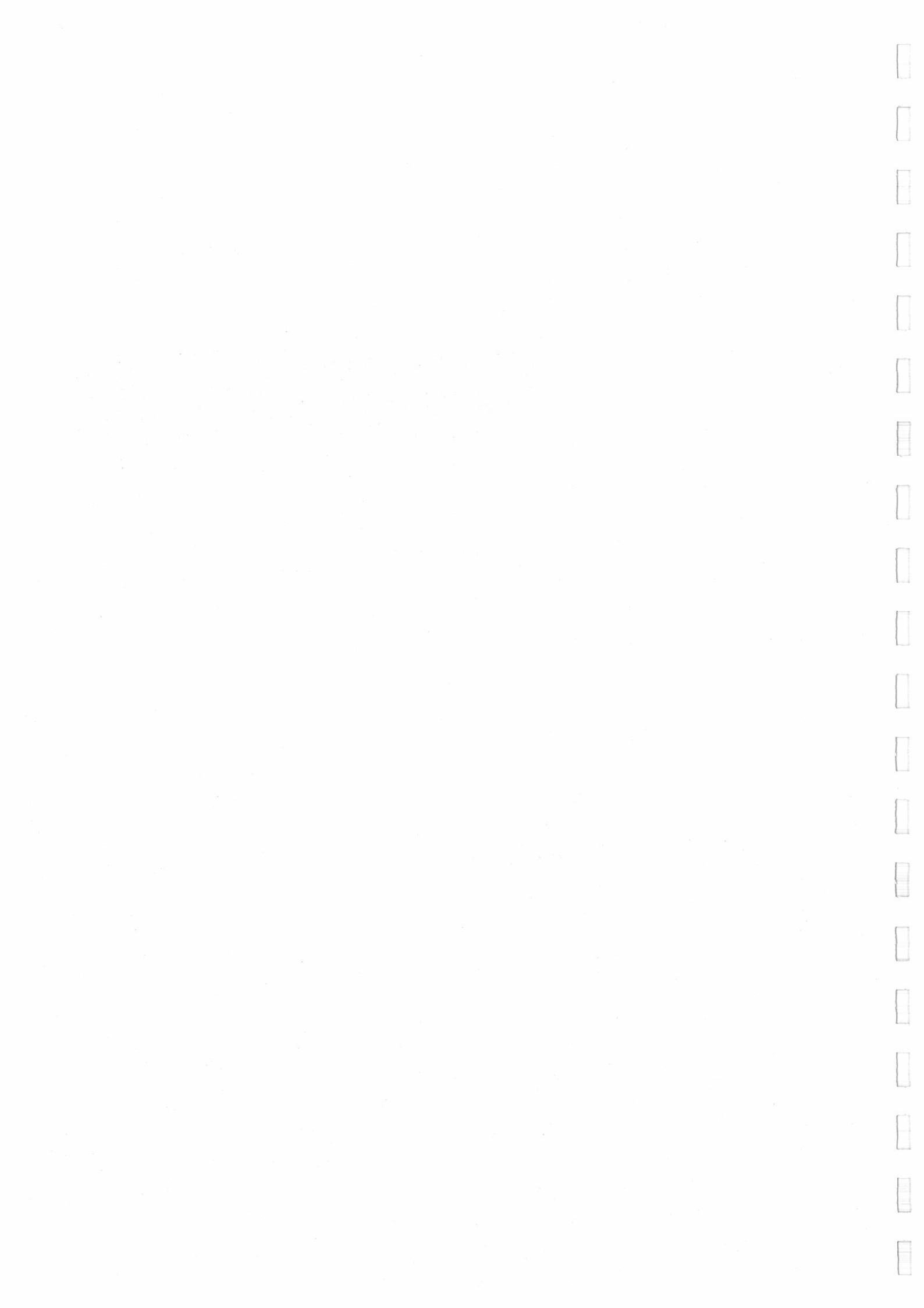
- 1) Where appropriate the park's cultural, historical and recreational heritage will be interpreted on site.



Development

Hutt Park Concept Plan

Implementation



5. Introduction

This Hutt Park Concept Plan identifies general opportunities for staged development in Hutt Park, providing multi-use of a revitalized Hutt Park for the benefit of the immediate area, Hutt City and the region. Adoption of this Concept Plan will ensure that future planning and implementation leads to a fully integrated and effective community facility. It should be noted that the Concept Plan deals specifically with the approximately 12 hectare parcel of land formally known as the raceway land.

The Concept Plan provides a general framework for development at Hutt Park and can be implemented through a range of mechanisms over time as opportunities and resources allow. The concept plan identifies four broad use zones, these being the Village Green and Sportsfields, Multi-Purpose Sports, Commercial Indoor Sports and Ecology. These zones are not definitive and may change according to evolving needs, resources and use, for example a zone may be enlarged or its use changed.

The Concept Plan is guided by the policies in the Reserve Resource section of this management plan.

OBJECTIVES

- 1) To provide an attractive setting with natural character for recreational activities and events.
- 2) To provide for extensive use of the park by a range of users for informal and formal, passive and active recreation, organised sport and commercial sport and recreation.
- 3) To provide for events to be held in the park.
- 4) To have walkways that link park facilities.
- 5) To have native and exotic amenity planting including trees for shade, shelter and amenity and to encourage native birds.
- 6) To provide pedestrian and vehicle park access and carparking.

- 7) To provide quality toilet facilities and park furniture for park users.
- 8) To promote the development of a multi-purpose sports facility including use of the adjacent public sportsfields (refer Links with Sports and Recreation Organisations page 12).
- 9) To promote the development of a commercial indoor sports facility that complements other sporting and recreational use of the park by a private developer (refer Links with Commercial Partnerships page 12).
- 10) To ensure the managers of the golf and holiday park operations are made fully aware of the Concept Plan, its implementation and developments.
- 11) To prioritise self-funded proposals that are aligned with the principles of this plan.
- 12) To ensure proposals do not affect the GWRC water main and artesian water bores located within the park.

SPECIAL USE ZONES

Under the Concept Plan four broad use zones will be established:

Village Green and Sportsfields

- An upgraded village green area incorporating carparking, sportsfields, amphitheatre and outdoor stage, walkway, stream, planting and new landscaping with:
 - Earthworks reshaping the northern side of the sportsfields into an amphitheatre and outdoor stage for concerts and other activities including markets and fairs
 - Power points at different locations to provide electricity for events
 - Sportsfields focusing on passive and informal recreation as well as organised sports
 - An artificial cricket pitch for kilikiti (pacific cricket) off the soccer fields
 - A walkway from the carpark and Randwick Road along Awamutu Stream to the northern side of the amphitheatre providing views across the park and linking to the park's walkway network

- Planting of the Awamutu Stream esplanade
- Extensive tree planting to provide shelter and shade for park users and to provide a 'green' framework of trees for the park
- Barriers to prevent vehicle access to sportsgrounds.

Ecology

- Wetland adjacent to Waiwhetu Stream that retains the floodplain and introduces a natural environment into the park that will attract birds
- Extensive planting of predominantly locally sourced wetland plant species to filter run off and provide shade and habitat
- Boardwalks enabling pedestrians to access the wetland
- Native lowland forest planted adjacent to the golf course. This could replicate what the original coastal forest may have been. Signage and plant identification labels could make this an educational resource.
- Possible interpretation centre or site specific signage promoting the park and its facilities, providing information on the park's cultural, recreational and ecological heritage and park developments for the community and visitors. The centre could also be a base for volunteers associated with ecological restoration of the Waiwhetu Stream and wetlands with a longer term outlook towards becoming an eco-tourism venture (refer Report by the Hutt Park Working Group to the Hutt City Council March 2002).

Multi-Purpose Sports

- A multi-purpose sports facility that complements other regional facilities, provides facilities for community and other sports organisations and that may be used for conferences.
- Buildings designed to sit attractively within the open space
- Combined administration, meeting rooms and possible classrooms
- Associated sportsfields
- Walkway and associated amenity planting for shade and shelter and connecting to the park's walkway network
- Carparking provision for multi-purpose public use

- Future retail outlet or other facility that complements and is associated with the proposed multi-purpose sports facility and commercially operated indoor sports centre.

Commercial Indoor Sports

- A commercial indoor sports facility that complements other facilities in the park to be developed, maintained and managed by a private developer and may include a fitness gymnasium and cafe
- Buildings designed to sit attractively within the open space and integrated with the other three use zones
- Walkway and associated amenity planting connecting the facility including building and carparking to the other three use zones, the park's walkway network and other park facilities
- Carparking provision for multi-purpose public use as well as for users of the commercial indoor sports facility.

POLICIES

5.1 Implementing the Concept Plan

- 1) Development will be staged and funded largely by the beneficiaries: community sport and recreation organisations.
- 2) Work being undertaken by the Waiwhetu Stream Working Group will be considered in relation to developing the section of the Waiwhetu Stream as it runs through the park.
- 3) Time frames for developments in the park will be agreed with each party.
- 4) Physical works that are the responsibility of the Council will be prioritised and implemented by the Council. These are:
 - Removal of redundant buildings and structures
 - Removal of the harness racing track and the reshaping and contouring of the land to develop sportsgrounds and open space

- Development of the stage area in the Village Green and Sportsfields zone and power supply for events
- Provision of toilets and changing rooms/showers for the sportsfield activities
- Significant amenity planting of boundaries, entrances, walkways, edges of sportsfields and wetlands
- Provision of carparking and bollards to meet conservative demand as usage of the park increases.

5.2 Variations to the Hutt Park Concept Plan

- 1) Significant variations to the Concept Plan will be formally approved by the Council.
- 2) Variations will be discussed with the appropriate interest groups.
- 3) Variations to the plans that do not comply with the policies of this management plan may be publicly notified within the requirements of the Reserve Act 1977 (refer Reserves Act section 41 (9)).

5.3 Managing the Implementation of the Concept Plan

- 1) A formal relationship between the Council and any interest group, sporting or recreation organisation or commercial developer wishing to carry out development work may be established. This may take the form of a Heads of Agreement, Memorandum of Understanding etc to ensure the successful implementation of the Concept Plan and on-going management and maintenance of the park.
- 2) Concept plans, guidelines, detailed landscape plans and planting plans will be prepared for each use zone.

Explanation:

In order to ensure an integrated park, each use zone should be developed in relation to other use zones and a co-ordinated, integrated and clear understanding of the objectives of each use zone and the park as a whole established among the key parties developing and using each zone.





**HUTT CITY COUNCIL
HUTT PARK MASTER PLAN**

SEPT 2005 1:3000

VILLAGE GREEN & SPORTSFIELDS

- Sportsfields
- Kāhikāhi
- Walkway
- Amphitheatre with stage for events
- Green Framework
- Car parking

MULTI-PURPOSE SPORTS FACILITY

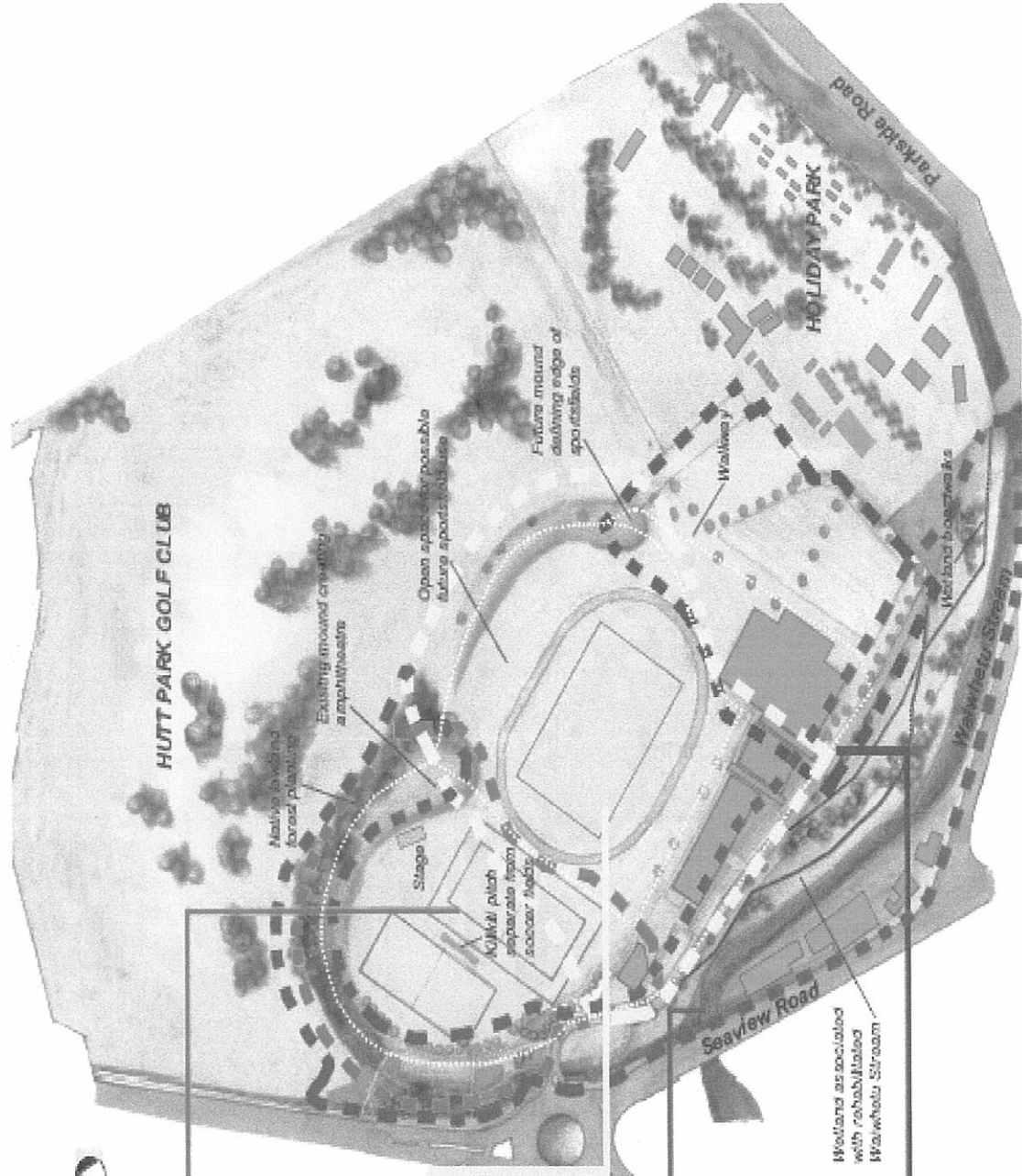
- Indoor facility with meeting rooms
- Combined sports administration
- Sportsfields
- Greyhound track
- Walkway
- Carparking

ECOLOGY

- Waiwhetu Stream
- Wetland development
- Boardwalks
- Possible Interpretation Centre
- Possible future bird sanctuary
- Possible cafe/retail outlet

COMMERCIAL INDOOR SPORTS

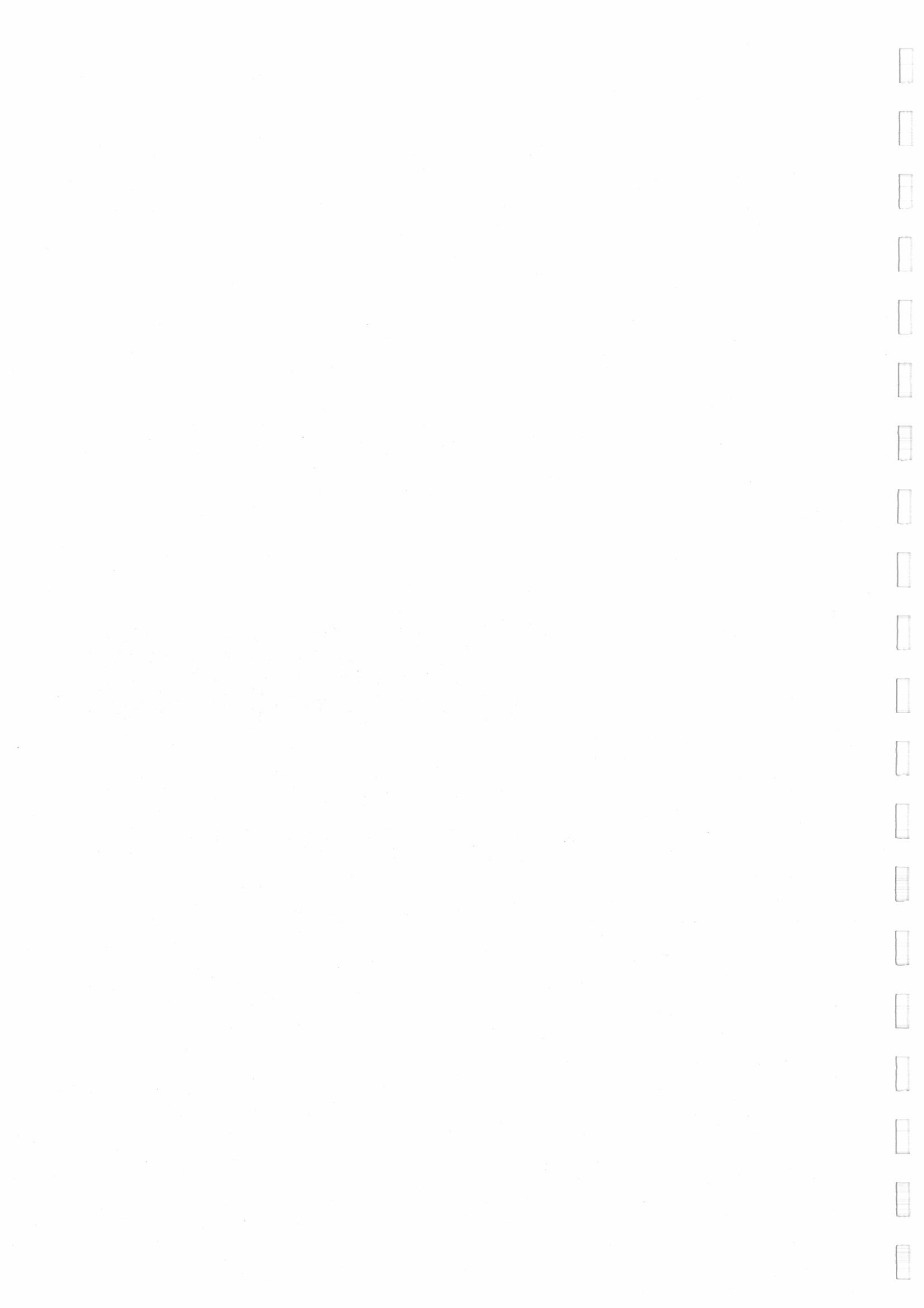
- Indoor sports facility
- Walkway
- Carparking





Stakeholders

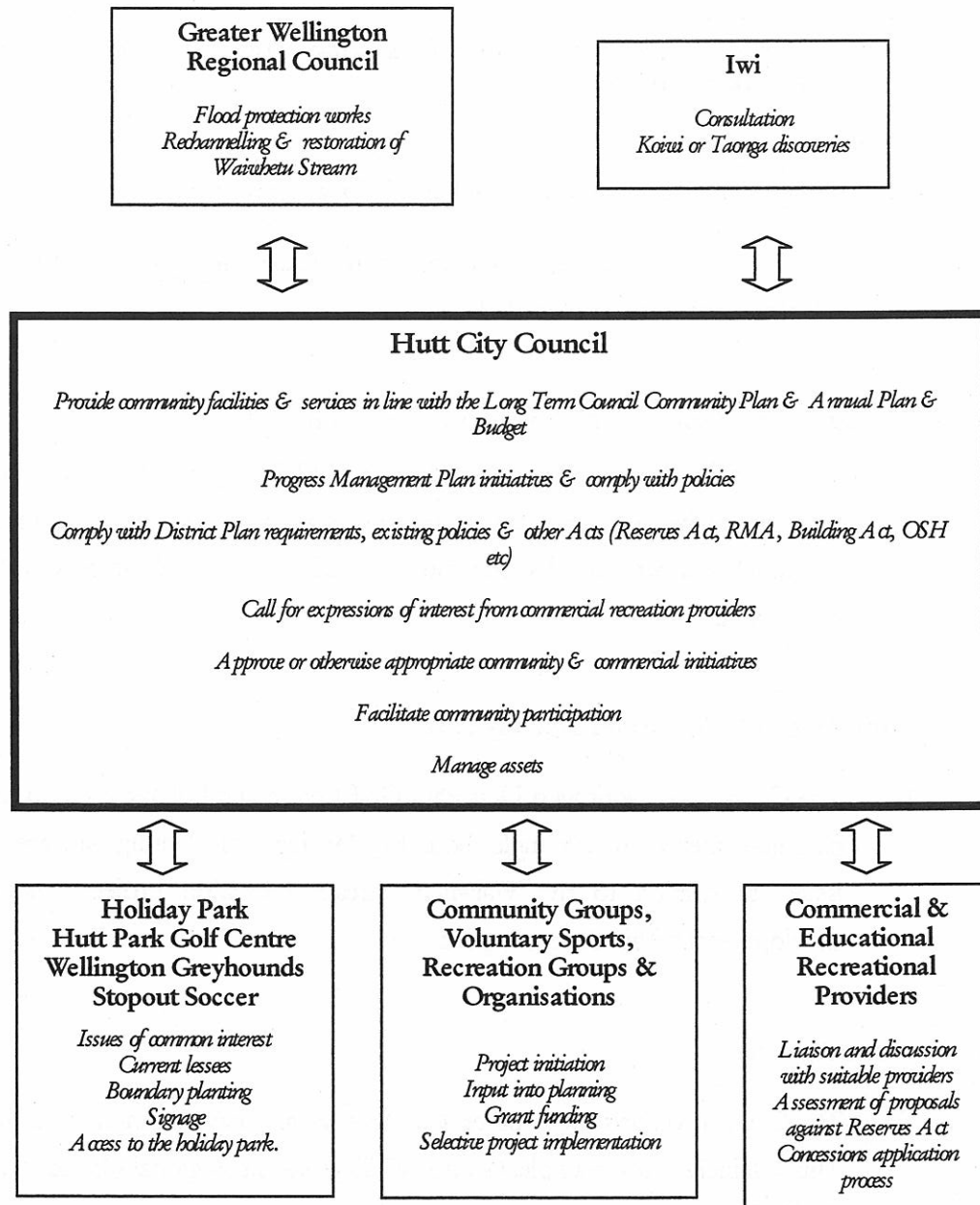
Community, recreation providers, commercial enterprises, sports organisations, other agencies and iwi



6. Introduction

A number of groups have an interest in the park. These include community and voluntary groups and organisations, commercial and educational recreation providers, other commercial enterprises, other agencies and iwi (refer chart below).

Organisational Relationship Chart



POLICIES

6.1 Voluntary Sports and Recreation Organisations

- 1) The Council will liaise with resident sporting codes and other appropriate and compatible sports and recreation organisations over establishing sports and recreation headquarters in the multi-purpose sports facility.

Explanation:

Proposals for the multi-purpose sports facility include shared offices and meeting rooms for sports and recreation organisations.

6.2 Commercial Operators / Recreational and Educational Providers

- 1) The Council will enter into discussions with suitable organisations with a view to establishing facilities at Hutt Park.

6.3 Stopout Soccer Club and Wellington Greyhound Racing Club

- 1) The Council will work with Stopout Soccer and Wellington Greyhounds on issues of common interest, for example, planting, signage, access, issues in relation to the Waiwhetu Stream relocation project, and overall developments within the entire park.

6.4 Hutt Park Golf Centre and Holiday Park

- 1) The Council will work with Hutt Park Golf Centre and holiday park on issues of common interest, for example, boundary fencing and planting, signage, access, issues in relation to the Waiwhetu Stream relocation project, and overall developments within the entire park.

6.5 Other Agencies

- 1) The Council will liaise with other agencies that may have an interest in the park. This will include for example, Greater Wellington-The Regional Council (GWRC), the Waiwhetu Stream Action Group and conservation organisations on issues of Waiwhetu Stream flood management, restoration work and planting.

6.5 The Community

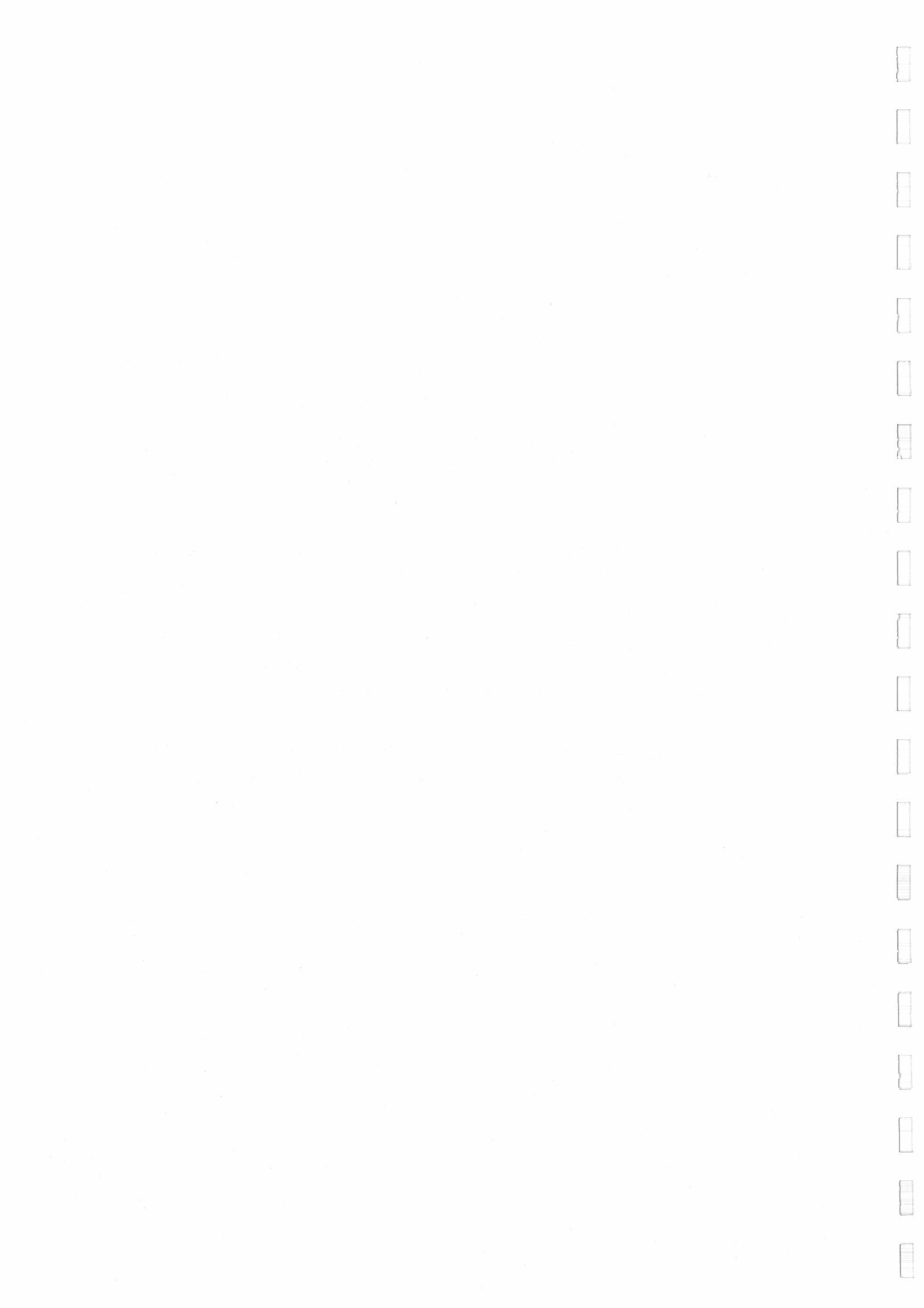
- 1) The Council will consult with the wider community where major works are proposed in the park that differ from those identified in the Concept Plan.
- 2) The Council will encourage community participation in the programme to restore the wetlands associated with Waiwhetu Stream e.g. planting in the Ecology zone.

Explanation:

Community support in stream restoration could include plant propagation, planting and on-going maintenance and monitoring of wetland planting associated with stream restoration. Community support could also involve groups accessing funding and other support from outside of Council for wetland development and planting.

6.6 Iwi

- 1) The Council is committed to effective on-going consultation with Te Atiawa and Iwi Mana Whenua.
- 2) Te Atiawa will be consulted where significant development, use or activity is proposed and Council will take into account concerns or issues raised by Te Atiawa or Taura Here during the consultation process.
- 3) The protocol developed to deal with koiwi or taonga discoveries during development of the park will be followed (refer Appendix 2 for details of the protocol).



Management and Asset Maintenance

Introduction

Management

Information and Promotion

Asset Maintenance



Introduction

This section sets out administrative and operational objectives and policies which guide the day to day management of the park. It is linked with the legislative and administrative requirements of the Reserves Act, the Hutt City District Plan, the Council's Asset Management Plan and the Council's financial planning process including the Annual Plan and the Long-Term Financial Strategy.

The policy in this section is to be read in conjunction with the policies of the three omnibus plans that Hutt Park comes under: Facilities Reserves Management Plan and Esplanade and Foreshore Reserves Management Plan and the Sportsground Reserves Management Plan. Policy contained in these management plans is not repeated in the Hutt Park Management Plan.

Policy in the three omnibus management plans that is relevant to management of Hutt Park include policy on events, funding, concessions, effects on adjacent neighbouring properties, access, carparking, leases and licences, fees and ground charges, sale of liquor, rights of way and easements, ground allocation and use of sportsgrounds, artificial surfaces, sportsground closures, floodlighting, safety, restricted activities, the educational role of reserves and tracks.

Policy in the plans relevant to asset maintenance are: maintenance of sportsgrounds and facilities, use of hazardous chemicals, safety, signs, refuse disposal, restricted activities, pest animal and plant control and the educational role of reserves.

7. Management

ISSUES

- Assessing proposals for development and use of areas of the park by sporting organisations and commercial developers
- Establishing formal agreements with sporting organisations and commercial providers to develop and use areas of the park
- Retaining public access to most areas of the park
- Leasing and management of the golf course and holiday park.

OBJECTIVES

- 1) To assess all proposals for use or development of the park against the purpose of a Recreation Reserve under the Reserves Act 1977.
- 2) To ensure that sufficient areas of the park are available and open at appropriate times for people participating in passive or informal recreation activities.
- 3) To encourage the compatible multiple use of sports facilities by various sporting and recreation groups.
- 4) To provide for appropriate sporting, recreation and community events on the Village Green sportsgrounds.
- 5) To ensure the holiday park and golf centre are operating successfully
- 6) To ensure that any development on the park is undertaken in a way that encourages the efficient use of land, and is designed to be compatible with the amenity values of the area.

POLICIES

7.1 Commercial Development

- 1) All proposals for commercial development of areas of the park and for sporting organisations to develop and use areas of the park will be assessed against the Reserves Act 1977 (refer section 'Links with Commercial Partnerships' page 12).

7.2 Bylaws

- 1) The following Bylaws will be applied in the management of the park:
 - Parks and Reserves and Public Places 1997
 - The Dog Control Bylaw 2004.

Explanation:

The Council Bylaw is a rule or regulation that applies to public places controlled or managed by the Council. It outlines conditions for the operation of the park including opening hours, conditions for park use, outlines prohibited activities and dog control and

provides for penalties for not complying with the bylaw. Bylaws relevant to Hutt Park include Parks and Reserves and Public Places 1997, and The Dog Control Bylaw 2004.

7.3 Funding

- 1) All development identified in the Concept Plan will be prioritised and funded when the opportunity allows.
- 2) Alternative sources of funding (other than rates) and other means of implementing programmes will be considered.
- 3) The development of the multi-purpose sports facility may be funded in partnership with organisations occupying the facility.
- 4) The commercial indoor facility will be funded by a private developer.

7.4 Events

- 1) Events and activities on the park will be promoted and encouraged provided they comply with omnibus management plan policies and Council policy on commercial use of land⁷.

Explanation:

The Village Green and Sportsfields zone is an ideal location for events such as concerts, markets and fairs as well as sporting and recreation events. Development of this area of the park includes an amphitheatre, outdoor stage and power points at four different locations to allow events access to electricity.

7.5 Concessions – Leases and Licences

- 1) Leases and licences may be granted providing any concession is compatible with the primary purpose of a Recreation Reserve, and after considering the effects of a proposed activity on: people using the park, access, noise, park infrastructure and facilities and on the natural, ecological, cultural, heritage, landscape, recreation and enjoyment values of the park.

⁷ Refer Hutt City Council Policy on Commercial Use of Land Managed as Reserves, November 2004.

- 2) All applications for commercial concessions will meet policy and follow the process set out in the Council policy document.

Explanation:

The Council has policy to enhance the business environment and have rules and processes that do not generally restrict business. This includes commercial activities in parks that encourage wider use of a reserve, increases the number of people accessing the park and where they add to the enjoyment and experience of park users. Use of parks for commercial activities is legislated for in the Conservation Act 1987 and the Reserves Act 1977. Council policy document sets policy for commercial use of Hutt Park, establishes the process to grant a concession and guides the concession applicant.

A commercial indoor facility on land in the park and leased from the Council would be a Major Concession as defined in the Council policy document 'Policy on Commercial Use of Land Managed as Reserves', would be a discretionary activity and require resource consent. Before granting a concession the proposal would need to be assessed as to how the proposed facility would enable better development of the park for public enjoyment and the degree to which it would bring recreational benefit to the wider community.

- 3) The Council may advertise for registrations of interest from commercial developers and invite suitable candidates to tender for a concession on a competitive basis following the process set out in the Council policy document *Policy on Commercial Use of Land Managed as Reserves*.

7.6 Access

- 1) The sportsfields in the Village Green and Sportsfields zone will be available for multiple use subject to bookings made under the Council document *Specifications for the Booking of Sports and Recreation Facilities*.
- 2) When not booked by a user group, all sportsfields including those in the multi-purpose sports facility, will be available for passive or informal recreation activities providing that the activity does not compromise the activities of resident sportsfields users, or pose risks of damage to the sportsfields.

7.7 Dogs

- 1) Dogs must be on a leash and under control at all times.
- 2) Dogs are permitted on the perimeter of the park only i.e. well off the sportsfield surface.

- 3) Dog faeces must be removed from the park by the person responsible for the dog.

8. Information and Promotion

ISSUES

- Marketing and promoting the park and its facilities
- Developing park signage and interpretation.

OBJECTIVES

- 1) To promote the park and its facilities as a local and regional asset for a range of users.
- 2) To develop consistent interpretation and directional signage within the park.

POLICIES

8.1 Information and Promotion

- 1) The park will be promoted and new activities such as markets, concerts and events will be encouraged to take place.
- 2) The park will promote informal passive and active recreation as well as organised recreation.

Explanation:

While the park once fully developed will be an important venue for local and regional organised sports, the general trend is towards 'door stop' recreation which is easily accessible and close to people's homes and 'kick a ball' type activities, where individuals or groups participate in casual recreation. Passive recreation includes watching sport as well as more contemplative leisure activities. It is important that the park encourages and promotes as well as provides for this growing range of recreational users.

8.2 Interpretation Centre

- 1) The establishment of an interpretation centre within the park will be considered to facilitate community awareness of future developments and proposals and to

promote the park and its facilities in conjunction with Waiwhetu Stream and the associated wetland development.

Explanation:

The park will be going through major developments and its character will change from the former raceway to a multi-purpose sports facility with environmental enhancements. This will attract community and regional attention and interest. An interpretation centre will not only inform people of the developments but facilitate awareness of the recreational, cultural and natural values of the park. It can also act as a centre for volunteers involved in the development and planting of the wetland in the E ecology zone.

8.3 Signs

- 1) Suitable interpretation and signage will be provided in appropriate locations in the park.
- 2) Signage to the holiday park will be located at the park entrance at Seaview roundabout directing people to the park as well as at the entrance to the holiday park.

Explanation:

The entrance to the holiday park is through the main park entrance off Seaview roundabout and along the park's internal road adjacent to the park's E ecology zone. It is important that signage clearly directs users to the holiday park within the park.

9. Asset Management

ISSUES

- Maintaining the park and its facilities to a standard that reflects its importance
- Ensuring public safety during demolition of redundant park facilities and park development
- Protecting artesian water bores and GWRC water mains.

OBJECTIVES

- 1) To ensure that Hutt Park is adequately maintained and provides facilities and a safe environment for people to enjoy.
- 2) To ensure public safety during demolition and removal of facilities associated with harness racing.
- 3) To ensure that existing artesian water bores and GWRC water mains are not damaged by park development.

POLICIES

9.1 Public Safety

- 1) The Council will identify hazards when the harness track and associated facilities are removed and the proposed relocation of Waiwhetu Stream is complete, and will take appropriate precautions to minimise risk to users of the park.

9.2 Toilets

- 1) Public toilet facilities will be developed in conjunction with the development of park facilities.

Explanation:

The development of Hutt Park is anticipated to attract a growing number of users. This will require consideration of adequate services to meet known and conservative anticipated use. Such services need to be considered in conjunction with any proposed major facility.

- 2) Organisers of events may be required to provide portable toilet facilities.

Explanation:

Where there are large numbers of visitors to the park for events, additional toilets will be required. These will be the responsibility of the event organiser.

9.3 Damage to or Removal of Plant Material

- 1) Unauthorised damage to or removal of plant material is prohibited.

Explanation:

The western side of the Village Green and Sportsfields zone along A waimutu Stream and between this zone and the golf course has been extensively planted. A amenity planting will

take place as the other areas of the park are developed. After the relocating of Wairuhetu Stream the Ecology zone will be heavily planted as the wetland character of this area of the park is restored.

9.4 Artesian Water Bores and Water Mains

- 1) Artesian water bores and the GWRC water mains which run through the park will be protected.

Reference List

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Glossary

Amenity values: natural or physical qualities and characteristics of an area that contributes to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes (Resource Management Act 1991).

Asset: something of value that the Council owns on behalf of the people of Hutt City, such as roads, drains, parks and buildings.

Cultural heritage: includes archaeological sites, traditional sites, historic sites, buildings, objects and areas, and/or historic or commemorative trees.

Cultural resources: include cultural heritage sites, traditional sites, Wahi Tapu sites.

Environment: includes –

- a) ecosystems and their constituent parts, including people and communities; and
- b) all natural and physical resources; and
- c) amenity values; and
- d) the social, economic, aesthetic, and cultural conditions which affect the conditions stated in paragraphs (a) to (c) (Resource Management Act 1991).

Hapu: sub-tribe (*Waitangi Tribunal Report [Wai27] 1991*).

Iwi: tribe, people (*Waitangi Tribunal Report [Wai27] 1991*).

Koiwi: human remains such as skeletal material

Natural features: include features on a reserve that are part of nature and may include individual plant or tree specimens and ecosystems that by their nature require special care and attention for their preservation.

Natural resources: include plants and animals and their habitats, landscape and landforms, geological features, systems of interacting living organisms, and their environment (*Conservation Act 1987*).

Taonga: cultural artifacts such as implements, weapons or decorations, traditionally and historically utilised by tangata whenua and includes parts or the remains thereof.

Urupa: burial ground.

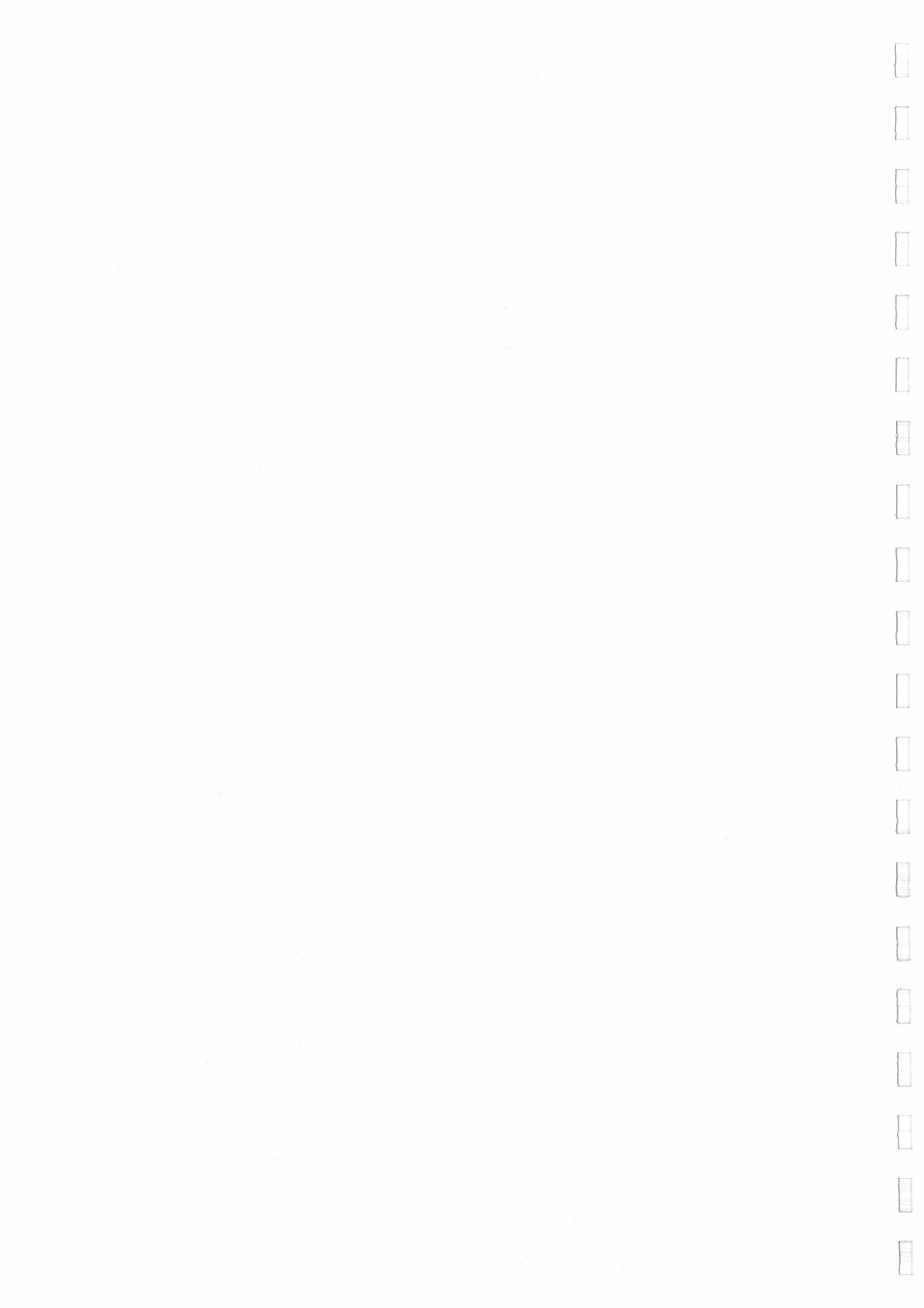
Wahi Tapu: sacred place, (*Waitangi Tribunal Report [Wai 27] 1991*) place sacred to Maori in the traditional, spiritual, religious, ritual or mythological sense (*Historic Places Act 1993*).

Wellington Tenth's Trust Te Atiawa: local Tangata Whenua with inherited land ownership in Wellington and Hutt Valley and kinship to Northern Taranaki Te Atiawa.



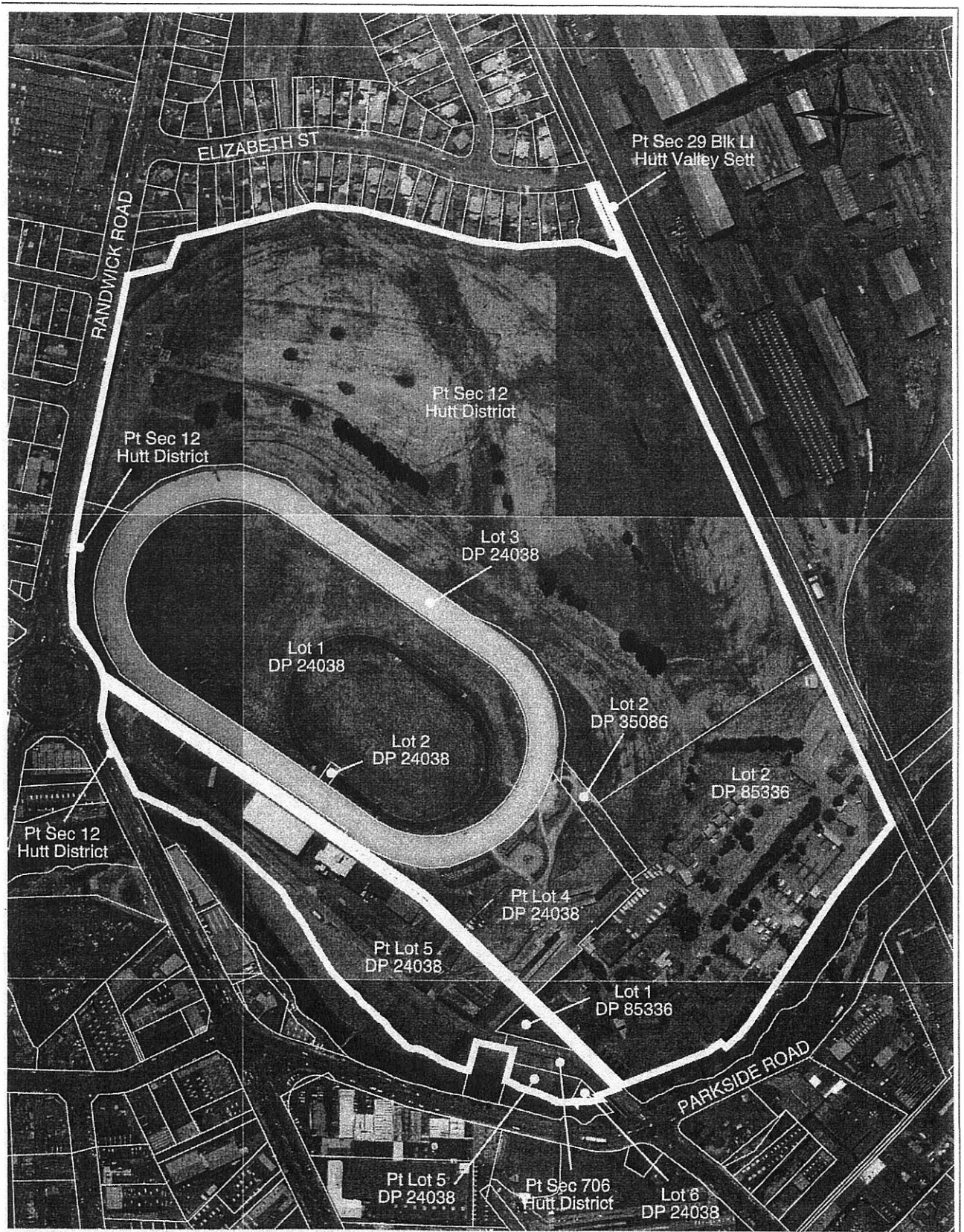
Appendices

1. Hutt Park Land Title Plan
2. Protocol for dealing with Koiwi or Taonga
3. Building Report Summary



1. Hutt Park Land Title Plan





This map is for illustrative purposes only and is not necessarily accurate to surveying or engineering standards. Whilst every effort has been made to ensure accuracy, correctness and timeliness of the information presented, the Hutt City Council assumes no responsibility for errors or omissions. Cadastral information from Land Information New Zealand's Digital Cadastral Database (DCDB). CROWN COPYRIGHT RESERVED. Digital Licence No WN/354600/1.

Hutt Park Recreation Reserve, Lower Hutt



2. Protocol for dealing with Koiwi and Taonga



Protocol for Dealing with Koiwi or Taonga

1.0 Definitions

In this protocol the following terms shall have the meanings set out herein:

“Trust” means Wellington Tenth Trust

“Koiwi” means human remains such as skeletal material

“Taonga” means cultural artifacts such as implements, weapons or decorations, traditionally and historically utilised by tangata whenua and includes parts or the remains thereof.

“Urupa” means cemetery

“Site” means the land involved in the Hutt Park Raceway, land more particularly contained in Certificate of Title 50B/90 24A/247 and 24A/248.

“Project development” means all activities relating to the development of Hutt Park and any other construction activities required to bring the development into full operation.

“Responsible Officer” means the officer nominated by the Hutt City Council responsible for ensuring compliance with this Protocol. The Responsible Officer shall have sufficient authority so as to be in a position to practically enforce compliance with the Protocol including the authority to order that operations on the site cease.

2.0 Notification of Responsible Officer

- 2.1 Prior to commencing project development, the Hutt City Council shall advise the Trust of the identity of the officer appointed as Responsible Officer for the purposes of ensuring compliance with this Protocol.
- 2.2 As soon as practicable thereafter, the Hutt City Council shall arrange a meeting between the Responsible Officer and representatives of the Mana Whenua with a view to discussing any issues arising from the Protocol herein, including the appointment of a contact person within the Tenth's Trust and Te Runanga o Taranaki Whanui Ki te Upoko o te Ika a Maui.

3.0 Unearthing of Koiwi or other Taonga

- 3.1 The following procedure will be adopted in the event that koiwi or taonga are unearthed or are reasonably suspected to have been unearthed during the course of the development of Hutt Park.
 - 3.1.1 Immediately it becomes apparent or is suspected by workers at the site that koiwi or taonga have been uncovered, all activity at the site shall stop.
 - 3.1.2 The plant operator will shut down all machinery or activity immediately, leave the area and advise his or her Supervisor of the occurrence.
 - 3.1.3 The Supervisor shall take steps immediately to secure the area in a way that ensures that koiwi or taonga remain untouched as far as possible in the circumstances and shall notify the Responsible Officer.
 - 3.1.4 The Responsible Officer shall notify the New Zealand Police and NZ Historic Places Trust or the Department of Conservation (as the case may be) that it is suspected that koiwi or taonga have been uncovered at the site.

- 3.1.5 The Responsible Officer will also immediately notify the Tenth's Trust and Runanga contact person that it is suspected that koiwi or taonga have been uncovered at the site.
- 3.1.6 The Tenth's Trust or Runanga will contact the appropriate Kaumatua to act on behalf of the Trust or Runanga in this matter in order to guide and advise Hutt City Council and other parties as to the appropriate course of action and will immediately advise the Responsible Officer of the identity of such Kaumatua and such other details as may be appropriate in the circumstances.
- 3.1.7 The Responsible Officer will ensure that staff are available to meet and guide Kaumatua, NZ Police, Department of Conservation or Historic Places Trust staff to the site, assisting with any requests that they may make.
- 3.1.8 If the Kaumatua are satisfied that the koiwi or taonga are of Maori origin the Kaumatua will decide how they are to be dealt with and will communicate such decision to Hutt City Council, NZ Police and such other parties as are considered appropriate.
- 3.1.9 Activity on site will remain halted until Police, DOC, Historic Places Trust (as the case may be) and the Kaumatua have given approval for operations to recommence.
- 3.1.10 The Responsible Officer shall ensure that Kaumatua are given the opportunity to undertake karakia and such other religious or cultural ceremonies and activities at the site as may be considered appropriate in accordance with tikanga Maori (Maori custom and protocol).

3. Building Report

Summary

Building Report Summary

Building Description IMMEDIATE RISK	Action	Demolish Cost	Salvage value estimate	Upgrade Costs minimum
Wooden Stables	Demolish - structurally unsafe - health and safety concern; includes termination of utilities	\$100,000*	\$0	\$0
Old Tote Block	Demolish - structurally unsafe - health and safety concern; includes termination of utilities	*	\$0	\$0
Male Public Toilets	Demolish - structurally unsafe - health and safety concern	*	\$0	\$150,000
Perimeter Fencing	Demolish - Considerable maintenance required	*	\$0	\$94,000
Internal Fencing (trackside)	Demolish - Considerable maintenance required	*	\$0	\$35,000
Broadcast Towers (x2)	Demolish - Structurally unsafe - health and safety concern; includes termination of utilities	*	\$1,000	\$0
Sub-total 1			\$1,000	\$279,000

Building Description LIMITED VALUE/INDIRECT RISK	Action	Demolish Cost	Salvage value estimate	Upgrade Costs estimate
Old Grandstand	Repairs required to external steelwork and floor; further structural investigation required if building is retained	**	\$0	\$0
Public Grandstand	Building appears structurally safe; requires repairs to external timber seating and steel handrails; strengthening required to external stairway on south face; water proofing to stop water leakage to lower levels, sprinkler system installed, painting, utilities upgrade, replace roofing, upgrade bars, servery, kitchens and toilets; relocation of transformer and main switchboard	\$282,000	\$5,000	\$500,000"
Generator Shed	Emergency systems will operate for half hour after failure. If emergency power needed, this would require a new generator and shed improvements	*	\$200	\$90,000
Sub-total 2			\$5,200	\$590,000

Building Description USABLE STRUCTURES	Action	Demolish Cost	Salvage value estimate	Upgrade Costs minimum
Greyhound Office (Cardigan Bay Lounge above office block)	Building appears in adequate state of repair. Repairs required include interior/exterior paint, stairway and spouting repairs, and bar facilities upgrade	\$40,000"	\$2,500	\$14,000
Greyhound Kennel Block	Building appears in good condition	**	\$1,000	\$15,000
Members Stand	Building appears in good state of repair; works required - internal and external stairway replaced, upgrade kitchen facilities, roof access, internal pine staircase, install heating/ac system, sprinkler system, install lift, upgrade utilities and general maintenance	\$95,000		\$400,000"
Concrete Stables	Salvageable - sell to interested parties	*	\$30,000	\$0
Harness Racing Office	Retain - building in good condition	*	\$3,900	\$10,000
Drivers Grandstand/Changing Rooms	Building appears in reasonable condition; renovation required - repaint internal/external, waterproofing, glazing, seating repairs, floor covering, upgrade utilities	*	\$500	\$5,000
Barn	Structural integrity requires investigation	~	\$500	\$5,500
Female Public Toilets	Building appears in good condition; minor works required	*	\$3,000	\$5,000
Lighting Towers	Include repairs to power control box and base fixings	*	\$8,000	\$23,000
Stop Out Soccer	Owned by Soccer; formalise lease	NA	NA	\$0
Water Pumping Station	Owned by Wellington Regional Council	NA	NA	\$0
Power Shed (trackside)	Requires complete new structure - will be relocated if greyhounds relocate track; cost to greyhounds	\$5,000	\$0	\$10,000
Sub-total 3			\$49,400	\$487,500
TOTAL		\$522,000	\$55,600	\$1,356,500

The above schedule has been compiled using data from Council officer reports