

AVALON PARK

RESERVE MANAGEMENT PLAN 2012



Division	Parks and Gardens
Date created	October 2012
Publication date	March 2013
Review period	October 2012
Owner	Bruce Sherlock, Group Manager, City Infrastructure
Approved by	Council 23 rd October 2012

PREFACE

As an administering body, Hutt City Council has the responsibility of preparing policy for the management of reserves that it controls. Reserve Management Plans are required under the Reserves Act 1977 for reserves. They outline Council's general intentions for the reserve's use, development, maintenance, protection and preservation.

A Reserve Management Plan is a document that is prepared under the requirements of the Reserves Act, and follows two phases of public consultation. The first round of consultation for the Avalon Park Management Plan (the RMP) took place in March and April 2012 and the results informed the content of the Draft RMP and Concept Landscape Plan.

A second round of consultation occurred in June and July 2012 and the Draft RMP was open for public comment. Public feedback was considered by the Council staff, elected members and consultants in the final revision of the plan which was adopted by Council on 23rd October 2012.

Hutt City Council commissioned Opus International Consultants Ltd (Opus) to prepare the Avalon Park Management Plan (including Concept Landscape Plan) to guide the future development of Avalon Park. The RMP has been prepared in conjunction with staff from Council's Parks and Gardens and Leisure Active units. Suggestions from Central Community Chair Sue Lafrenz, Deputy Chair Alison McKone and Central Ward Councillor David Bassett have also been considered, alongside comments from submitters and stakeholders.

FOREWORD

The Avalon Park Management Plan has been prepared in accordance with 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, and appropriate development within the available reserve resources. This provides the community with certainty about the future direction of Avalon Park and enables the Council to manage it effectively.

The RMP establishes a vision for the park and identifies a number of issues including those regarding access and circulation, tired and mismatched facilities, and exposure to the strong prevailing winds. The RMP proposes that Avalon Park is developed in ways that complement Council's intention to provide a premier playground at Avalon Park. This aspirational plan will go a long way towards achieving the proposed vision for the park.

The RMP establishes objectives and policies to address the issues and to recognise and develop the park's access and circulation networks, play and recreation facilities, and event spaces. It includes a Concept Landscape Plan, which outlines general uses/spaces within the park, which are: active/play spaces, passive recreation spaces, flexible open spaces, spaces for future opportunity, a central community facility (the hub of the park), privately tenanted land, and areas for vehicular access and parking.

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1. INTRODUCTION

1.1 BACKGROUND AND PURPOSE OF THE PLAN

Avalon Park is a 6 ha park strategically located between the western side of the suburb of Avalon and the Hutt River. Prior to 2012 it was managed by the Hutt City Council (the Council) as a horticultural asset under the Council's Amenity Horticulture Reserves Management Plan, which put a strong emphasis on horticulture. While Avalon Park does have some horticultural value it is not considered by the Council to be of high horticultural value when compared to Hutt City's other amenity horticulture sites.

The Avalon Park Management Plan is a site-specific plan, which responds to a number of issues, the Council's strategic framework including the '*Reserves Strategic Directions*' document, and the '*Go Outside and Play*' strategy.

'*Go Outside and Play*' is the Council's 2012 plan for play in Hutt City, and establishes key principles guiding the provision of play opportunities. The key driver for the play strategy comes from the '*Reserves Strategic Directions*' document that recommended further investigation of a number of opportunities. The vision of '*Go Outside and Play*' is:

*'Hutt City's outdoor play spaces will contribute towards building healthy, active, outdoor lifestyles locally for children, young people and their families.'*¹

Avalon Park is categorised in '*Go Outside and Play*' as a '**Premier**' playground site. This places importance on the location and provision of play equipment.² '*Go Outside and Play*' reinforces that Avalon Park has a number of existing characteristics and facilities making it suitable for development into a comprehensive regional or destination playground.³

The RMP establishes a vision and objectives for Avalon Park and identifies how these will be achieved. It provides a policy framework for the protection, management and development of the park as well as guiding everyday management decisions. The RMP emphasises community recreational values while acknowledging that horticulture makes an important contribution to the experience and settings within the park.

Through the development of the RMP, a Concept Landscape Plan for the development of Avalon Park has been created. The intention is to give the park a vision, a more coordinated function and appearance, and to respond to the community feedback gathered in previous years, and during the two stages of consultation. The concept landscape plan allows the community and Council to move forward with a clear vision for the future development of the park.

¹ Refer page 8 of '*Go Outside and Play*'.

² Refer page 35 of '*Go Outside and Play*'.

³ Refer page 38 of '*Go Outside and Play*'.

1.2 CONTEXT AND USE

Avalon Park is a high profile 6 hectare site in close proximity to the Hutt River. It lies within the Council's Central Ward. The park lies approximately 3.5 kilometres from central Lower Hutt and 20 kilometres from central Wellington. Avalon Park lies between Fairway Drive, Harcourt Werry Drive and Taita Drive.

Avalon Park sits within a wider network of reserves and open spaces, including Belmont Regional Park, Belmont Domain, the Hutt River and the Hutt River Trail, Fraser Park and the Boulcott Farm Golf Course. These other reserves cater for formal sports provision (golf, rugby, softball, squash, cricket and football), trails and tracks (for fitness, horse riding and mountain biking), and horticultural gardens.

Council considers that in the case of Avalon Park a focus on play, casual physical activity, event spaces, and a place for the community to gather is justified. This proposed focus for Avalon Park is complementary to the surrounding reserves and open spaces.

The RMP aims to build on Avalon Park's reputation as the most popular playground in Hutt City to elevate it to being a destination or premier playground that has regional significance.

Avalon Park is comprised of five land parcels. Three have been classified under the Reserves Act. This RMP only applies to these three properties until such time as Council decides to classify the other two properties and incorporate them into the RMP.

Avalon Park already has a significant number of users, and with projected population growth and increased density in housing, use of the park is expected to rise. Population growth projections also predict increased ethnic diversity in the area.

The park is well proportioned and defined by established trees and landforms (refer to Appendix B which defines these spaces). Roads surround the site on two sides and the other boundaries are with the Hutt Stopbank and residential land uses.

Avalon Park is currently best known as a site for children's play. It contains a number of play facilities including two playgrounds, a model train track, a cycle track for juniors, 18 hole mini-golf, a skate park, and a petanque piste. There are also lawns, specimen trees and a model boating pond, where duck feeding is a popular activity. Refer to Section 4 for more information on park resources (including play resources).

There has been a lot of community involvement and investment in Avalon Park. Local service clubs in particular have had a key and on-going role in many of the activities in the park.

1.3 PARK ISSUES

The following is a summary of key issues. The objectives and policy response to these issues are outlined in Sections 3 and 4.

1.3.1 Access and circulation

The park suffers from a lack of access and options for all park users' circulation. The railway track for the miniature train adds to this problem by cutting off preferred routes and areas within the park. Key facilities and spaces are not well connected and there is currently no path provision to use the park as thoroughfare. Wheelchair access to key spaces within the park could be improved. There is adequate parking provision within the park, but parking is not well connected to key spaces. The entry to the car parking facilities off Taita Drive is indirect and may not be easy for visitors from outside the local area to find.

1.3.2 Play

Although the existing playspaces in the park are well used, they do not reflect the Council's aspirations as a destination or premier playground. Some play facilities are in need of replacement. The range of quality play opportunities is limited and there is a lack of facilities to cater for a broader age group. Play facilities have been replaced in an ad-hoc fashion over time, and so there is no definable theme or character.

The play value of the fort that was once located in the pond area needs to be replaced and funding is already available for this. The 'Avalon Park Fort Locations Options Report' dated the 15th August 2011, recommend that the new fort equipment should be located away from the pond due to modern-day safety requirements. Refer to Appendix C. This RMP agrees with the recommendations of the above report and does not support a designated play structure being replaced in the pond area. Instead it seeks to improve and consolidate play facilities around play zones, appropriately located for parent/carer supervision and proposed new amenities. The RMP promotes the provision of large structures which are clearly visible from Fairway Drive and other areas of the park and provide excitement that will draw children and parents to the new play facilities.

2012 consultation indicated that the cycle track is one of the most popular attractions at Avalon Park.



Figure 1 - The cycle track for beginners is not well connected to the playground areas, and the miniature railway line exacerbates this problem.



Figure 2 - Currently the Taita Drive edge of Avalon Park discourages pedestrian entry to the park.

1.3.3 Events, sports and recreation

Avalon Park contains a range of spaces for events and informal recreation activities. However key spaces are not well connected by paths, and there are no defined areas that can be used for over-flow carparking during events. The existing stage platform is not appropriately located for future events as the adjacent space is now occupied by the beginners cycle track and is not directly accessible or visible from Fairway Drive.

1.3.4 Existing buildings and facilities

There are a several buildings and facilities located in the park, many of which are used infrequently. There are two toilet facilities, as well as the Avalon Pavilion building, a mini-golf kiosk and the miniature train. Avalon Pavilion is positioned in the centre of the park, and the access road which leads to it, bisects the park. Various improvements to park furniture and facilities have been made over time, but appropriate thought has not being given to the nature or position of facilities.

As a result, the park has a mixture of elements which are not visually consistent or physically well connected. Community comments about the toilet facilities adjacent to Avalon Pavilion have included feedback that the toilets are unsafe, and not well maintained. Lack of appropriate lighting throughout the park has also been highlighted as an issue by users.

2012 submissions clearly indicate that park users want areas like the playground, cycle track and skate park to contain better facilities, particularly for picnics and barbeques. The current location and quality of toilets at Avalon Park does not meet the expectations of park users.

1.3.5 Vegetation and open space values

Existing planting is generally established, well-structured and in good condition. A large variety of tree species are present, but establishment of more planting is difficult because of the free draining soils, and exposure to wind. There is an opportunity to improve amenity by including of areas of native and exotic planting (to provide both amenity and additional areas of shelter), which could better link Avalon Park with the linear greenways of the Hutt River and the Hutt River Trail, while also providing a windbreak function.



Figure 3 - Existing play facilities at Avalon Park are well-used but in need of replacement.



Figure 4 - The miniature train route lacks a variety of experiences.

1.3.6 Heritage and cultural values

Avalon Park is a site of considerable cultural and historical significance in particular to Te Atiawa/Taranaki Whānui. It was the location of the Motutawa Pā, and is adjacent to Te Awakairangi (The Hutt River), an important historical food gathering resource for local Māori. It was also the site of interface between Ngāti Tama and Quaker Thomas Mason.

During colonisation, a portion of the park was purchased by Thomas Mason, who developed a wide range of plant species on the site. 'The Gums' as it was named, was a large family property. After a private sale, 'The Gums' became known as the 'Mason's Tea Gardens.'

It was later subdivided by James Stellin and became known as Avalon Estate, named after his daughter Avalon. As part of this subdivision, portions of the land were farmed – most notably by the Milne family.

In 1957 the land was taken by the Hutt City Council as part of the Public Works Act for street and recreation developments and was later named Avalon Park as a result of a poll.

Refer to Section 1.4 of this RMP for more information regarding the history of Avalon Park.

1.3.7 Previous research on the future direction of Avalon Park

A number of issues were highlighted by stakeholders in 2004, when Glen Research was commissioned by Hutt City Council to undertake group discussions with various stakeholder groups to identify and better understand the desired future direction (and the priority areas) of the park.

Through this research, stakeholders outlined what they believed to be the issues regarding Avalon Park. These included:

- Lack of lighting and visibility into and throughout the park which causes concerns for safety and vandalism;
- Inadequate seating around the pond and petanque piste;
- Inadequate toilet facilities (poor condition, poor location, isolated, unsafe);
- Inadequate signage (poor quality and not visible from surrounding roads); and

Although park improvements have been made to address some of these issues, the issues identified in this research are still considered relevant. 2012 submissions generally reflect this, however the Council feels the level of crime and undesirable activity at Avalon Park does not warrant special attention.

Other comments made during consultation for this RMP are elaborated on in Section 4.

1.4 HISTORY / TIMELINE

Table 1: History of Avalon Park

Date	Description
1820s – 1840s	Taranaki Whānui migration to Te Whanganui-a-Tara. Establishment of Motutawa Pā
1840s – 1920s	<p>Thomas Mason (1818-1903) and his wife Jane purchased a large portion of land, part of which now contained within Avalon Park, and farmed there from 1841 to 1845. In 1845 Thomas moved his family to Hobart to avoid confrontation with local Māori.</p> <p>The Mason family returned to the land in 1850, and continued farming. Thomas began to build his collection of plants, starting with eucalyptus and apple trees. Over time he also planted hundreds of rose and tree varieties, including varieties of camellia and rhododendron. His gardens became known as ‘The Gums.’ It is believed that there were over 12 kilometres of box hedging and many summer houses.</p> <p>After Thomas Mason died in 1903, the family attempted to preserve the property, but it was eventually sold privately and became known as the ‘Mason’s Tea Gardens.’</p> <p>In the early 1840s, the Milne and Yule families also obtained blocks of former Māoriland (which are now the southern end of Avalon Park). In 1847, William Milne married Grace Yule and they farmed the combined blocks for the remainder of their lives.</p>
1920s	The Mason property was auctioned in 1922 and subdivided by James Stellin. As a result, a large portion of the gardens were lost. James named the subdivision the ‘Avalon Estate’ after his daughter Beatrice Avalon Hart Stellin.
1950s	In 1957 the land was taken by the Hutt City Council as part of the Public Works Act for street and recreation developments and was later named Avalon Park.
1960s	Avalon Park was opened in 1963, and the Avalon Pavilion opened in 1968.
1970s	The pond area was created, followed by the miniature railway.
1980s	The mini-golf facility was created.
2001	<p>The Milne Family contacted the Mayor to rename the park ‘Milne Memorial Park’.</p> <p>Greater Wellington Regional Council release the ‘<i>Hutt River Environmental Strategy</i>.’</p>
2003	Council releases ‘ <i>Reserves Strategic Directions</i> ’ document. Refer to Section 2.4.2 of this document.
2004	<p>Another approach from Milne Family regarding renaming of the park.</p> <p>Glen Research undertook survey with key stakeholders that identified key issues.</p>
2006	<p>Wellington Tenth Trust Cultural Impact Report researched the context of previous discussions around the park’s history and naming.</p> <p>This document describes the major events as they affect Te Atiawa/Taranaki Whanui after 1835 and identifies the significance of Avalon Park to Māori. The report was used as part of an unsuccessful proposal to change the name of Avalon Park to Motutawa around 2008. The report provides useful historical information about the site and a professional local historian Warwick Johnston agrees that that this report is accurate.</p>

Date	Description
2007	Council report on renaming park (Council resolved not to rename the park).
2008	Installation of the 'Smiling Windmills' sculptures, which were created by artist Leon van den Eijkel and has been a popular attraction since.
2010	'Amenity Horticulture Reserve Management Plan' prepared. Under this plan, Avalon Park is categorised as a 'Mixed Usage' reserve. When the plan was adopted the Council recognised that eventually a site specific reserves management plan would be developed for Avalon Park.
2011	<p>'Earthworks' landscape architects commissioned to create a concept design for the entrance and pond area.</p> <p>Greater Wellington Marine Model Club Inc. wrote a letter of response to the concept plan for the pond area.</p> <p>Options report prepared by 'Park Central' to look at playscape options to replace fort. Refer to Appendix C.</p>
2012	<p>Council commissioned Opus International Consultants Ltd (Opus) to prepare the RMP to guide the future development of the site. The development of the RMP followed the timeline below:</p> <ul style="list-style-type: none"> • March/April: First round of public consultation. Suggestions influenced the content of the draft RMP and Concept Landscape Plan. • June: Policy Committee approved the draft plan for release for the second stage of consultation. • June/July: Second (and main) round of public consultation • August: The RMP and Concept Landscape Plan was reworked and finalised, for the Hutt City Council to adopt in October/November 2012.

1.5 PROPERTY DETAILS

Avalon Park is comprised of five land parcels. Three parcels have been gazetted as Recreation Reserve under the Reserves Act 1977:



Figure 5: Avalon Park is made up of five separate land parcels. Areas C, D and E are recreation reserves subject to the Reserves Act 1977, Areas A and B are under fee simple ownership

It is the intention of the Council to Classify as Recreation Reserve the unclassified portions of the Park being A - Lot 1 and B - Lot 2 DP 49170 in order to be consistent with the adjoining land parcels and reflect the current recreation purpose. Until this occurs, this Reserve Management Plan applies to the land parcels described as C, D and E on the table below.

Table 2: Property details

Area	Land Parcel	Gazette Reference	CT	Size (ha)	Reserves Act status	Ownership	Comments
A	Lot 1 49170		WN19D/33 8	.4187	-	HCC – fee simple	Subject to an easement. No frontage to street.
B	Lot 2 DP 49170		WN19D/33 9	.3136	-	HCC – fee simple	No frontage to street. Tennis Courts.
C	Pt Lot 1 DP 20518	1959/1476	13A/790, B4/790		Recreation Reserve	HCC	
D	Pt Sec 49 Hutt District SO 10498	1957/2244		2.9906	Recreation Reserve	HCC	
E	Pt Lot 1 DP 24491	1967/969	9C/14	2.0714	Recreation Reserve	HCC	

Copies of Certificates of Title are in Appendix D.

1.5.1 Existing Leases and Licences

The Council has issued a number of leases and licences for areas of Avalon Park as detailed below:

Table 3: Park leases and licences

Organisation	Purpose	Lease/Licence
NZ Netherlands Society (Wellington) Inc	For the operation and running of the Society	Lease: managed by UPL (an HCC CCO)
Avalon Park Pavilion Trust	Used by Lions and Rotary for meetings and other functions	Lease: managed by UPL (an HCC CCO)
Avalon Tennis Club	Tennis Courts and clubrooms	Lease: 1 April 1997 – 21 years
Lions club of Lower Hutt (Host) Charitable Trust	Mini-golf facility	Lease: 1 April 2010 – 13 years
Lions club of Lower Hutt (Host) Charitable Trust	Train track, station and garage	Lease: 1 April 2010 – 13 years
Been Brewed 4 you	Coffee vendor	Lease: 1 Aug 2012 – 15 months

2. LEGAL AND PLANNING FRAMEWORK

2.1 STATUTORY PLANNING FRAMEWORK

This RMP has links to a range of statutory requirements and Council plans and strategies (refer to Figure 6 below). Producing and implementing this RMP makes contributions towards achieving the Council's Integrated Vision.

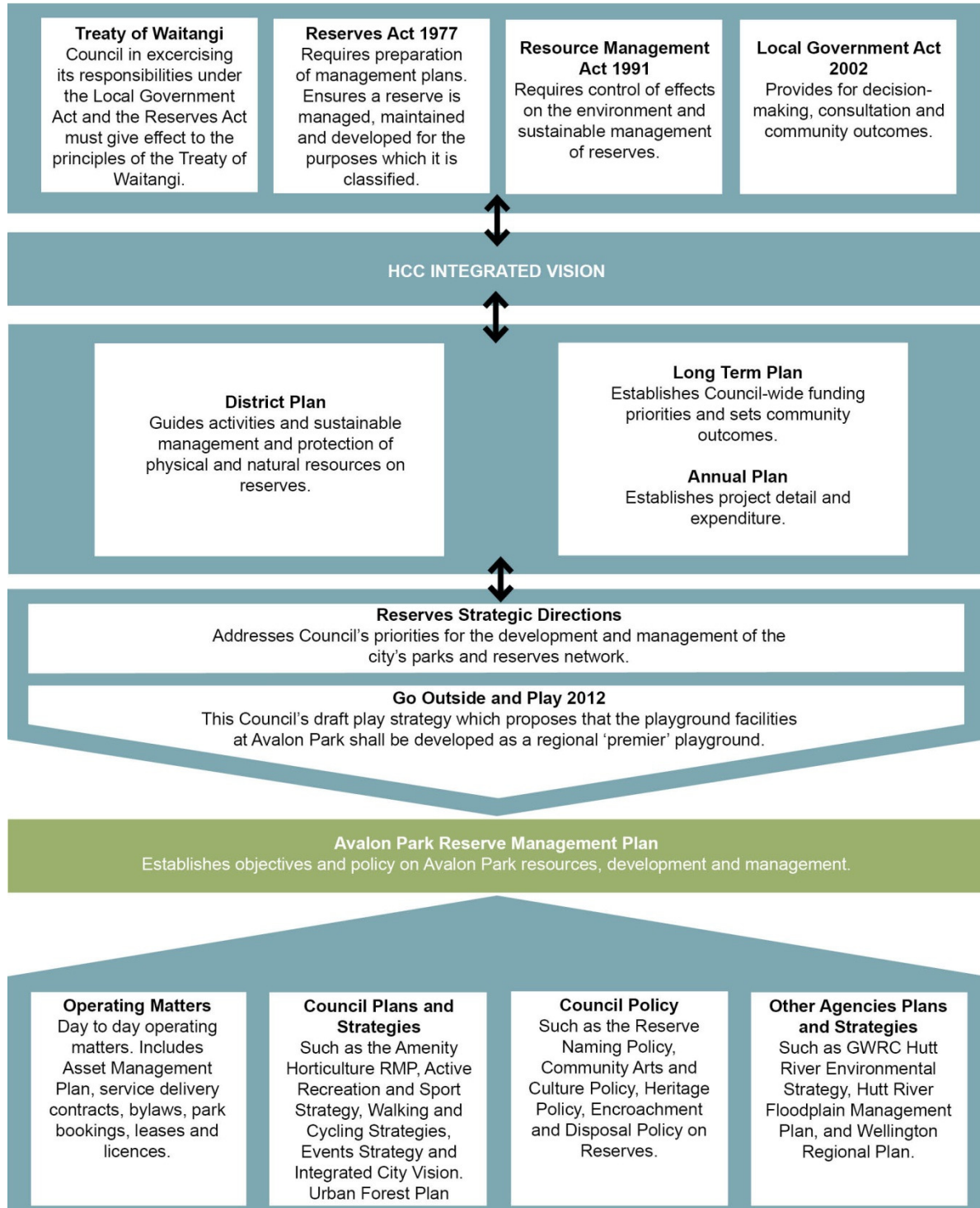


Figure 6 - Relationship of the Avalon Park Management Plan to statutory requirements, and Council plans and strategies

2.2 RESERVES ACT 1977 REQUIREMENTS

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 under Section 41.

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 classification details in Section 1.5 of this document).

Reserves classified for recreation purposes 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 give certain powers to the Council in relation to recreation reserves. Section 53 is about general powers to do with activities that can take place on the reserve, layout, buildings and structures, and Section 54 relates to specific leasing powers.

Hutt City Council has prepared a number of RMPs which take the approach of grouping reserves that share similar characteristics and management requirements (sometimes referred to as the 'omnibus' approach). These include the:

- Bush Reserve Management Plan;
- Sportsgrounds Reserve Management Plan;
- Facility Reserve Management Plan;
- Neighbourhood Reserve Management Plan;
- Amenity Horticulture Reserve Management Plan.

However Council has some management plans which are specific to unique sites. These include the:

- Esplanade and Foreshore Reserve Management Plan;
- Little Blue Penguin Haven Reserve Management Plan;
- Hutt Park Management Plan; and
- Percy Scenic Reserve and Jubilee Park Reserve Management Plan (Draft).

Avalon Park is currently managed in accordance with the requirements of the Reserves Act 1977 as part of the generalised draft Amenity Horticulture RMP (September 2010). When this plan was adopted by the Council it recognised, however, that eventually a site specific RMP would be developed for Avalon Park.

Under the Amenity Horticulture RMP, Avalon Park is categorised as a 'Mixed Usage' reserve, which is described as a reserve which provides:

'a range of opportunities including active and passive recreation, temporary events, open space, playgrounds, horticultural displays/plantings, and facilities.'

The Amenity Horticulture RMP requires Department of Conservation approval in order to be fully operative. However its management policies are already being implemented. This document therefore guided the management of Avalon Park until this park specific RMP was adopted.

2.3 LINKS WITH OTHER LEGISLATION

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

2.3.1 The Treaty of Waitangi

Section 4 of the Conservation Act 1987 requires administrators (such as the Council) of land protected 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 context of this RMP, these principles are:

- To act reasonably and in good faith;
- To make informed decisions;
- To consider whether active steps are needed to protect Māori 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; and
- The Council will recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, Wahi Tapu and other taonga, in the management of the park.⁴

2.3.2 The Local Government Act 2002

The purpose of the Local Government Act (LGA) is to provide for democratic and effective local government that recognises the diversity of New Zealand communities. Under Section 3, the LGA:

'Provides 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.'

Under Section 10 of the Act the purpose of local government is:

- (a) *To enable democratic local decision-making and action by, and on behalf of, communities; and*
- (b) *To promote the social, economic, environmental, and cultural well-being of communities, in the present and for the future.'*

Under Section 11a a local authority must have particular regard to the contribution that core services make to its communities including libraries, museums, reserves, recreational facilities, and other community infrastructure.

The LGA also provides for the decision-making, consultation and community outcomes along with the financial management processes.

⁴ From Hutt Park Reserve Management Plan, 2005.

The Act places restrictions on the disposal of parks and reserves (Section 138) and also enables policy relating to the collection and use of development contributions for reserves (Section 106).

Part 8 of the LGA allows the Council to adopt and enforce bylaws.

2.3.3 **The Resource Management Act 1991 (the RMA)**

The purpose of the RMA is to promote the sustainable management of natural and physical resources. Under Section 5 (2) of the Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;*
- (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

District Plans are prepared by the Council to give effect to the purpose of the RMA 1991.

2.3.4 **Other Legislation**

The policies of this RMP must also take into account the relevant provisions contained in the following Acts:

- Historic Places Act 1993
- Health Act 1956
- Pesticides Act 1969
- Litter Act 1979
- Building Act 1991
- Sale of Liquor Act 1989
- Health and Safety in Employment Act 1992
- Disabled Persons Community Welfare Act 1975

2.4 LINKS WITH HUTT CITY COUNCIL PLANS AND STRATEGIES

This RMP takes into account and, where possible, responds to a range of Hutt City Council plans, strategies and policy documents such as:

2.4.1 Integrated Vision for Hutt City

The '2012-2022 Long Term Plan', outlines the Council's 'Integrated Vision for Hutt City' in which the long term outcomes the Council hopes to achieve for each of the unique neighbourhoods over the next twenty to thirty years. That vision includes four key strategies – Growth and Development, Leisure and Wellbeing, Environment and Infrastructure. The management and development of Avalon Park contributes to the achievement of Council's Leisure and Wellbeing Strategy.

2.4.2 Hutt City Council Reserves Strategic Directions, October 2003

This is the primary policy document that the Council refers to for policy and planning work related to its open spaces. The Reserves Strategic Directions falls under two streams in the Integrated Vision: Leisure and Wellbeing, and Environment.

It also highlights:

'The Hutt City Reserves Strategic Directions addresses the Council's priorities for the development and management of the city's parks and reserves network over the next 10 years. It considers the network in context of the city's resources and the projected needs of the community. It takes into account other Council plans, existing reserves, the characteristics of the city, community needs and aspirations, including those of tangata whenua and relationships with other agencies / organisations.'

The Reserves Strategic Directions identifies six key directions under which the Council will manage and develop its reserves portfolio. These are:

- *Consolidating the existing reserve network;*
- *Developing effective relationships with other providers;*
- *Providing quality facilities and services;*
- *Enhancing the environment;*
- *Improving linear recreation opportunities; and*
- *Strengthening community relationships.'*

The actions identified in the Reserves Strategic Directions are fed into the Parks and Reserves Asset Management Plan. Funding for implementing the Asset Management Plan is considered as part of Council's Long Term Plan and Annual Plan process.

Directions, principles and actions in the Reserves Strategic Directions document which have direct relevance to this RMP are listed in Appendix A.

2.4.3 Go Outside and Play, 2012

This is Council's plan for play and has the vision of:

*'Hutt City's outdoor play spaces will contribute towards building healthy, active, outdoor lifestyles locally for children, young people and their families.'*⁵

'Go Outside and Play' has the guiding principles of:

This document proposes that Council develop the playground facilities at Avalon Park as a regional 'premier' playground to complement the playgrounds on offer at Aotea Lagoon (Porirua) and Maidstone Max (Upper Hutt).

Play spaces	Play facilities
Play is a priority	Challenge
Quality environment	Appropriate
Accessibility and distribution	Hierarchy
Priority for provision	Design
Interest	Maintenance
Promotion	Safety

Avalon Park is a play space located in the Central Ward of Hutt City. This ward has the lowest ratio of playgrounds per population. Key drivers for prioritising play provision in this ward also relates to:

- Future residential growth;
- Providing for adult recreation activity in the CBD⁶; and
- Addressing the lack of places for young people to hang out, and things for them to do.

2.4.4 Long Term Plan (LTP) and Annual Plans

Currently the draft LTP tentatively nominates \$596,000 expenditure for Avalon Park over the ten year life of the plan and projects total expenditure over twenty years to be in the region of \$1.3 million. This is specifically for play equipment.

\$622,000 is tentatively allocated to Avalon Pavilion maintenance (asset renewal) between 2012/13 and 2031/32.

As at October 2012 there is no allocated funding provision within the LTP for the broader redevelopment of the park.

In the Draft LTP 2012-2022 the Council's vision is that Hutt City will be a great place to live, work and play.

⁵ Refer page 8 of 'Go Outside and Play'.

⁶ Refer page 53 of 'Go Outside and Play'.

This means:

People are proud to live here:

'Hutt City is compact, vibrant and diverse, offering the best of city living while being safe, friendly and easy to get around. There is quality education and healthcare, with a choice of housing options from apartments to family homes on the hillsides, in the valleys or near the coast.'

There's always something for the family to explore:

'Experience our culture and heritage, visit our museums and libraries, or enjoy our cafes, restaurants and boutique stores. Head outdoors to a park or beach, walk along the river, take the boat out, hit the hills or a mountain bike trail, or enjoy a game of golf.'

In the 2011/12 annual plan, Council consulted on the high level goals to strive to achieve for the city's wellbeing. These were retained in the 2012/2022 LTP. They include:

Healthy people:

'We live healthy lives, and our city's services help to protect our health and our environment.'

Actively engaged in community activities:

'Members of our community participate in arts, cultural, sports and other recreational and leisure activities. The city provides for and encourages participation in these activities.'

A healthy built environment:

'Our built environment enhances our quality of life. Our city is vibrant, attractive, healthy and well-designed. We promote development that is sustainable, and that values and protects our built heritage and the natural environment.'

The Avalon Park Management Plan contributes to both the vision and the community goals/outcomes. The Avalon Park Management Plan and the Parks and Reserves Asset Management Plan will influence the Council's funding decisions for Avalon Park in the Annual Plan process.

2.4.5 Hutt City District Plan

Avalon Park is within the General Recreation Activity Area of the District Plan - City of Lower Hutt.⁷ A Flood Protection Bank (the Hutt Stopbank, owned by GWRC) lines the western edge of the park. Refer to Figure 7, showing excerpts from District Plan Maps D3 and E3.

In the **General Recreation Activity Area** permitted activities include 'recreation activities and ancillary activities'⁸ and 'landscape furniture'⁹ provided certain conditions are met.

The park adjoins the **River Recreation Activity Area** within the Primary River Corridor it is noted that this area is exposed to a significant flood hazard.

⁷<http://www.huttcity.info/en/Your-Council/Plans-and-publications/District-Plan/The-District-Plan/The-District-Plan-chapters/>

⁸**Recreation Activity:** 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. [Chapter 3 of the District Plan]

⁹**Landscape Furniture:** includes picnic tables, seating, rubbish bins, lights, and tree protector guards. [Chapter 3 of the District Plan]

In the District Plan there are a number of topics which have common issues, objectives and policies but rules which are specific to each activity area. These are grouped together in this General Rules Chapter. These rules relate to matters such as car and cycle parking, signs, noise, significant natural, cultural and archaeological resources, trees, natural hazards, earthwork and temporary activities.

All activities, such as any proposed development of the park, should be assessed in terms of the requirements of each activity area, and the general rule requirements to determine whether or not any resource consents are required.

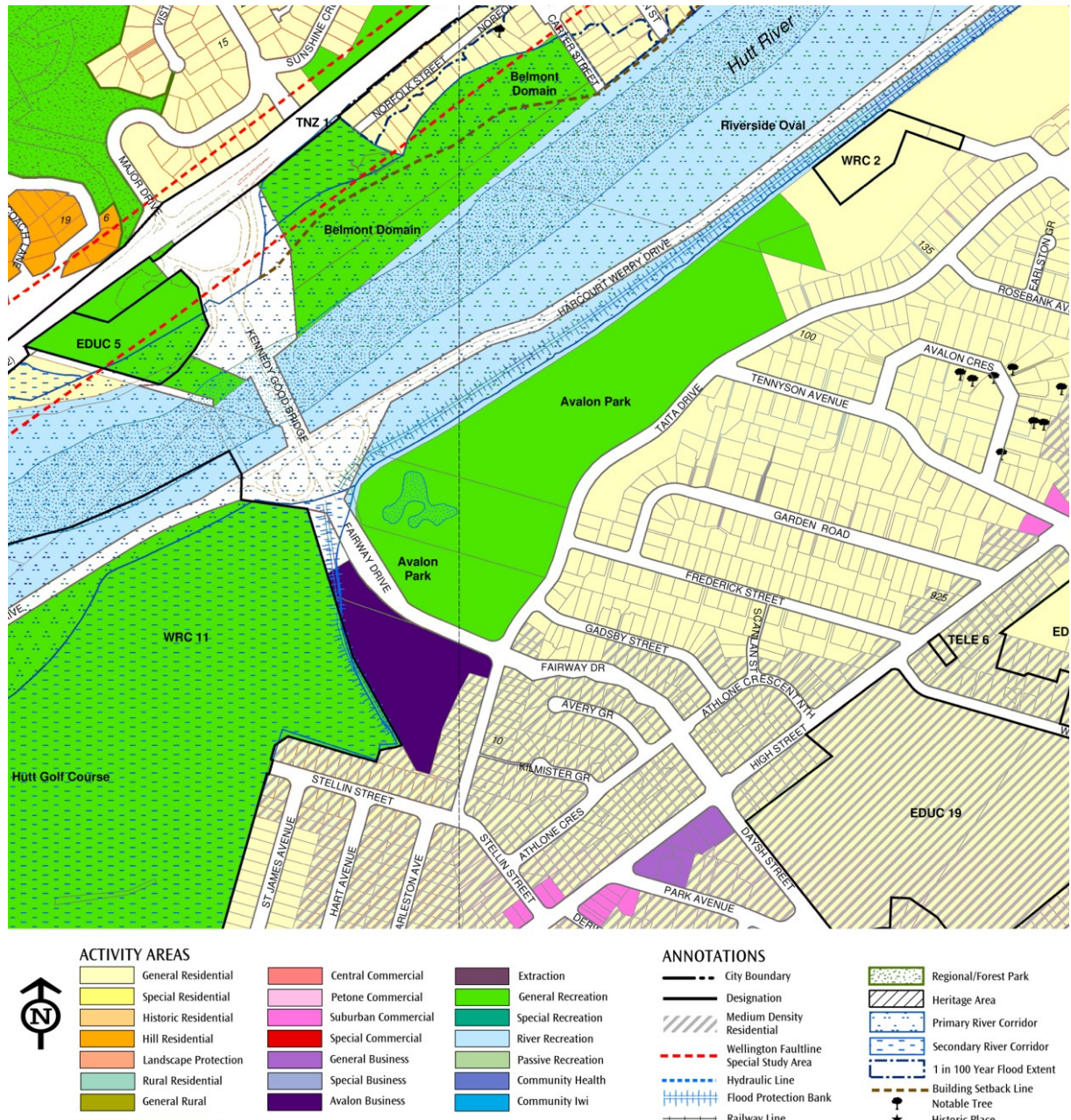


Figure 7 - Excerpt from District Plan Maps D3 and E3; Avalon Park is zoned as a General Recreation Activity Area.

2.4.6 Bylaws

Hutt City Council Bylaw – Parks and Reserves (2007) contains a number of sections relating to access to reserves (Part 1), prohibited and restricted activities in reserves (Part 2), organised events in reserves (Part 3) and other matters (Part 4). This bylaw will be applied in the management of the park along with other relevant Council bylaws, including:

- Dog Control Bylaw (2005)
- Public Places Bylaw (2006)

Council bylaws can be viewed on the Council website

2.4.7 Hutt City Council Parks and Reserves Asset Management Plan (adopted 2003, reviewed 2008 and second review to be completed 2013)

The 2008 Asset Management Plan does not identify any additional funding for Avalon Park at this time. Adopting a RMP will enable officers to input financial information into the Asset Management Plan once a design has been finalised. While the Asset Management Plan forecasts expenditure required to implement the RMP, funding needs to be secured through the Annual Plan process.

Horticultural parks are funded from rates. This cost is partially offset by income from leases, licences and ground hire but the income from these sources is insignificant. The Asset Management Plan is currently being reviewed.

2.4.8 Hutt City Active Recreation and Sport Strategy 2007-12

The vision of the strategy is:

'Hutt City - a place where residents participate and enjoy active recreation and sport.'

The goals of this strategy are the major themes to guide the Council's involvement in active recreation and sport over the next five years. The goals considered relevant to this RMP are:

Goal 1 - Increase participation:

'Residents are aware of active recreation and sport opportunities, are motivated and able to increase their participation.'

Goal 3 – Effective open space and facilities:

'A network of open spaces and facilities across the city that enable and encourage participation in active recreation and sport. Under Goal 3 the following objectives are seen as relevant:

- *Utilisation: Recreation and sport facilities and open spaces are effectively utilised and needs are clearly prioritised.*
- *Accessibility: Fair access to active recreation and sport facilities and open spaces for all.*
- *Active environment: The city promotes an active city environment.*
- *Asset management: Active recreation and sport assets are maintained to a quality standard.'*

A revised version of this strategy was adopted in October 2012.

2.4.9 **Hutt City Events Strategy 2007-2012**

This strategy guides the Council's approach to sporting events that offer cultural, social and economic benefits to the city. The Council actively supports and encourages events within the city, recognising that they can contribute to promoting diversity, strengths and opportunities. This strategy will be updated in 2012.

2.4.10 **Walking Strategy 2006**

The Walking Strategy guides Council's involvement in providing walking facilities in the city. It recognises the significant benefits of increased participation in walking.

2.4.11 **Cycling Strategy**

Adopted in 2006, the Cycling Strategy guides the Council's involvement in providing cycling for the city – managing current resources and planning for the future.

2.4.12 **Urban Forest Plan 2009**

The Urban Forest Plan emphasises the objective of providing good quality specimen trees in urban parks.

2.4.13 **Environmental Sustainability Strategy 2009-2014**

The Environmental Sustainability Strategy identifies major sustainability issues for Hutt City and develops actions for responding to these issues. It also seeks to position Hutt City Council as a leader in environmental sustainability within the community.

2.5 OTHER COUNCIL POLICY

2.5.1 Hutt City Community Arts and Culture Policy 2010-2013

This policy guides the Council to strengthen and promote the community's identity by supporting Hutt city's artistic and cultural life and work in partnership with external agencies to expand economic development.

2.5.2 Heritage Policy 2008

The Heritage Policy promotes all forms of heritage with an emphasis on built heritage, and includes incentives (such as advice and funding) to identify, document and protect heritage buildings, places, bridges, wharves and other structures.

2.5.3 Encroachment and Disposal Policy on Reserves

This policy covers all land Council owns or manages as reserves, including the procedures required when people or organisations propose to use reserve land privately through easement, right of way, lease, sale or any other legal mechanism.

2.5.4 Reserves Naming Policy 2001

The Reserves Naming Policy details the Hutt City Council's procedures in all cases where official naming or official renaming of a reserve area is proposed.

2.6 LINKS WITH STRATEGIES AND PLANS FROM OTHER AGENCIES AND ORGANISATIONS

2.6.1 Hutt River Environmental Strategy 2001

As Avalon Park adjoins the Hutt River it is important to consider any relevant Regional Council plans or strategies. The Hutt River Environmental Strategy presents the community's long term vision for the Hutt River and its corridor. The overall long term vision contained within the Hutt River Environmental Strategy is:

'The river and its corridor are developed as a linear park that provides a tranquil environment where people can go to escape the hustle and bustle of urban life and enjoy the natural character of the river environment.'

Within this strategy there is a specific section on the Avalon area with the following objective and key proposals:

Objective: enhance recreation experience with planting for screening and spatial variety, and improve visual connections to the river.

Key Proposals:

- On both berms, screen roads with further blocks of eco-sourced native planting, while recognising that it is important to maintain open stretches for visual access, and create special interest areas adjacent to access tracks.
- On the eastern bank, use planting to improve spaces linked to access points along the river. Improve visual connection to the river with gaps in the vegetation and by pruning willows. Rationalise vehicle access.

The strategy includes the Hutt River Concept Plan that reinforces the proposals described above. The strategy also outlines plant species recommended for use adjacent to the Hutt River.

In terms of recreation use of the river corridor a number of relevant issues are raised such as the lack of relationship to other open space areas such as Avalon Park. Also the issue of the stopbank separating the river from community recreation areas in both a visual and physical sense has been noted. A key objective is to *'develop open space links along the river...to form a network of open spaces in urban settings.'* In this strategy open spaces (including parks and reserves) are referred to as 'greenways'.

Stakeholders identified in this strategy may also be interested in the management and development of Avalon Park due to its close proximity to the river corridor.

2.6.2 Hutt River Floodplain Management Plan, October 2001

This plan outlines the potential effects of Hutt River flooding, and will need to be considered during the development of Avalon Park.

3. VISION AND OVERALL OBJECTIVES

3.1 VISION STATEMENT

The vision statement and associated objectives for Avalon Park provide a framework for the planning, development and management of the spaces within the park. These statements are high level and will be achieved through the policies and associated actions in this management plan. The vision statement was created to reflect the Council's aspirations for the development of the park, and received positive public feedback during the 2012 consultation. The vision statement is:

*'A park of local and regional significance, which is unique, varied and attractive. A place which encourages a wide range of users, a place that is special, **inspirational** and a source of fond memories.'*

The park has a dual purpose in providing opportunities for both local residents and users that come from further afield. The vision is that Avalon Park builds on its current success and becomes an iconic and premier parkscape – a hub of activity – catering for all age groups. It will be a place of discovery and inspiration, a safe place for families and groups to socialise, eat and have fun in. It will also be a place that provides space to reflect and enjoy the close proximity of riverside opportunities.

Avalon Park will contribute to strengthening a positive local identity by furthering the *'live, work and play'* community outcome in Council's 2012-2022 LTP. It will also seek to utilise sustainable design, construction and management principles where possible, linking to HCC's Environmental Sustainability Strategy 2009-2014 and demonstrating HCC's leadership and commitment to sustainability in the community.

Provision of legible access and circulation networks (considering both the needs of vehicle access and pedestrian movements) to, within and through the park will improve the overall function of Avalon Park.

The desire for more (and improved) seating, picnic facilities and barbeque facilities near/amongst the playground, cycle track and skate facility emerged from the second round of the 2012 consultation. Shade, wind shelter, dry areas and access to drinking water are all important components to include in picnic and barbeque areas. These areas could be used by families and other groups, casually or through a booking system. Children's birthday parties are also a consideration for new picnic and barbeque facilities.

3.2 OVERALL OBJECTIVES

Play

- 3.2.1 *To develop playground themes and facilities at Avalon Park, which create a regional 'premier' or destination playground to complement the playgrounds on offer at Aotea Lagoon (Porirua) and Maidstone Max (Upper Hutt).*
- 3.2.2 *To provide a variety of fun and energising playscapes, natural environments and experiences which foster both active and imaginative play.*
- 3.2.3 *To provide playspaces that present a high level of challenge and acceptable levels of risk.*
- 3.2.4 *To improve the play and recreation opportunities within the park in a manner which creates cohesive and integrated facilities and improved amenity.*

Access and circulation

- 3.2.5 *To provide more opportunity to enter and navigate the park and to make wayfinding within the park easier, clearer and safer.*
- 3.2.6 *To create a main entrance to the park at Fairway Drive and secondary vehicle entrances near the Taita Drive/Frederick Street intersection and just south of 103 Taita Drive.*
- 3.2.7 *To provide better all-weather access to more of the park and provide more accessible paths and facilities.*
- 3.2.8 *To provide better integration of parking facilities to play and recreation spaces.*
- 3.2.9 *To improve access and wayfinding to carparking and improve vehicle management.*

Events, Sport and recreation

- 3.2.10 *To retain and improve the casual and informal recreation and sporting opportunities within the park.*
- 3.2.11 *To create flexible open areas which encourage and cater for a wide range of events.*

Buildings and Facilities

- 3.2.12 *To ensure that the development of any new facilities in Avalon Park support the vision for the park and increase its usability and enhances the public's experience while they visit Avalon Park, giving priority to recreation opportunities.*
- 3.2.13 *To maintain (where appropriate) and improve the existing function and availability of the park's facilities for the general public.*
- 3.2.14 *To provide new high quality and sustainable facilities which contribute to the future of the park as a local and regional resource.*
- 3.2.15 *To apply 'Crime Prevention Through Environmental Design' (CPTED) principles in the development of the park to encourage appropriate night-time use.*
- 3.2.16 *To locate new facilities and buildings in areas that comply with the vision, objectives, policies and Concept Landscape Plan contained in the RMP.*
- 3.2.17 *To apply and practice sustainable principles where possible in the design and management of the park.*

Picnic and barbeque areas

- 3.2.18 *To provide appealing areas and facilities for picnics and barbeques across the site including near or within playground(s), the cycle track, the skate facility and hardcourt areas.*

Vegetation and open space values

- 3.2.19 *To protect, maintain and enhance 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.*
- 3.2.20 *To ensure any development at Avalon Park is in keeping with the natural and open space values of the Hutt River and wider greenways network.*
- 3.2.21 *To protect and improve the character, amenity and accessibility features of the park.*
- 3.2.22 *To provide sustainable solutions for the future management of the park.*

Heritage and cultural value

- 3.2.23 *To identify, maintain and conserve some of the park's most significant heritage values and interpret them for public enjoyment and education.*
- 3.2.24 *To foster community custodianship of the park.*
- 3.2.25 *To ensure that any park development meets the current and future needs without significant adverse effects on other users or adjoining landowners and neighbours.*
- 3.2.26 *To involve the community and stakeholders with the on-going planning, and development of the park.*

Administration and Management

- 3.2.27 *To actively promote the park as both a local and regional premier recreational facility.*
- 3.2.28 *To develop the park to the extent possible within the resources available, and in line with community aspirations and the visions, objectives, policies and Concept Landscape Plan contained in the RMP.*
- 3.2.29 *To ensure that any proposed development will not result in any unreasonable or impractical on-going maintenance commitments.*

4. PARK RESOURCES AND DEVELOPMENT

4.1 EXISTING FACILITIES

Avalon Park's current facilities are shown in Figure 8 below.

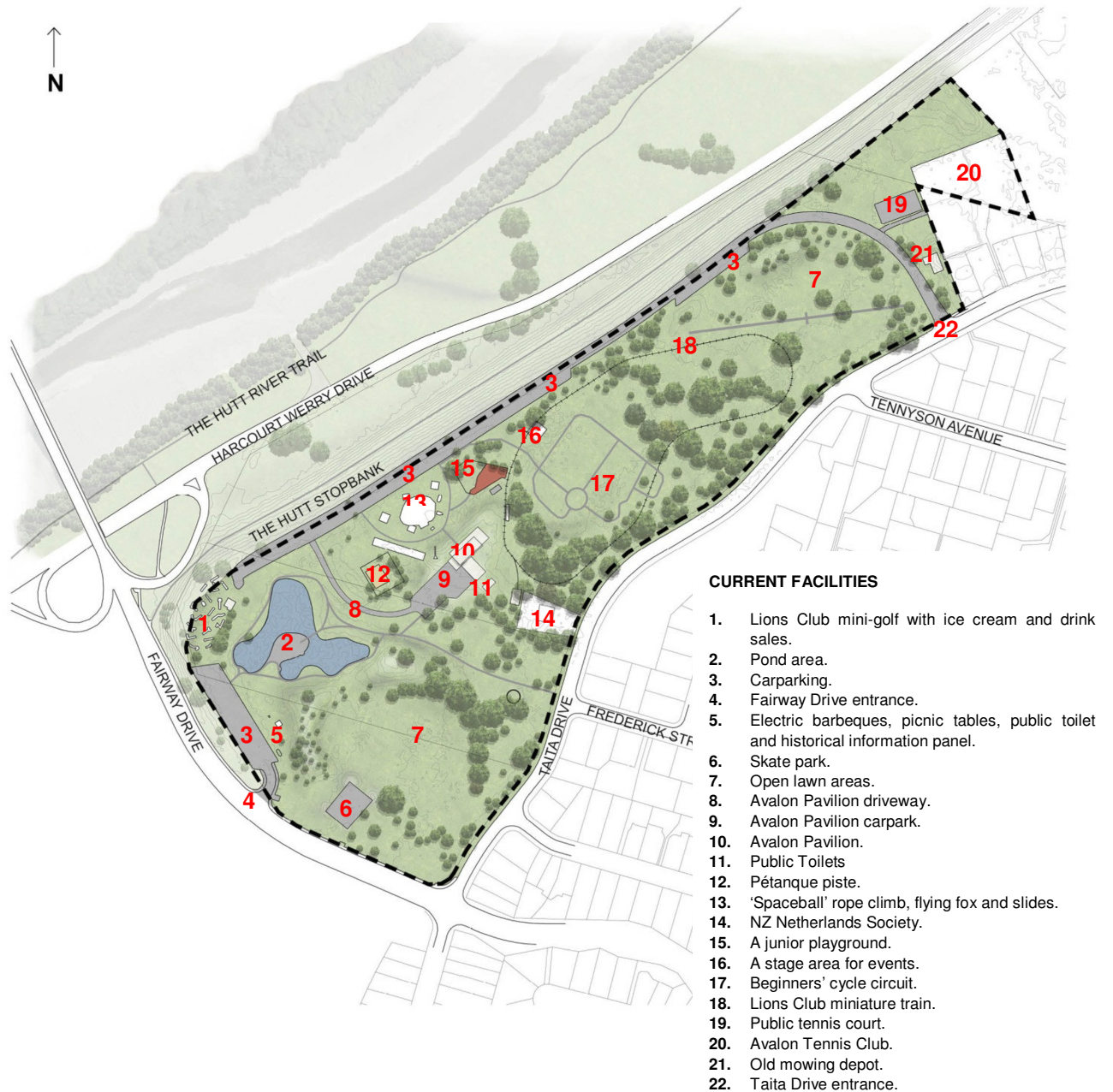


Figure 8 – Avalon Park and its current facilities.

4.2 THE CONCEPT LANDSCAPE PLAN



Figure 9 – Avalon Park – Concept Landscape Plan

Please note:

The exact location and shape of elements on this plan are indicative and conceptual.

Developed designs for the play areas and the pond area were produced by Opus International Consultants in late 2012. The designs comply with the objectives and policies of this RMP.

4.3 IMPLEMENTING THE CONCEPT LANDSCAPE PLAN

4.3.1 Description

An Implementation Plan has been included in this document to guide the implementation of the Concept Landscape Plan. The Implementation Plan replaces the Action List set out in the Draft Reserve Management Plan. The content was determined by the Council, community and stakeholder aspirations following feedback received in 2012 consultation. The Implementation Plan contains a detailed prioritised action plan with an assessment of timeframes which are aligned with the Council's funding streams, and the Council's Long Term Plan. Refer Section 7 for this plan.

4.3.2 Policies

Implementation

- 4.3.2.1 *Development is to follow the Implementation Plan contained in Section 7 this document.*
- 4.3.2.2 *Development is to be staged and funded largely by the Council through the Annual Plan process.*
- 4.3.2.3 *Prepare a cost estimate to establish the approximate cost of proposals for the delivery of the Concept Landscape Plan.*
- 4.3.2.4 *Detailed landscape plans will be prepared to implement the Concept Landscape Plan. Also refer to the Implementation Plan (Section 7) of the RMP.*

Variations

- 4.3.2.5 *Significant variations to the Concept Landscape Plan or the Implementation Plan will need to be formally approved by the Council and may require approval from the Minister of Conservation.*
- 4.3.2.6 *Variations will be discussed with the appropriate stakeholder groups.*
- 4.3.2.7 *Variations to the Concept Landscape Plan that do not comply with the policies of this RMP may be publicly notified within the requirements of the Reserves Act 1977 (refer to Section 6 of this Reserve Management Plan).*



Figure 10 - View from the Avalon Pavilion carpark towards Taita Drive.

4.4 ACCESS AND CIRCULATION

4.4.1 Description

Access and circulation are important factors to consider as part of the overall park design. Currently the spaces within the park are not well connected. Vehicular access to the large number of carparks in Avalon Park is indirect and may not be easy for visitors to find. In addition, the current access to the Avalon Pavilion carparking area bisects two key spaces. The most visible and accessible carpark entrance off Fairway Drive only caters for a small number of parking spaces.

4.4.2 Objectives – refer to Diagram A in Appendix B

Further to the high-level access and circulation objectives outlined in Section 3:

4.4.2.1 *To provide connection to adjacent external pedestrian/cycle routes on Taita Drive, Fairway Drive and the Hutt River Trail.*

4.4.2.2 *To create clearly visible, enticing park entrances at key locations, which improve direct pedestrian access to park facilities and link the park to the wider greenways and road networks.*

4.4.2.3 *To provide a range of direct and circulatory routes and a hierarchy of paths, linking existing key spaces and facilities and providing more opportunities for recreation and exercise.*

4.4.2.4 *To provide improved access to parking to and from play areas.*

4.4.2.5 *To provide park users with routes which provide a pleasant range of experiences along the path networks or 'journey.'*

4.4.2.6 *To (where possible) provide for access for all park users.*

4.4.2.7 *To ensure good and safe access between play areas.*

4.4.2.8 *To maximise connections to adjacent linear recreation opportunities such as the Hutt River Trail.*

4.4.2.9 *To provide an interesting bridge structure or feature in the pond area.*

Public consultation comments relating to access and circulation included:

'Provide improved signage to assist way-finding for users from outside Lower Hutt.'

'Improve access from roads.'

'Improve the entrances (visually and for drivers).'

'Provide maps of the park at parking areas.'

'Visitors find it difficult to find their way to the Pavilion.'

4.4.3 Policies

Roads, routes, tracks and parking

- 4.4.3.1 *Provide circulatory and direct routes throughout the park, to cater for both walking, fitness (running and jogging) and pedestrian thoroughfare.*
- 4.4.3.2 *Provide direct access between existing and future formal play opportunities and carparking.*
- 4.4.3.3 *Commission traffic studies to study any negative impacts of parking proposals prior to implementation.*
- 4.4.3.4 *Maintain existing carparking provision but provide better and more direct pedestrian and vehicular access to carparking areas.*
- 4.4.3.5 *Remediate existing and limit future division of spaces within the park caused by internal roads and vehicular access to improve recreation and site development opportunities.*
- 4.4.3.6 *Improve carparking so it is appropriate for needs and frequency of use.*
- 4.4.3.7 *Develop safe and accessible alternative routes for cyclists through or around the park.*
- 4.4.3.8 *Extend the access road to parking from Fairway Drive via the current mini-golf location (refer to Figure 8 and Appendix B).*
- 4.4.3.9 *Rationalise parking associated with the Avalon Pavilion and vehicular access to it by providing a new entrance to the building off Taita Drive (refer to Appendix B).*
- 4.4.3.10 *Investigate the need for the designation of some overflow parking areas within the park for events and make provision for this if it is needed (refer to Appendix B).*
- 4.4.3.11 *Provide for disabled access including wheelchair accessible paths.*

Entry to the park

- 4.4.3.12 *Enhance the Fairway Drive entrance as the 'gateway' to the park, and provide appropriate large signage to reflect its use as a destination park i.e. AVALON PARK, to entice people into the park.*
- 4.4.3.13 *Provide a single controlled (gated) main access point to car parking within the park – from the main entrance off Fairway Drive and remove road access from Taita Drive. Provide access from near 103 Taita Drive to the Tennis Club (only) and provide access to the Avalon Pavilion from Taita Drive at the Taita Drive/Frederick Street intersection.*
- 4.4.3.14 *Allow the site to be routinely locked from dusk till dawn with the exception of special events and booked functions.*

Signage and wayfinding

- 4.4.3.15 *Provide park maps at carparks and entrances to Avalon Park, showing directions to key facilities.*
- 4.4.3.16 *Provide signage and information boards in a clear and consistent format.*
- 4.4.3.17 *Ensure that any future events, sport and recreation development is consistent with the Concept Landscape Plan in Appendix*

4.5 PLAY

4.5.1 Description

Avalon Park provides a well-used and popular play space in the suburb of Avalon. Although the play facilities are well-used, many of them need to be replaced in order for the playground to represent the Council's desired vision of a comprehensive regional destination play environment. *'Go Outside and Play'* specifically states that Avalon Park will be developed as a premier playground.

Avalon Park's play opportunities will be developed in a way that is complementary to Porirua City, Upper Hutt City and Wellington City Council's play provisions.

Currently there is a junior playground for 'under-fives', a 'spaceball' rope climb, a flying fox, swings, slides and a beginners cycle circuit. There is also a beginner/intermediate skate park. The skate park is highly visible from Fairway Drive, and as a result is a safe environment for children, young people and their families to enjoy. A number of submitters (during the 2012 consultation) supported the idea of expanding the skate facility and installing a hard-court.

The beginners cycle circuit was donated and constructed by Fulton Hogan Ltd and has numerous intersections and miniature road signs. It is very popular, and has a lot of shade trees around the periphery which are ideal for picnics and provide a pleasant environment for parental supervision. According to 2012 submissions, the cycle track was the main reason people visited Avalon Park.

The 2012 also submissions indicated that there is a great deal of support for upgrading play equipment as a priority. Several submitters specifically asked that the Council concentrate on the junior playground and improve play value for toddlers.

Public consultation comments related to play included:

'Provide a huge variety of play equipment for toddlers to teens.'

'Cluster play equipment to make supervision easier.'

'Provide good play equipment in line with a regional attraction.'

'Provide unique play and "discovery" experiences – may involve specialised equipment.'

'Parents would like more seating.'

4.5.3 **Objectives – refer to Appendix B**

Further to the high-level play objectives outlined in Section 3:

- 4.5.2.1 *To provide a unique play experience for a broad range of age groups (toddlers and under 5's and 5-12)¹⁰, maximising the play value of the land available in the 'Active/Play' landuse type.*
- 4.5.2.2 *To cluster play equipment according to the age groups mentioned above, to aid parental supervision and to loosely group children by ability.*
- 4.5.2.3 *To locate and select some play equipment that will allow children with disabilities to play with and alongside able bodied children.*
- 4.5.2.4 *To provide a clear and cohesive layout, to allow for phased replacement of equipment and facilities.*
- 4.5.2.5 *To encourage development of discovery, creative, wet, and imaginative play experiences.*
- 4.5.2.6 *To provide play facilities and allow for discovery experiences and natural play.*
- 4.5.2.7 *To provide a unique and iconic theme for play equipment, along with a pleasant environment and great facilities will ensure the experience is memorable and positive and will mean the experience is talked about by children and parents - drawing other users.*
- 4.5.2.8 *To provide play spaces which present a high level of challenge and acceptable levels of risk.*
- 4.5.2.9 *To ensure physical presence (size) of equipment to contribute to 'wow factor' and draw people to the play spaces from the entrance and the Hutt River Trail.*
- 4.5.2.10 *To provide environments and facilities which encourage parents to enjoy play spaces, for example seating, shade planting, good toilet facilities and access to food and drink.*
- 4.5.2.11 *To retain open flexible space for informal or organised play.*



Figure 11 - Toddlers play area is fenced, and brightly coloured. It is common to see children's bikes leaning against the fence.



Figure 12 - Pockets of shelter planting around the cycle track could be better utilised and enhanced with landscape treatments and park furniture, to provide pleasant picnic, supervising and gathering spaces for groups of varying sizes.

¹⁰ A unique play experience would be one associated with a distinctive play environment (perhaps using a consistent material palette) which would provide memorable experiences associated uniquely with Avalon Park.

4.5.4 **Policies**

- 4.5.3.1 *Contribute to achieving the ‘Go Outside and Play’ key principles, especially in relation to providing a quality environment and a premier playground.*
- 4.5.3.2 *Develop the play areas generally in line with the Concept Landscape Plan in Appendix B and allow for the phased renewal and replacement of equipment.*
- 4.5.3.3 *Prepare detailed plans for the development of these play areas.*
- 4.5.3.4 *Inform the Council's Central Community Committee and Community and Infrastructure Services Committee prior to the physical development of new capital works.*
- 4.5.3.5 *Create a landmark playscape which is visible from Fairway Drive and the Hutt River Trail.*
- 4.5.3.6 *Ensure visual consistency through the use of a limited palette of natural materials, splashes of colour and contemporary construction.¹¹*
- 4.5.3.7 *Include one or more large iconic climbing structures in the ‘Active/Play’ landuse type area which complies with the Concept Landscape Plan – these are to be visible from surrounding roads/paths and, along with the spaceball, are intended to replace the attraction of the previous fort.*
- 4.5.3.8 *Cluster formal play within a larger ‘play zone’. Clusters are defined by age groups to aid adult supervision, which are defined as toddlers and under 5’s (enclosed), 5-12 imaginative and less physically challenging play (un-enclosed), and 5-12 adventurous and challenging play (un-enclosed). These clusters collectively are to provide graduated play opportunities from toddlers play to advanced play, and seasonal water play along with opportunities for natural play.*
- 4.5.3.9 *Provide a mix of hard and soft (grassed and planted) elements within play areas and a range of seating opportunities and surfacing. Landscape furniture (including seating, tables and rubbish bins), shade planting or structures, and good toilet facilities around play spaces are to be provided for parents/carers.*



Figure 13 – Corocord Rope Play Tower. This is an example of a possible large scale structure, integrated with landscape formation and trees planted to provide shelter and interest.



Figure 14 - Corocord Sky Walk. This is an example of possible play equipment amongst established trees. This equipment encourages discovery and imaginative play, and would promote Avalon Park as a regional play destination.

¹¹ Consistent materials are commonly used in play areas to create a theme or identity and to ensure that play equipment has a similar appearance despite a different format/scale. The consistent palette of materials described in 4.5.3.6 will set the theme for Avalon Park.

- 4.5.3.10 *Provide a range of passive and active play experiences and opportunities through a range of equipment and environments suited to the age groups identified in 4.5.2.1.*
- 4.5.3.11 *Use natural materials (e.g. timber, gravel, sand, bark chip) where appropriate to add play value.*
- 4.5.3.12 *Provide enlarged, youth-focussed hard-play spaces and hang out areas. These should be in the current skate park location and/or adjacent to Fairway Drive.*
- 4.5.3.13 *Provide spaces and facilities to encourage adults to gather, socialise and supervise.*
- 4.5.3.14 *Meet all required industry standards for play equipment and safety surfacing which are current at the time of installation.*

4.6 EVENTS, SPORT AND RECREATION

4.6.1 Description

In addition to Avalon Park's play function there is a broad range of facilities catering for a wide variety of active and passive recreational pursuits such as:

- A large and popular pond that is used by the Greater Wellington Marine Model Club Inc. Duck feeding is also a popular activity (see Figure 16);
- An event area with water and power facilities and a stage with power sockets;
- Open lawn areas for events and informal sports games; and
- Pétanque piste.

The pond was purpose-built for model boating and was, as at 2012, used three Sundays per month (weather dependant), year round. Picnicking is a popular recreational activity at Avalon Park, where people tend to use the pockets of sheltered lawn areas, or areas adjacent to play facilities so that parents can supervise children from their picnic spot.

The open lawn area closest to Fairway Drive is highly visible from Fairway Drive and bordered by shelterbelt planting, making it an ideal space for events such as the circus (see Figure 15), and informal cricket or sports games. The open lawn area at the northern end of the park would benefit if similar shelterbelts were created.

2012 submissions indicated that park users value the large, open areas within Avalon Park highly as places to kick a ball, play games, picnic and relax in.

Public consultation comments related to events, sport and recreation and included:

'I would like a bigger skate park'

'There's lots of space to play in those [open lawn] areas and I recently celebrated my birthday with a soccer party there.'

'There are an inadequate number of rubbish bins around the park.'

'Create designated picnic areas around the park.'

4.6.2 Objectives – refer to Appendix B

Further to the high-level events, sport and recreation objectives outlined in Section 3:

- 4.6.2.1 *To encourage a wide range of users to enjoy the park with a particular focus on family, youth and social groups.*
- 4.6.2.2 *To provide passive spaces at a range of scales to cater for different sized groups for meeting, gathering, picnicking and socialising.*
- 4.6.2.3 *To provide flexible open lawn spaces for event purposes and informal / casual sport opportunities such as Samoan cricket, soccer, etc.*
- 4.6.2.4 *To cater for events within large open spaces, including areas for temporary stages, with power and water provision.*
- 4.6.2.5 *To encourage new events and activities at the park e.g. circuses, fairs, markets.*
- 4.6.2.6 *To protect and enhance the amenity and variety of spaces and experiences within the park, and reduce any adverse impacts on amenity where new or extended facilities are being considered.*

4.6.3 Policies

Recreation facility development

- 4.6.3.1 *Develop the sport and recreation facilities in line with the Concept Landscape Plan in Appendix B.*

Passive and informal recreation

- 4.6.3.2 *Provide spaces suited to and able to be enjoyed by the elderly.*
- 4.6.3.3 *Provide areas for adults to gather, socialise and supervise their children in small/medium and large groups.*
- 4.6.3.4 *Enhance the amenity of the pond area, catering for passive recreation, as well as model boat users of the pond.*
- 4.6.3.5 *Promote good maintenance practice for the pond, and investigate ways to deter birds from the southern and eastern sides of the pond as well as surrounding paving and lawn areas.*
- 4.6.3.6 *Retain and improve the amenity of the beginners cycle track.*



Figure 15 - This is one of two large open spaces within the park, which are bordered by shelterbelts. These spaces are flexible and cater for big events such as the circus.



Figure 16 - The pond area looking towards Fairway Drive.

- 4.6.3.7 *Provide for informal seating, enclosure and shelter surrounding the pond.*
- 4.6.3.8 *Provide well graded and well maintained paths to provide all-weather access within the park and to widen the range of physical activities which can occur at Avalon Park.*

Recreation facilities

- 4.6.3.9 *Consider relocating the petanque piste and the mini-golf to allow cohesive development of the site and appropriate locations for each facility.*
- 4.6.3.10 *Expand the existing skate and scooter facility, including amenities for spectators/caregivers.*
- 4.6.3.11 *Develop a new hardcourt facing Fairway Drive with amenities for spectators/caregivers.*

Events and activities

- 4.6.3.12 *Provide opportunities for recreation programmes and events to take place at the park.*
- 4.6.3.13 *Provide at least one space for a temporary stage within flexible open spaces, with appropriate water and power and suitable ground conditions.*
- 4.6.3.14 *Investigate the need for more general water and power supplies within the park.*
- 4.6.3.15 *Retain large open spaces for event use and informal sport.*



Figure 17 - View from the pond area and the existing path leading towards Taita Drive



Figure 18 - View of the pond area looking towards the Hutt River Stopbank. This view shows the existing bridge in need of replacement

4.7 BUILDINGS AND FACILITIES

4.7.1 Description

In addition to Avalon Park's sport and recreation function, there are a range of facilities which are run or used by a mix of charities, community organisations and sports club. All have played an important part in the park's history and are expected to play an important part in its future. Buildings and facilities include:

- The Avalon Pavilion (hired approximately 15-20 times each month) for various club and community group meetings, and wedding receptions;
- The NZ Netherlands Society building is used by the NZ Netherlands Society only;
- Avalon Tennis Club is a private sports club and is partly located on HCC land. A single public tennis court adjacent to the club is available to the public without charge;
- Lions Club miniature train is run by volunteers during most weekends and holidays;
- Lions Club mini-golf is run by volunteers most weekends and holidays and provides ice cream and cold drink sales;
- The old mowing depot (which is privately tenanted presently) at 97 Taita Drive;
- Free electric barbeques, picnic tables and seating; and
- Toilets – one at Fairway Drive entrance and a toilet block east of the Avalon Pavilion.

Avalon Park is used for large and small groups for family occasions, picnics and events. Much of this requires facilities for cooking and eating. Consultation in 2012 highlighted the need for better and more widespread opportunities to gather, cook and eat within Avalon Park. Spaces and facilities including seating, tables, preparation, cooking and wash up areas which offer flexibility for a variety of uses need to be provided.

4.7.2 Objectives – refer to Appendix B

Further to the high-level building and facilities objectives outlined in Section 3:

- 4.7.2.1 *To prioritise building development which enhances the experience for the general public using Avalon Park for recreational purposes.*
- 4.7.2.2 *To include existing sporting and community groups/users who lease parts of the park from Council, in discussions regarding the future developments of the park.*
- 4.7.2.3 *To maintain the function and availability of the park and its facilities to users/clubs so long as the clubs and their operations enhance the general public's enjoyment of the park.*
- 4.7.2.4 *To examine the use and cost/benefit of existing buildings with a view to retain and improve facilities (and their use) to the public.*
- 4.7.2.5 *To consider sustainable building and design principles where buildings or facilities are to be replaced.*
- 4.7.2.6 *To provide for group picnic and barbecue areas of various sizes in various locations within the park, including areas where people will be supervising children.*
- 4.7.2.7 *To provide good access to suitable cooking and toilet facilities to allow medium and large groups to gather. This may include bookable spaces and/or equipment.*

- 4.7.2.8 *To locate these areas so as to provide for shade and shelter or supplement with additional planting to serve this purpose.*
- 4.7.2.9 *To provide wash up and toilet facilities at one location within the park with good access to the larger picnic areas.*

4.7.3 Policy

Existing facilities

- 4.7.3.1 *Ensure that all existing buildings have appropriate on-going maintenance and care until the end of their useful life.*
- 4.7.3.2 *Ensure that all leases and licenses are reviewed regularly, prioritising those that provide services and facilities that enhance the experience of recreational users.*
- 4.7.3.3 *Commission a feasibility study and condition assessment on existing buildings prior to any upgrade or replacement of buildings to assess needs and design opportunities.*
- 4.7.3.4 *Ensure appropriate provision of park infrastructure such as carparking and quality, accessible, family-friendly public toilets.*
- 4.7.3.5 *Review the potential options for the site leased to the NZ Netherlands Society prior to renewing or issuing a new lease.*

Note that this Reserve Management Plan does not assume that the Council will continue to provide land or facilities for the exclusive use of the NZ Netherlands Society (Wellington) Inc. for the long term.

New buildings and facilities

- 4.7.3.6 *Ensure that any building and facilities' development is consistent with the Concept Landscape Plan in Appendix B. Key development features include:*
- *Replace toilets with well-located, high quality facilities;*
 - *Retaining and expanding the skate park;*
 - *Improved/new path network;*
 - *Develop a new hard-court nearby the improved skatepark;*
 - *Realignment of some portions of the miniature railway;*
 - *Removal of the existing driveway and parking at Avalon Pavilion, and replacing with a new driveway and parking directly off Taita Drive;*
 - *Retaining the Avalon Tennis Club and public tennis court, including modified vehicular access from near 103 Taita Drive; and*
 - *The (long term) removal of the old mowing depot and possible replacement with appropriate sport or club facility with a public function.*
- 4.7.3.7 *Provide seating alongside paths.*
- 4.7.3.8 *Provide a visually consistent suite of landscape furniture (including seating, rubbish bins and lighting) and ensure adequate furniture is provided throughout the park.*
- 4.7.3.9 *Redevelop public toilet facilities in conjunction with the development of park facilities. They shall be safe, visible, accessible, adjacent to play areas, and shall have a regular maintenance/cleaning programme.*

- 4.7.3.10 *Provide for sustainable solutions for new facilities and infrastructure where possible.*
- 4.7.3.11 *Ensure that siting of new buildings and facilities has regard to avoiding natural hazard threats such as flooding and erosion.*
- 4.7.3.12 *Ensure that any new buildings and facilities are appropriate for existing and future functions, and contribute to the public recreation function of the park and wider community.*
- 4.7.3.13 *Provide new picnic/barbeque facilities and tables in a suitable locations close to facilities and car-parking.*
- 4.7.3.14 *Provide lighting only to key facilities (e.g. the Pavilion building and carpark) as part of a wider Crime Prevention Through Environmental Design (CPTED) approach in the park.*
- 4.7.3.15 *Provide drinking fountains and water supplies for public and maintenance use.*
- 4.7.3.16 *Provide some feature lighting to give the edge of the site more interest and profile.*

Avalon Pavilion

- 4.7.3.17 *Consider in the long-term an upgrade or replacement of the Avalon Pavilion with a single, integrated community facility, possibly providing food and drinks sales, and public toilet, changing and shelter provisions. Function and use of the building is to be determined as part of the design brief when the new facility is planned. It is expected that the new/upgraded facility will have a public function along with opportunity for bookings.*
- 4.7.3.18 *Retain Avalon Pavilion in the medium term, and investigate upgrading the nearby public toilets as a temporary solution (until the pavilion is upgraded or a new one built).*
- 4.7.3.19 *Provide a new driveway to Avalon Pavilion, directly off Taita Drive. Refer to the Concept Landscape Plan in Appendix B.*

Lions Club mini-golf and miniature railway

- 4.7.3.20 *With Lions, investigate options for relocating the mini-golf to a more appropriate area of Avalon Park.*
- 4.7.3.21 *Support relocation of the Lions Club mini-golf and kiosk to another site within Avalon Park, to allow access to the main car parking facility off Fairway Drive.*
- 4.7.3.22 *Support Lions to realign portions of the miniature rail track to reduce impacts on path networks. Consider landscape treatments, and new tunnel and track realignments to add more variety to the train experience.*

NZ Netherlands Society (Wellington) Inc.

- 4.7.3.23 *Until the current lease arrangement ends, retain the building and its current use.*
- 4.7.3.24 *Consider how the long-term future use or development of the site will support the vision, objectives and policies of this management plan.*
- 4.7.3.25 *Prior to the expiration of the current lease in 2022, consider whether the site leased to the NZ Netherlands Society is making an adequate contribution to the public's enjoyment of Avalon Park and whether there might be a more appropriate use of the site in the future.*

Avalon Tennis Club Inc.

- 4.7.3.26 *Retain the tennis court and support the current lease with the tennis club.*
- 4.7.3.27 *Anticipate expansion of the tennis facilities in accordance with the Concept Landscape Plan and work alongside the club to investigate options for tennis facilities on a city-wide basis.*

Old Mowing Depot

- 4.7.3.28 *Consider the long term removal of the depot building in accordance with the Concept Landscape Plan.*

Picnic and barbecue areas

- 4.7.3.29 *Provide a variety of spaces suited to small groups (less than ten) which may include permanent seating, barbecue platforms and tables to prepare and eat food.*
- 4.7.3.30 *Provide a variety of spaces suited to large groups (more than fifty) which may include permanent barbecue platforms and preparation tables to prepare and eat food.*
- 4.7.3.31 *Ensure all areas offer reasonably dry ground conditions and some shade and shelter.*
- 4.7.3.32 *Provide good access to toilet and wash up facilities.*
- 4.7.3.33 *Provide spaces easily accessible from carparking areas and adjacent to one of the main open spaces to allow for informal sports.*
- 4.7.3.34 *Provide a central cooking/catering facility which may be rented by large groups.*
- 4.7.3.35 *Provide for power and drinking water in several locations adjacent to picnic areas.*
- 4.7.3.36 *Provide power outlets and sufficient rubbish bins.*

4.8 VEGETATION AND OPEN SPACE VALUES

4.8.1 Description

Avalon Park sits within a wider open space and recreation network. In close proximity to Avalon Park there is the Hutt River (and Hutt River Trail), the Boulcott Farm Golf Course, Fraser Park, Belmont Domain and Belmont Regional Park.

The notable natural feature of Avalon Park is its location on the Hutt River plain. The Hutt River is adjacent to the park, but separated by the Hutt River Stopbank which provides flood protection and is visually prominent along the western edge of Avalon Park. The western foothills also provide a backdrop to the park.

The existing vegetation at Avalon Park reflects some of the previous land-uses of the site:

- Shelterbelt planting - The open grassed areas interspersed with shelterbelt trees reflect the farming activities of the Milne and Yule families;
- Exotic specimen trees - The large number and variety of exotic tree species reflects the influence of the Masons Gardens (although few trees are actually directly associated with Mason).

The mature trees provide good structure to the park, provide some shelter and shade, and allow for both passive and active activities. More shelter and shade would be beneficial however, as the park is exposed to the prevailing northerly winds. Trees will be properly assessed and poor quality specimens removed as part of on-going maintenance work. Species already succeeding on site will be favoured in replanting.

Due to the park's location on the Hutt River plain, the natural existing soils are free draining gravel and river stone.

Public consultation comments regarding vegetation and open space included:

'Attract more people by making it more inviting.'

'Love the open space with the outlook to the western hills.'

'We really, really need more trees of medium to large size. For goodness sake it's a windy place!'

4.8.2 Objectives – refer to Appendix B

Further to the high level vegetation and open space objectives outlined in Section 3:

4.8.2.1 *To enhance and improve plant and landscape diversity within the park and to improve the parks horticultural and amenity value.*

4.8.3 Policies

4.8.3.1 *Develop and enhance shelterbelts to create more shelter within the park, in keeping with the Concept Landscape Plan in Appendix B.*

4.8.3.2 *Provide an attractive setting which draws a wider range of park users by providing more shelter from prevailing winds, increased diversity, improved shrubs and amenity planting and shade from the sun as per the Concept Landscape Plan in Appendix B.*

4.8.3.3 *Retain existing and plant new vegetation in accordance with the Concept Landscape Plan, for structure, shelter, diversity and amenity, in a way that is compatible with recreation and play values.*

4.8.3.4 *Create more shelter within the park, by building on and replicating existing shelterbelt patterns.*

4.8.3.5 *Improve the biodiversity of the park by providing for a greater range of native plant species, to provide habitat, and to enhance local character.*

4.8.3.6 *Provide for sustainable planting solutions including the use of hardy, drought tolerant, low maintenance plant species in line with the objectives and policies in the HCC Urban Forest Plan. Ensure all vegetation and plantings are adequately maintained.*

4.8.3.7 *Carry out a regular animal and plant pest programme, which may involve chemical control methods.*

4.8.3.8 *Manage waterfowl and gulls to reduce water quality and turf quality issues.*

4.8.3.9 *Provide adequate maintenance to ensure the site is appealing and is fit for purpose, while minimising nuisance for park users and neighbours.*



Figure 19 - Existing shelterbelt patterns provide shelter within some areas of the park.



Figure 20 - The northern end of the park in particular is very exposed to the prevailing wind.

4.8.3.10 *Provide planting under general themes, which reflect the previous land-uses of the site:*

- *Cultural and sensory:*

Native and sensory planting (e.g. variety of colours, scents, textures), particularly around children's play areas to contribute to natural play and learning.

- *Pastoral:*

Grass and shelterbelts used in flexible open space areas to reflect the farming history of the local area.

- *Amenity:*

A variety of trees and understorey planting, which reflect the diversity and colour provided by the Mason's garden and which improve the character and appeal of Avalon Park.

4.8.3.11 *Survey the quality and life expectancy of existing tree species on site in order determine which should be retained for their amenity and horticultural values.*

4.8.3.12 *To develop a strategy of succession planting and the strategic removal of vegetation that is at the end of its useful life.*

4.9 HERITAGE AND CULTURAL VALUES

4.9.1 Description

Avalon Park has developed over time and now provides a multifunctional and popular area that reflects the variety of historical uses (refer to the history outlined in Section 1.4 of this RMP). There is an historical information panel adjacent to the Fairway Drive car park that provides a brief outline of the history of the park, including early settler stories.

4.9.2 Objectives

Further to the high-level heritage and cultural values outlined in Section 3:

- 4.9.2.1 *To recognise and interpret some of Avalon Park's most significant heritage and cultural values.*
- 4.9.2.2 *To ensure proposed development and activities in the park are considered in accordance with the principles of the Treaty of Waitangi and Resource Management Act 1991.*
- 4.9.2.3 *To ensure all statutory requirements are met in terms of the Historic Places Act 1993 when the park is redeveloped.*
- 4.9.2.4 *To provide artistic and cultural opportunities (including events) for the community within the park.*

4.9.3 Policies

Cultural heritage

- 4.9.3.1 *Inform the Runanga and Port Nicholson Block Settlement Trust about potential development and changes to the management of Avalon Park (also refer to Section 5). Seek their opinions and assist them to participate in the decision making processes that affect Avalon Park.*
- 4.9.3.2 *Carry out an archaeological site assessment to ascertain the values of the park prior to any development.¹²*
- 4.9.3.3 *Allow commemorative features where they acknowledge the history of the site such as settlement of the Hutt Valley and noted local people with special connections to the park.*
- 4.9.3.4 *Provide reference to the history of the area through planting themes (refer to 4.7.3.9).*
- 4.9.3.5 *Follow the accidental discovery protocol developed by Wellington Tenth's Trust and Hutt City Council to deal with koiwi or taonga discoveries during the future development of the park.*

¹² If archaeological material is identified in the immediate vicinity of the project, an Authority under the Historic Places Act 1993 needs to be applied for. This must be sought and obtained prior to the onset of earthworks.

4.9.3 **Art and cultural events**

- 4.9.3.6 *Encourage the installation of appropriate art works in the park. They should consider the Concept Landscape Plan and be integrated within the park landscape. They should provide visual or sensory interest and contribute to the experience of park users.*
- 4.9.3.7 *Encourage the community to use Avalon Park for community events – particularly those with an emphasis on family recreation.*

5. STAKEHOLDERS AND COMMUNITY PARTNERSHIPS

5.1 INTRODUCTION

A number of groups have an interest in the park. These include internal the Council stakeholders, leaseholders, community, recreation and voluntary groups, neighbours, Runanga and Port Nicholson Block Settlement Trust, Greater Wellington Regional Council (GWRC), and the wider community (refer chart below).

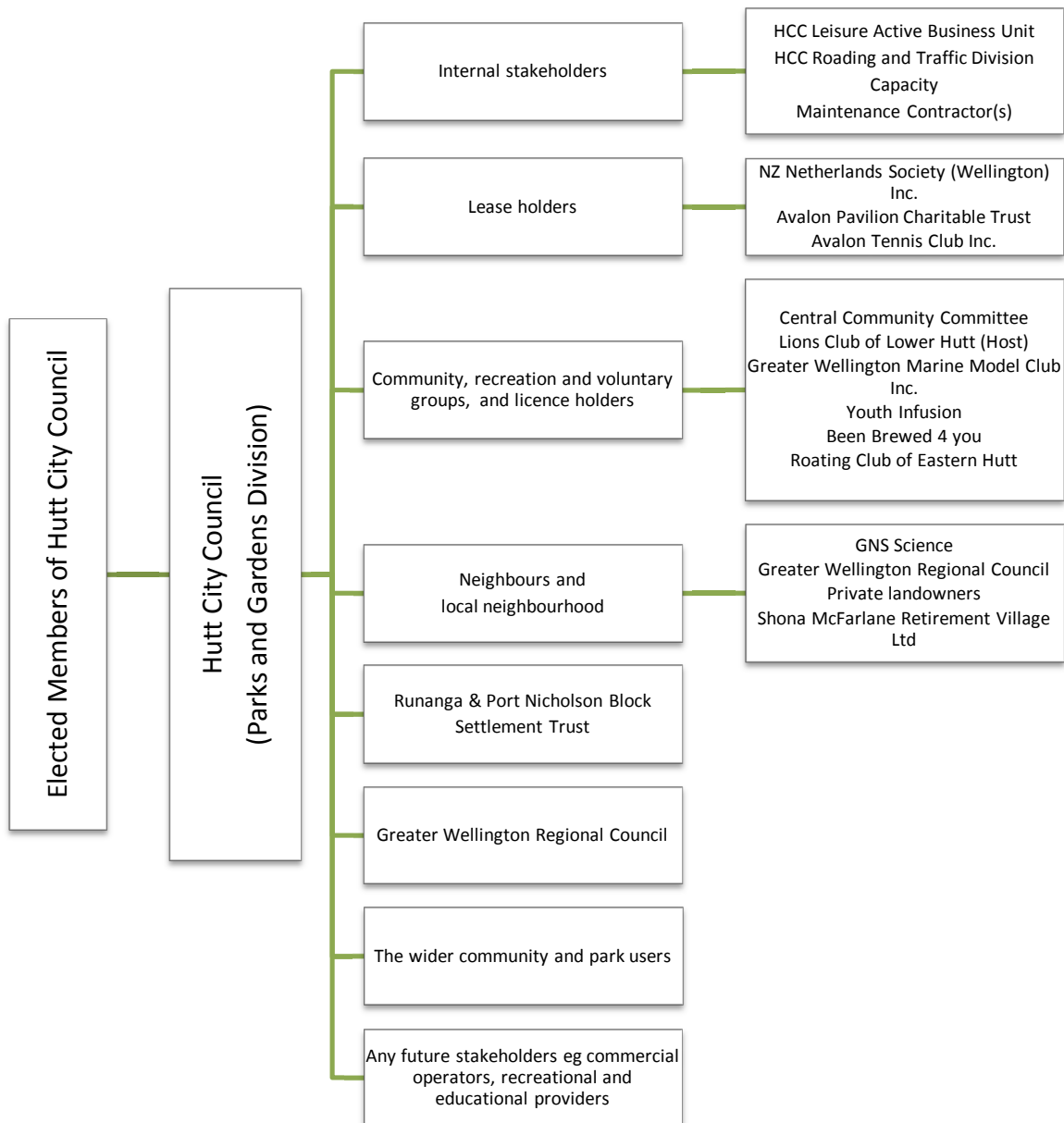


Figure 21 - Stakeholders of Avalon Park

5.2 OBJECTIVES

- 5.2.1 *To continue to work with a wide range of stakeholders and community groups to ensure relevant facilities and services are provided in the park.*
- 5.2.2 *To work with Greater Wellington Regional Council regarding Hutt River Trail improvements and links to Avalon Park.*
- 5.2.3 *To strengthen or establish partnerships where they contribute to the vision, objectives and policies of the Reserve Management Plan.*

5.3 POLICIES

Internal Council stakeholders

- 5.3.1 *The Parks and Gardens Division of the Council will work with the other Hutt City Council divisions to ensure that any development works well with other proposals or strategies within the HCC territorial boundary.*

Neighbours

- 5.3.2 *The Council will work with adjoining landowners on issues of common interest, for example, flood protection, boundary fencing, signage, access, and overall developments within the park.*

Leaseholders and licence holders

- 5.3.3 *The Council will work with leaseholders on issues of common interest, for example, asset condition, maintenance, community access and use.*

Community, recreation and voluntary groups

- 5.3.4 *The Council will work with community, recreation and voluntary groups on issues of common interest, for example, funding, sponsorship, community projects, events and activities.*

Runanga and Port Nicholson Block Settlement Trust

- 5.3.5 *The Council is committed to effective on-going relationships with the Runanga and Port Nicholson Block Settlement Trust.*
- 5.3.6 *The Trust and Runanga will be consulted where significant development, use or activity is proposed and Council will take into account concerns or issues raised during the consultation process.*
- 5.3.7 *A protocol will be developed to deal with koiwi or taonga discoveries during development of the park.*

Greater Wellington Regional Council

- 5.3.8 *The Council will work with Greater Wellington Regional Council on matters which relate to their open spaces, the Hutt River (including its immediate surrounds and flood management), and their Environmental Strategy. It is currently assumed within the proposals that no proposed stopbank works will impact on Avalon Park. At officer level GWRC will be treated as neighbours and stakeholders.*

The wider community and park users

- 5.3.9 *The Council will consult with the wider community and park users where major works are proposed in the park that differs from those identified in the Concept Landscape Plan.*
- 5.3.10 *Council will keep the community informed of progress on the development of the park via newsletters, media releases and website updates etc., where there are genuine opportunities for the community to participate in planning and decision making, these will be publicised widely.*

Commercial operators / recreational and educational providers

- 5.3.1 *The Council will advertise for concessions in 2013 as per their policy on commercial operators.*
- 5.3.2 *The Council will consider concession proposals that are submitted outside the advertised process on a case-by-case basis and a key consideration will be whether or not recreational users of the park will benefit.*
- 5.3.3 *The Council is able to charge commercial and non-commercial operators to use Avalon Park.*
- 5.3.4 *The Council may require commercial and non-commercial operators to provide a bond to cover any repair or renovation work that may be required as a result of using Avalon Park.*

6. ADMINISTRATION AND MANAGEMENT

6.1 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.

As well as covering overall management, this section covers a range of administrative functions such as bylaw enforcement, park bookings and ensuring compliance with other relevant acts or policies.

Council recognises that the Lions Club of Lower Hutt (Host) Inc. has made a significant investment in miniature train and mini-golf facilities at Avalon Park. As well as being asset owners and licensees at Avalon Park, Lions' members make a tremendous volunteer contribution to the public by operating these well-loved facilities for the public.

6.2 OBJECTIVES

- 6.2.1 *To manage the park in line with community needs, managing all of its values along with its recreation uses in line with the roles, responsibilities and legal requirements of the Council.*
- 6.2.2 *To promote the park and its facilities as a local and regional asset for a range of users, in particular recreation users.*
- 6.2.3 *To develop a comprehensive and long-term plan for developing and funding park.*
- 6.2.4 *To ensure that Avalon Park is adequately maintained and renewed and is included in the Council's asset management planning framework.*
- 6.2.5 *To ensure all facilities provide a safe environment for people to enjoy.*
- 6.2.6 *To ensure safe, reasonable and legal use of the park by all users.*
- 6.2.7 *To assess all proposals for use or development of the park against the classified purpose of a Recreation Reserve under the Reserves Act 1977.*
- 6.2.8 *To maintain formal agreements with clubs and organisations and commercial providers to develop and use areas of the park, prioritising the function of casual recreation and providing positive, memorable experiences for park users.*
- 6.2.9 *To ensure that Council processes and policies are followed for community use of the park.*
- 6.2.10 *To ensure that development of the park is designed and carried out by professional design, construction and project management practices to ensure quality of delivery.*

6.3 POLICIES

Overall management

- 6.3.1 *Keep the Avalon Park Management Plan under constant review to address any user requirements and developing leisure and recreation trends.*
- 6.3.2 *Survey park users on a regular basis to ensure Avalon Park is meeting their needs and expectations.*

Dogs

- 6.3.3 *Ensure that the 2011 amendment to the Dog Control Bylaw 2005 and any future amendments or reviews to Hutt City Council's dog control bylaws (as they relate to Avalon Park) are well publicised through signage and enforcement measures.*

Vehicle use

- 6.3.4 *Ensure that access and circulatory routes are designed and managed in such a way to encourage appropriate and legal vehicular use that does not conflict with the recreation uses of the park.*
- 6.3.5 *Unauthorised motor vehicle use outside the formed roads and parking areas within Avalon Park is prohibited.*

Promotion

- 6.3.6 *Promote the park and its facilities as a local and regional asset for a range of users on the Council's website and other appropriate media.*
- 6.3.7 *Develop consistent interpretation and directional signage within the park as well as identify any prohibited activities (e.g. dogs).*
- 6.3.8 *Acknowledge Lions Club facilities and correctly name them on site and when they are included in any Avalon Park promotions.*

Funding

- 6.3.9 *Identify the priority actions in the Concept Landscape Plan and estimate associated park development costs (refer Section 7).*
- 6.3.10 *Consider alternative sources of funding (other than rates) and other means of implementing development aspects.*

Design and construction

- 6.3.11 *Ensure that during the park's redevelopment phases that the appropriate design, construction and project management professionals are engaged by Council to ensure quality outcomes.*

Asset management

- 6.3.12 *Update the Council's Asset Management Plan to include maintenance requirements. The principles of asset management will lead the planning, design, development and maintenance of Avalon Park*
- 6.3.13 *Asset management for Avalon Park will be led by the objectives and Implementation Plan contained in the Avalon Park Management Plan.*
- 6.3.14 *Maintenance within the park will be carried out by competent contractors to ensure quality of delivery and achievement of acceptable length of asset life.*

Health and safety

- 6.3.15 *Identify any hazards in the park and take appropriate precautions to avoid, eliminate or isolate risks to users of the park.*
- 6.3.16 *Identify any hazards during park development phases, and will take appropriate precautions to avoid risk to users of the park.*

Reserves Act Administration

- 6.3.17 *Ensure that any use, such as by network utility operators, of the park is in accordance with the Reserves Act and any related Council policy.*
- 6.3.18 *In 2013/14 classify as Recreation Reserve the unclassified portions of the Park (being Lot 1 and Lot 2 DP 49170) in order to be consistent with the adjoining land parcels and reflect the current recreation purpose.*
- 6.3.19 *Carry out a formal review of the RMP in 2022 unless an earlier formal review is warranted.*

Bylaws

- 6.3.20 *Ensure that the Parks and Reserves Bylaw (2007) and the Public Places Bylaw (2006) are enforced as part of the management of park. This includes those activities that are prohibited in these bylaws that will also be prohibited in this Management Plan (Refer Section 2.4.5).*
- 6.3.21 *Ensure that the current Dog Control Bylaw is enforced.*

Concessions (lease and licences)

- 6.3.22 *Ensure that all current leases and licences are reviewed regularly by the Council, prioritising those that provide services and facilities that enhance the experience of recreational users, and ensuring compliance with the Reserves Act 1977.*
- 6.3.23 *Ensure that all facilities subject to leases and licence agreements be maintained in accordance with the conditions specified in the lease or licence.*
- 6.3.24 *Ensure that all leases and licences are in accordance with this Management Plan, the relevant provisions of the Hutt City District Plan, operative bylaws and the relevant lease and licence agreement.*
- 6.3.25 *Invite mobile concessionaires to provide a basic range of quality food and beverages by regularly advertising for expressions of interest in 2013.*
- 6.3.26 *Ensure that all applications for commercial concessions will meet the Council policy and follow the process set out in the Council's Policy on Private Use of Hutt City Council land.*

Park bookings

- 6.3.27 *Ensure all park bookings must be made under the Council document 'Specifications for the Booking of Sports and Recreation Facilities'. NB: In managing bookings those users that have booked facilities will take priority, however the Council seeks to provide for a balance between organised and casual use of its facilities in order to best meet community needs.*

- 6.3.28 *Make park available to other users when not booked by a user group, for passive or informal recreation activities providing that the activity does not compromise the activities or enjoyment of other users.*

Park closure

Refer to Policy 4.4.3.14 regarding routine locking of park entrances from dusk till dawn.

- 6.3.29 *The Divisional Manager of the Parks and Gardens Division may authorise closure of all or part of Avalon Park. The reasons for closure include, but are not limited to:*

- *Operational work;*
- *Development work;*
- *Maintenance work;*
- *Health and safety management;*
- *Events;*
- *Exclusive bookings; and*
- *Emergency management.*

Closures may be in place continuously for a number of weeks. Where practical and necessary, advance notice will be provided on site at least one week before the beginning of the closure.

7. IMPLEMENTATION PLAN ACTION LIST

The following Implementation Plan Action List identifies those actions that have been identified as priorities in this RMP process and relates specifically to the future management and development of Avalon Park. It identifies the proposed action, the policy number it relates to, the group or organisation responsible, and the anticipated timeframe for completion.

These actions also refer to the Concept Landscape Plan shown in Appendix B.

No.	Action Description	Policy No. / Section	Priority
1.	Classify Classify two unclassified properties as recreation reserve in 2013/14.	6.3.18	1
2.	Construct <ul style="list-style-type: none"> - Install single piece of play equipment in 5-12s play adjacent to flying fox. - Remove timber stage adjacent to the cycle circuit. 	-	1
3.	Design Produce developed design for the whole Avalon Park site . This must include: <ul style="list-style-type: none"> - Review of the future of site leased to the NZ Netherlands Society and develop options for its future use. - Miniature train track re-alignment. - Relocation of the petanque piste and mini-golf facilities. - Key and secondary pedestrian routes as set out in Diagram C of the Concept Landscape Plan (in the Appendix), including external access/connections across the stopbank) to the Hutt River walkway. - Landform, landscape treatments and furniture. - Internal roads (including the Pavilion access / driveway and adjacent carparks off Taita Drive). Traffic studies will need to be commissioned to inform the design process. - All play areas (including enclosure method for under 5's). - The pond and entrance area. - Large feature entrance sign at the Fairway Drive entrance. - Improvements to grassed areas. - Planting (including shelter and amenity planting). - Underground services and lighting. - Improvements to the existing toilet facilities to a good standard to cater for use until new facilities are provided for. 	Section 3 4.4.3 4.5.3 4.6.3 4.7.3 4.8.3	1
4.	Design Produce detailed design for: <ul style="list-style-type: none"> - Miniature train track re-alignment. - Relocation of the petanque piste. 	4.4.3 4.5.3 4.6.3 4.7.3	1

No.	Action Description	Policy No. / Section	Priority
	<ul style="list-style-type: none"> - Key and secondary pedestrian routes as set out in Diagram C of the Concept Landscape Plan, including external access/connections across the stopbank) to the Hutt River walkway. - Landscape furniture for the whole site. - Landform and landscape treatments for the whole site by zone, e.g. active/play areas, passive recreation areas, flexible open space areas as outlined on the Concept Landscape Plan. - Internal roads (including the Pavilion access / driveway and adjacent carparks off Taita Drive). - 5-12's play areas (catering for both challenging and adventurous play, and imaginative and less physically challenging play). - The pond and entrance area and its immediate landscape treatments. - Large feature entrance sign at the Fairway Drive entrance. - Improvements to grassed areas. - Planting (including shelter and amenity planting). - Underground services and lighting (including water and power facilities to event/open space). - Improvements to the existing toilet facilities to a good standard to cater for use until new facilities are provided for. 	4.8.3	
5.	<p>Construct</p> <p>Construct the following:</p> <ul style="list-style-type: none"> - Re-align sections of the miniature train track where required to construct the path network and landscape treatments also constructed at this stage. - Relocation of the petanque piste. - Key pedestrian routes of the path network and adjacent landscape furniture along the routes. - Landscape furniture for each zone to be installed as each zone/area is redeveloped. - Improvements / remediation landscape treatments in directly affected areas. - The Pavilion access/driveway and adjacent carparks off Taita Drive, and remove current driveway/access to the Pavilion. - 5-12's play areas (catering for both challenging and adventurous play, and imaginative and less physically challenging play). - The bridge structure or feature in the pond area as well as the landscape improvements to the pond area. - The large feature sign at the Fairway Drive entrance. - Improvements to grassed areas. - Site-wide shelter and amenity tree planting in areas which will not be disturbed by future works. 	<p>4.4.2.9</p> <p>4.4.3</p> <p>4.5.3</p> <p>4.6.3</p> <p>4.7.3</p> <p>4.8.3</p>	1

No.	Action Description	Policy No. / Section	Priority
	<ul style="list-style-type: none"> - Underground services and lighting (including water and power facilities to event/open space). - Improvements to the existing toilet facilities to a good standard to cater for use until new facilities are provided for. 		
6.	<p>Construct</p> <p>Construct the following:</p> <ul style="list-style-type: none"> - Secondary pedestrian routes of the path network (and associated landscape furniture where appropriate). External access/connections across the stopbank) to the Hutt River walkway - Remove concrete strip and basketball hoop at northern end of the park. - Landform alterations and improvements to grassed areas and plant amenity tree specimens. - Realign remaining sections of train track as required to implement the overall landscape plan. 		2
7.	<p>Design</p> <p>Produce detailed design (in response to the developed design in Step 3) for:</p> <ul style="list-style-type: none"> - Under 5's play area (including enclosure method) - Water play areas. - Woodland play areas. - Skate park extension and half-court basketball court. - Soft landscape treatments and landscape furniture for the above areas. - Removal / relocation of the mini-golf. - Picnic and BBQ areas. 	<p>4.5.3</p> <p>4.7.3</p> <p>4.8.3</p>	2
8.	<p>Construct</p> <p>Replace entire under 5's play area, recognising the requirements for enclosure for this play area. Construct water play and woodland play areas. Install landscape furniture and soft landscape treatments for these play areas.</p>	<p>4.5.3</p> <p>4.7.3.8</p> <p>4.8.3</p>	2
9.	<p>Construct</p> <p>Extend the skate park and provide a half-court basketball court including landscape and spectator furniture. Provide picnic and BBQ areas adjacent to main grassed areas and install fitness equipment and distance markers to create fitness circuit.</p>	<p>4.6.3</p> <p>4.7.3</p> <p>4.4.3</p>	3
10.	<p>Construct</p> <p>Provide water and power facilities to the event / open space area adjacent to Fairway Drive (if not already provided in . Provide lighting to key spaces/routes as well as amenity up-lighting around the periphery of the park. Implement final underground services.</p>	<p>4.6.3</p> <p>4.7.3</p>	3
11.	<p>Investigate and Design</p>	4.7.3.17	

No.	Action Description	Policy No. / Section	Priority
	Investigate possible options for the future of Avalon Pavilion and produce concept design(s) for feasible options.	4.7.3.18	
12.	<p>Construct</p> <p>Remove / relocate the mini-golf and construct the modified main entrance and parking changes.</p> <p>Close the link to parking from the vehicle entry at 97 Taita Drive.</p>	<p>4.4.3</p> <p>4.7.3.20</p> <p>4.7.3.21</p>	4
13.	<p>Design and Construct</p> <p>Develop the preferred design option for the rebuild or upgrade of Avalon Pavilion to enable construction. Demolish and rebuild <u>or</u> renovate the existing Avalon Pavilion and integrate new toilets, changing and wash-up facilities within the new/modified building. Demolish toilet existing block behind pavilion.</p>	<p>4.7.3.17</p> <p>4.7.3.18</p> <p>4.7.3.19</p>	4
14.	<p>Construct</p> <p>Complete final landform alterations and improvements to grassed areas and any remaining planting areas.</p>	<p>4.6.3</p> <p>4.8.3</p>	4
15.	<p>Construct</p> <p>Remove old mowing depot and replace with park extension/facilities e.g. new public tennis courts.</p>	<p>4.7.3.27</p> <p>4.7.3.28</p>	4

Priority 1 = Anticipated action within 1-3 years

Priority 2 = Anticipated action within 4-6 years

Priority 3 = Anticipated action with 6-10 years

Priority 4 = Anticipated action with 10+years

8. REFERENCE LIST

Greater Wellington Regional Council (October 2001) Hutt River Floodplain Management Plan for the Hutt River and its Environment

Greater Wellington Regional Council (February 2001) Hutt River Floodplain Management Plan: Hutt River Environmental Strategy

Hutt City Council (September 2010) Draft Amenity Horticulture Reserve Management Plan

Hutt City Council (October 2003) Reserves Strategic Directions

Hutt City Council (2012) Go Outside and Play

Hutt City Council (2005) Bylaw on Dog Control

Hutt City Council (2007) Bylaw on Parks and Reserves

Hutt City Council (2005) Hutt Park Management Plan

Hutt City Council (2004) Policy on Commercial Use of Land Managed as Reserves

Wellington Tenths Trust (November 2006) Cultural Impact Report, Avalon Park/Motutawa Pā

Earthworks Concept Landscape Plan, September 2011

9. GLOSSARY

Active reserve: an area where more energetic recreational activity takes place, where physical skills are required, often involving organised sporting activities (Hutt City Council Reserves Strategic Directions 2003).

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.

Asset management: strategy which helps with the physical and financial management of council assets.

Biodiversity: the variety of all biological life – plants, animals, fungi, and micro-organisms – the genes they contain and the ecosystems on land or in water where they live (Hutt City Council Reserves Strategic Directions 2003).

Casual/Informal Recreation: unorganised or casual recreational use of space for sports, socialising, exercise or other activities.

Cultural and heritage features: physical manifestations of early Māori or European settlement and may include pā sites, tracks, historic stock routes, archaeological sites, buildings, objects and areas and/or historic or commemorative trees.

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

Destination park: a high-profile reserve that attracts visitors from outside the city (Hutt City Council Reserves Strategic Directions 2003).

Ecological corridors: a strip or patch of habitat between otherwise isolated 'islands' of habitat (such as reserves, forests, parks, etc) that enable the species living in those islands to pass from one island to another (Hutt City Council Reserves Strategic Directions 2003).

Environment: **includes:**

- a. ecosystems and their constituent parts, including people and communities;
- b. all natural and physical resources;
- 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).

Facilities: buildings, structures, equipment or resources that enable recreational use and enjoyment of a reserve (Hutt City Council Reserves Strategic Directions 2003).

Greenways: linear spaces supporting vegetation including trees, shrubs and other plants and providing separated recreational access ways for walking, biking, running etc along roadways, service corridors, etc (Hutt City Council Reserves Strategic Directions 2003).

Hapu: sub-tribe (Waitangi Tribunal Report 1991).

Iwi: tribe, people (Waitangi Tribunal Report 1991).

Koiwi: human remains such as skeletal material.

Landscape Furniture: includes picnic tables, seating, rubbish bins, lights, and tree protector guards (Chapter 3 of the District Plan).

Linear open space: a long tract of land generally following a natural feature such as a river or coastline and generally containing vegetation and used for recreational purposes such as walking and biking (Hutt City Council Reserves Strategic Directions 2003).

Linear recreation opportunities: the suitability of a tract of land to provide for recreational pursuits requiring length such as walking, biking, horse riding (Hutt City Council Reserves Strategic Directions 2003).

Natural features: includes 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.

Open space: unbuilt areas of land generally characterised by soft landscape elements such as grass, trees, bush, etc. In intensively developed areas open space may consist of hard landscape elements such as paving and built structures generally incorporating prime soft landscape elements. There are generally no built structures present within these areas, although they may surround them (Hutt City Council Reserves Strategic Directions 2003).

Passive reserve: an area where activities which require little expenditure of energy, skills, time and money occur and which are generally easily accessible – includes those parks in local neighbourhoods with amenity, children’s playgrounds and open areas to kick-a-ball etc; amenity horticulture destination parks such as Percy Scenic Reserve, Avalon Park, Williams Park and Petone Foreshore (Hutt City Council Reserves Strategic Directions 2003).

Play: Play is the work of children. It consists of those activities performed for self-amusement that have behavioural, social and psychomotor rewards. It is child-directed, and the rewards come from within the individual child; it is enjoyable and spontaneous (Hutt City Council, Go Outside and Play)

Play space: an area of public open space that provides opportunities for children to experience a range of freely chosen recreation opportunities.

Playground: A piece or pieces of play equipment that is designed to provide recreation experiences for children.

Recreation activity: 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 (Chapter 3 of the District Plan).

Reserve: any open space, plantation, park, garden or ground set apart for public recreation or enjoyment which is under the management or control of the Council and includes all land administered by the Council under the Reserves Act 1977 (Hutt City Council Bylaw 1977: Part 12 – Parks and Reserves).

Reserve network: all land within the Hutt City Council boundaries that has been set aside for a range of recreational sporting and leisure activities or for cultural, heritage, environmental, landscape or other special purpose (Hutt City Council Reserves Strategic Directions 2003).

Rununga: Te Runanganui o Taranaki ki te Upoko o te Ika a Maui.

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

Wahi Tapu: sacred place, (Waitangi Tribunal Report 1991) place sacred to Māori in the traditional, spiritual, religious, ritual or mythological sense (Historic Places Act 1993).

Port Nicholson Block Settlement Trust: local Tangata Whenua with inherited land ownership in Wellington and Hutt Valley and kinship to Northern Taranaki Te Atiawa

APPENDICES

APPENDIX A: RELEVANT INFORMATION FROM THE 'RESERVES STRATEGIC DIRECTIONS'

This appendix outlines directions, principles and actions from the 'Reserves Strategic Directions,' which are directly relevant to Avalon Park:

Relationship with Other Providers

Direction Two:

“Ensure effective delivery of parks and recreation services to the community by continuing to work with other agencies, other divisions of the Council and the private sector.”

Specific Actions:

“Continue to liaise with GW to improve environmental quality and recreational opportunity along the Hutt River.”

“Work with other Council divisions to promote the concept of ‘greenways’ along street corridors, especially if leading to the Hutt River.”

“Liaise with neighbouring councils to increase linear recreation opportunities, including the Regional Coastal Trail, Hutt River Trail, and beyond the western and eastern hills, and improve environmental enhancement through the development of cross-boundary ecological corridors.”

“Work with schools and other open-space providers to improve environmental enhancement and avoid duplication of facilities.”

Quality Facilities and Services

Direction Three:

“Provide high quality park facilities and services focusing on areas where there is greatest overall benefit for the city and its environment.”

Principle:

“Presenting parks that offer a wide range of recreational opportunities and good quality facilities attracts greater use and brings wider benefits to the community, resulting in more efficient and effective provision of facilities.”

Specific Actions:

“Improve destination parks and premier sports complexes by adding complementary activities.”

“Respond to intensification of central city housing by:

- *Improving environmental quality and variety of recreational opportunity on existing sportsgrounds, especially in the Hutt Valley floor.*
- *Improving environmental quality through increased planting and improved maintenance of reserves and street trees.*
- *Linking urban areas with the Hutt River through ‘greenways’.*
- *Encouraging shared use of community buildings to minimise the impacts of buildings on reserves.*
- *Consider further provision of toilets, carparks and hardcourt facilities on reserves.”*

Environmental Enhancement

Direction Four:

“Recognise and preserve the essential elements of the city’s landscape that give structure and contribute to its natural and cultural identity.”

Specific Actions:

“Hutt Valley Floor: focusing and redeveloping the inner-city reserves to improve environmental quality and provide links to the Hutt River and rehabilitate the natural qualities of stream corridors. Protecting significant trees in the central city area and intensifying street and reserve tree plantings to compensate for tree loss arising from infill subdivision.”

“Complement and support the Hutt River Environmental Strategy by focusing on improving reserves adjacent to the Hutt River and creating links through ‘greenways’ to the inner city areas.”

Recreational Access

Direction Five:

“Improve linear recreational opportunities, including access to natural areas close to the urban environment.”

Principle:

“Linking existing key reserves provides a sound basis from which to build a network of trails, improving links to natural features and providing a wide range of recreational opportunities.”

Specific Actions:

“Work with other agencies to improve appropriate access to, and along, linear features such as the Hutt River.”

“Investigate opportunities for creating ‘greenways’ along suitable streets, linking the inner city with natural areas such as the Hutt River.”

“Hutt Valley Floor: develop recreational access to and along the Hutt River, plan for and improve access along street corridors such as the Waiwhetu Stream and assess existing reserve areas that would be suitable for creating treed walkways close to the central city urban areas.”

“Continue to improve access opportunities to reserves generally to cater for ageing and less mobile members of the community, including wheelchair and pushchair access.”

Strengthening Community Relationships

Direction Six:

“Develop stronger ties with the community to ensure more effective and efficient targeting of resources and greater ownership of reserve facilities.”

Principle:

“Strengthening relationships with iwi will ensure parks and reserves provide for the recreational and environmental needs of Māori.”

“Developing partnerships with organisations and community groups will lead to community ownership of reserves and ensure greater contributions from the community towards the development and management of reserves, resulting in more relevant and better managed facilities and services.”

Specific Actions:

“Liaise closely with the Wellington Tenth Trust, Te Runanganui o Taranaki Whanui kit e Upoko o te Ika a Maui and Te Taura Here o Te Awakarangi to establish interest and develop partnerships for environmental and cultural protection and recreational opportunity where these affect reserves.”

“Provide opportunities for Māorito establish and harvest native plants for traditional purposes such as craft and medicinal uses.”

“Identify where the community can provide and manage facilities.”

APPENDIX B: CONCEPT LANDSCAPE PLAN



DIAGRAM A: KEY LAND-USE TYPES



DIAGRAM B: VEHICULAR ACCESS AND PARKING

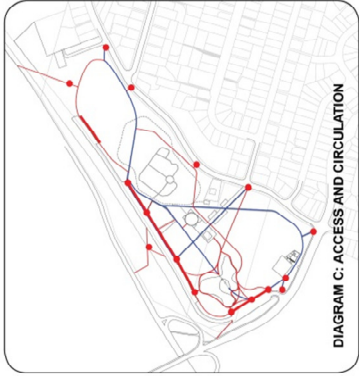


DIAGRAM C: ACCESS AND CIRCULATION



DIAGRAM D: SHELTER PLANTING

- KEY**
- ACTIVE PLAY
 - PASSIVE RECREATION
 - FLEXIBLE OPEN SPACE
 - FUTURE OPPORTUNITY
 - CENTRAL COMMUNITY FACILITY 'THE HUB'
 - PRIVATELY TENANTED
 - VEHICULAR ACCESS AND PARKING

- KEY**
- PEDESTRIAN ENTRY POINTS
 - KEY PEDESTRIAN ROUTES
 - SECONDARY PEDESTRIAN ROUTES
 - DIRECT ACCESS FROM CARPARKS



- ACTIVE PLAY**
- A1 ENCLOSED UNDER 5'S PLAY
 - A2 TWO WATER PLAY AREAS
 - A3 IMAGINATIVE AND LESS PHYSICALLY CHALLENGING PLAY OPPORTUNITIES FOR AGES 5-12
 - A4 LARGE TOWER CLIMBING STRUCTURES (5-12'S)
 - A5 ADVENTUROUS AND CHALLENGING PLAY FOR AGES 5-12 INCLUDING LARGE TOWER CLIMBING STRUCTURES
 - A6 'THE WOODS' - DISCOVERY PLAY/NATURAL PLAY
 - A7 'THE TRACK' - BEGINNERS CYCLE TRACK
 - A8 LIONS CLUB MINIATURE RAILWAY (MODIFIED LAYOUT)
 - A9 PETANQUE PISTE (RELOCATED)
 - A10 'THE EDGE' - EXTENDED IMPROVED SKATE PARK AND PUBLIC TENNIS COURT

- PASSIVE RECREATION**
- B1 IMPROVED MAIN ENTRANCE
 - B2 POND AND 'KEY' AREA WITH BRIDGE OR OTHER FEATURE
 - B3 'THE GARDEN' - FLORAL DISPLAY
 - B4 'THE ORCHARD' - FAMILY PICNIC AREA

- FLEXIBLE OPEN SPACE**
- C1 'THE GREEN' - MAIN EVENTS SPACE
 - C2 'THE BACK PADDOCK' - WITH OVERFLOW PARKING PROVISION

- FUTURE OPPORTUNITY AREAS**
- D1 FUTURE OPPORTUNITIES FOR PARK DEVELOPMENT

- NEW/IMPROVED COMMUNITY FACILITY**
- E1 COMMUNITY SPACES/HALL, SHOP AND PUBLIC TOILETS
 - E2 NEW PAVILION ENTRANCE AND PARKING

- PRIVATELY TENANTED LAND**
- F1 NZ NETHERLANDS SOCIETY (UNTIL 2022)
 - F2 AVALON TENNIS CLUB

AVALON PARK - CONCEPT LANDSCAPE PLAN (A3)

(NOT TO SCALE) JANUARY 2013



APPENDIX C: FORT LOCATION OPTIONS REPORT

Park Central

Park and Playground Solutions Limited

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e tina@parkcentral.co.nz

54 Norfolk Street, Ponsonby, Auckland.

w www.parkcentral.co.nz

15 August 2011

Avalon Park Fort Location Options Report

Hutt City Council is proposing adding a playspace for older children within Avalon Park, Hutt City. The new playground will provide additional play opportunities for older children within a well used play environment.

New Playground Development:

The new playground will consist of the following play items:

- Tall slide tower
- Spinning Egg
- Rocker
- Climbing Frame

Playground Location:

There are two proposed playground locations to add to the existing play at this Destination Playground.

Location A, adjacent to the existing playground.

Location B adjacent to the pond.

The pros and cons

Discussion:

When designing a playspace the aim is to provide for a high level of challenge, but with low levels of risk.

The siting of the playground is a key component of the provision of safe play. Consideration must be given to location hazards. Children do not see a hazard – particularly in a playspace. Children perceive a playspace as a safe zone. It is the role of the play provider to ensure the playspace is fit for use.



Whilst it is recognised that the Pond already exists and will continue to form an important part of a family visit to Avalon Park. The location of a playground directly in association with the pond then invites children into the playspace with the associated expectations from caregivers. This expectation is that the playspace is safe for all children.

In designing a playspace within a public park environment we are designing a family location that caters to a wide range of children's ages and abilities.

The Play provider is responsible for making decision on risk-benefit. Risk benefit analysis means that the provider weighs with equal consideration, the duty to protect children from avoidable serious harm and the duty to provide them with stimulation adventurous play opportunities.*

Location A- Adjacent to existing playground

Pro

Provides a cluster of play, children can move freely between clusters without direct parent supervision.

Provides graduated play for the whole family, younger children can be within the same playspace as older children/other family members.

Able to play freely without any specific location hazards.

When providing for children with special needs the playspace should not be too spread out as these children have difficulty moving large distances. This location allows this.

Con

Less interesting theme in relation to location.

Note: this negative could be minimised by providing more natural elements in this playspace and still using the theme of "storm the heights".

Location B- Adjacent to the Pond

Discussion:

In designing a playspace we look for the natural landforms and elements to build a creative playspace. It is a wonderful opportunity to use the natural elements to create a theme.

Pro

The pond gives a great "play theme" – storm the heights, cross the moat. The pond adds a high level of play theme to the slide tower.

Provides interaction with nature, water, birds

Visible from road and therefore added attraction. Looks interesting.

Con

Close proximity of water creates a drowning hazard

Playspace would need to be fenced so that the playspace does not directly encourage children into the water- therefore reducing the play theme element.

The location makes supervision of the family, with children of different ages, difficult to supervise. Children of different ages and abilities would be spread widely throughout the entire playspace.

Fouling from birds create health and cleaning issue on the playspace.

Children will cross driveway to access playspace- younger children and those lost in “their game” will not practise normal safety in crossing the driveway. Children will run between play activities with little or no consideration for outside hazards such as cars on the driveway. For this reason a driveway should never be within a playspace.

*Risk Assessment Table

Playground Location Adjacent to pond- Location B		
Issue	Commentary	Information sources
Benefits	Creates engaging play theme Benefits of contact with nature in engaging children and enriching their play. Benefits in promoting environmental awareness. Can be a low-cost way to provide different play	Observation of children at play. Play research Experience of providers using this approach
Risks	Risk of drowning Risk of bird fouling and associated disease Risk of injury to child crossing driveway	National drowning statistics Local knowledge of bird life associated with pond Knowledge of children's play patterns and movement between playspaces
Expert views	Expectation of caregivers that playspace is a safe environment	Play inspectors view
Precedents/comparisons	Playgrounds located beside the sea and other waterways	Parks Management
Risk-benefit judgement	The risks outweigh the benefits	Play inspectors view
Relevant local factors	The pond already exists within the park	Parks Management
Options and their costs pros and cons	Fence the playground - additional cost, creates a caged feeling and removes some of the play theme effect. Clean equipment daily- cost implication Fence the driveway between the two playspaces or restrict vehicle access on driveway- additional cost, not acceptable to building users to restrict access, restricts free play.	Play Inspectors view Parks Management implication Play inspectors view

Summary Opinion:

Location A provides for a condensed family location with graduated play opportunities. The play is confined to a distinct location creating a hub of activity.

Location B would add a unique theme to the playspace but does have associated hazards that cannot reasonably be mitigated.

A Play provider must identify and mitigate serious hazards. The hazards in Location B cannot be fully and reasonably mitigated. For this reason the Inspector recommends Location A.

Tina Dyer

Park Central

***References**

- Play England Making space for play
Managing Risk in Play Provision: Implementation guide
David Ball, Tim Gill and Bernard Spiegel
Department for children, schools and families
- Avalon Park Fort Location Options Plan
- Avalon Park Playground Development Playrope Plan

APPENDIX D: CERTIFICATES OF TITLE

References:
 Vol. 435, Folio 219
 Transfer No.
 Order for N/C No. 20139



NEW ZEALAND

Register-book
 Vol. 682, folio 38

FORM B.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

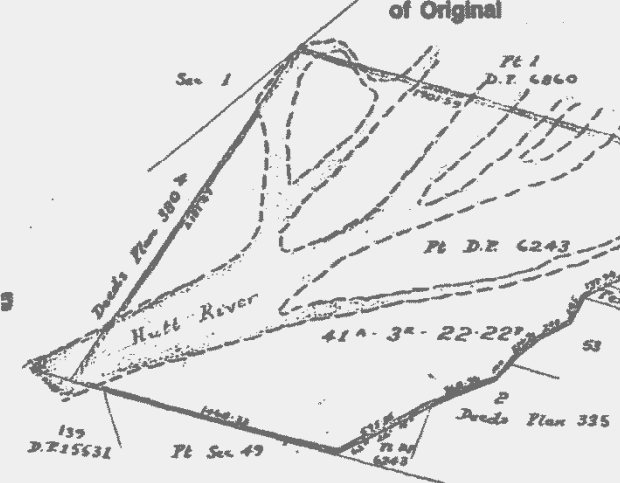
This Certificate, dated the twenty-ninth day of November, one thousand nine hundred and fifty-five under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that JAMES STEVENSON of Wellington Estate Agent

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens and interests as are notified by memorial under written or endorsed hereon subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing forty-one acres three roods twenty-two decimal two two hundredths more or less situate in the City of Lower Hutt, being part Section 52 Hutt District and being also part of the land on Deposited Plans 6243.



*Plan 20518
329916*

Image Quality due to Condition of Original



Lot 15071 by the Mayor, Councillors and Citizens of the City of Lower Hutt, being in the City of Lower Hutt, being part of Section 52 Hutt District and being also part of the land on Deposited Plan 6243, and being also part of the land on Deposited Plans 6243, and being also part of the land on Deposited Plans 6243, and being also part of the land on Deposited Plans 6243.

Special Order by the Mayor, Councillors and Citizens of the City of Wellington, Lower Hutt District, in the City of Lower Hutt, being part of Section 52 Hutt District and being also part of the land on Deposited Plan 6243, and being also part of the land on Deposited Plans 6243, and being also part of the land on Deposited Plans 6243.

EQUIVALENT METRIC AREA IS 16.9518 ha.

Scale - 5 Chains to an inch
 East 1956

OVER CONTINUED

Vol. 467, Folio 45.
 Vol. 472, Folio 75.
 Vol. 476, Folio 156.
 Vol. 482, Folio 253.
 Vol. 487, Folio 276.
 and "Closed Street" in Proclamation
 Transfer No. 3207.
 Application No.
 Order for N/O No. 15384

NEW ZEALAND



Register-book
Vol. 535, folio 24

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the twentieth day of April, one thousand nine hundred and forty-eight
 under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON
 HIS MAJESTY THE KING for the purposes of "The Housing Act 1919"

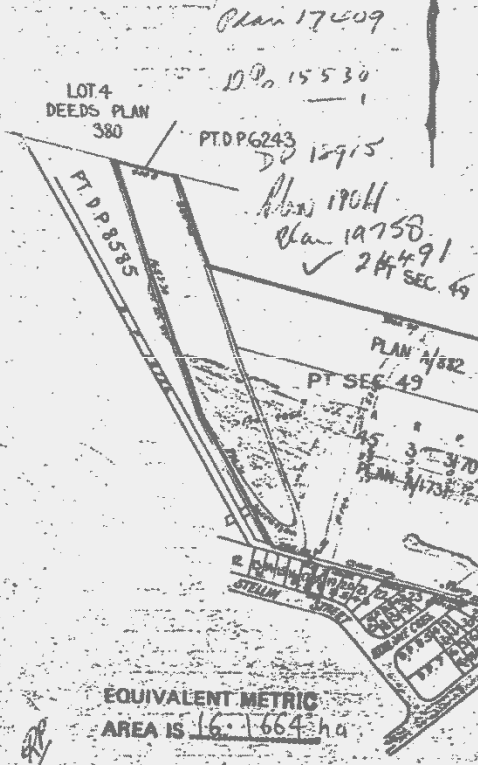
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered, PTD 1530, in the several admeasurements a little more or less, that is to say: All that parcel of land containing FORTY FIVE ACRES THREE ROODES TWENTY ONE AND SEVEN TENTHS PERCHES more or less situate in the City of Lower Hutt being parts of Section 49 of the Hutt District and accretion thereto; parts of Section 46 of the said District; and part of a Closed Street adjoining the said Section 49; which said parcel of land comprises the land shown bordered green on Deposited Plan No. 4/862; the land shown bordered green on Deposited Plan No. A/1711; Lot V on Deposited Plan No. 7636; Lots 18 and 28 on Deposited Plan No. 8543; and the land shown coloured green on plan attached to Proclamation No. 3196 (i.e. the closed street).



W. J. R.
Assistant District Land Registrar.

SUBJECT to the Fencing Covenants affecting:
 (a) Lot 17 Plan 7636 contained in Transfer No. 243229.
 (b) Lot 18 Plan 8543 contained in Conveyance No. 140044 (259/192^a) and Transfer No. 247637.
 (c) Lot 28 Plan 8543 contained in said Conveyance No. 140044 (259/192^a).

Transfer 400713 of Lot 20 plan 15530, the map of the same to the Metropolitan Union of the Hutt produced 25.1.1951 at 2.15 pm.
16/5/57, Vol. 156
Declaration 4826 with respect to part (a) and part (b) of the above mentioned covenants produced 22/6/1953 at 11.20 am.
Transfer 364222 of Lot 135 of plan 15530 with effectivity to the Hutt City Council produced 22/6/1953 at 12.00 pm.
Agreement for Sale and Purchase Volume 590 of plan 15530 issued for part (1) of the above mentioned covenants produced 15/4/1954 at 3.44 pm.
Agreement for Sale and Purchase Volume 590 of plan 15530 issued for part (2) of the above mentioned covenants produced 15/4/1954 at 3.44 pm.
Declaration Volume 1062 of plan 100 issued for the above mentioned covenants produced 10/1/1952 at 10.58 am.





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier WN9C/14
Land Registration District Wellington
Date Issued 26 August 1971

Part-Cancelled

Prior References
 GN 712237

Estate	Fee Simple
Area	3.3822 hectares more or less
Legal Description	Part Lot 1 Deposited Plan 24491
Purpose	Recreation

Proprietors
 The Lower Hutt City Council

Interests

Subject to the Reserves and Domains Act 1953

A044421 Gazette Notice proclaiming part (3 acres 38.2 perches - being Lot 1 DP 31381) of the within land as street - 26.6.1974 at 9:04 am

7153259.1 Gazette Notice (30.11.2006 pg 4669 as amended by GN 10.5.2007 pg 1358) declaring parts (909 square metres and 256 square metres being Sections 4 and 5 SO Plan 338974 respectively herein) to be set apart for road and vested in the Hutt City Council on 30.11.2006 - 8.12.2006 at 9:00 am

7153259.2 Gazette Notice (30.11.2006 pg 4669 as amended by GN 10.5.2007 pg 1358) declaring part (356 square metres Section 3 SO Plan 338974 herein) to be set apart for Soil Conservation and River Control Purposes and vested in the Wellington Regional Council on 30.11.2006 CIR 356057 issued - 8.12.2006 at 9:00 am

Transaction Id 33277340
Client Reference bmacormick001

Search Copy Dated 27/03/12 3:43 pm, Page 1 of 1
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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



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Identifier WN19D/338
Land Registration District Wellington
Date Issued 30 April 1979

Prior References
 WN17C/428

Estate	Fee Simple
Area	4187 square metres more or less
Legal Description	Lot 1 Deposited Plan 49170
Purpose	Recreation purposes

Proprietors
 Hutt City Council

Interests

The within land has no frontage to a public street
 Subject to a right to drain water over part marked B DP 372267 created by Easement Instrument 7709432.1 -
 12.2.2008 at 9:00 am

Transaction Id 32743559
Client Reference bmaccormick001

Search Copy Dated 25/01/12 11:32 am, Page 1 of 1
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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier WN19D/339
Land Registration District Wellington
Date Issued 30 April 1979

Prior References
WN17C/428

Estate	Fee Simple
Area	3136 square metres more or less
Legal Description	Lot 2 Deposited Plan 49170
Purpose	Recreation purposes

Proprietors
Hutt City Council

Interests
The within land has no frontage to a public road

Transaction Id 32743559
Client Reference bmacormick001

Search Copy Dated 25/01/12 11:32 am, Page 1 of 1
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