

Te Pai Park



Reserve Management Plan



Te Pai Park

Reserve Management Plan

The purpose of a Management Plan is to:

“Provide for and ensure the use, enjoyment, protection and preservation, as the case may require, and to the extent that the administering body’s resources permit, the development, as appropriate, of the Reserve for the purposes for which it was classified.” (Reserves Act 1977).

This document is a Management Plan for Te Pai Park within Waitakere. This Plan is intended as a guide for the future protection, use and development of the park, with an emphasis on managing its organised and casual recreation, while developing the amenity and aesthetic appeal of the park.

The project team is appreciative of all the input into the preparation of the draft, and in particular, those who have participated in the consultation process.

Adopted

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By the

Infrastructure and Works Committee

Prepared by

Waitakere City Council

Parks Planning Section



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PART ONE:

INTRODUCTION AND BACKGROUND

Summary

This is a Reserve Management Plan for Te Pai Park, a popular and vibrant park located in urban Henderson. Te Pai Park provides for formal sport as the centre for Netball Waitakere and Te Pai Tennis, and also provides for casual recreational opportunities. Te Pai Park attracts both local community and people from the wider Waitakere region.

Te Pai Park is located in a key visual location with an expanse of green open space at the busy Lincoln Road frontage. This open space is particularly important as green open space in the predominantly urban setting. Te Pai Park plays an important role within the surrounding communities, through providing for a range of recreational opportunities.

Currently the main considerations for Te Pai Park are, enhancing and protecting the area of green open space at the Lincoln Road frontage, safety and vandalism, and enhancing the amenity and function of the overall park in conjunction with the new facility and covered courts for Netball Waitakere.

This Management Plan offers an opportunity to outline a vision for the future of Te Pai Park, and develop objectives and policies to guide the future management of the park. The Reserve Management Plan has been produced within the context of the wider goals and objectives of Waitakere City Council, within the framework of the draft Waitakere

City Parks and Open Space Strategy, and Green Network Objectives.

Key objectives of the draft Reserve Management Plan are outlined below:

- To continue to allow use of the park for formal sport and casual recreation opportunities in a way which helps achieve the other objectives of the Reserve Management Plan;
- To improve the aesthetic value in order to enhance the attractiveness of Te Pai Park;
- To recognise the importance of the retention of green open space in an urban setting



skater at Te Pai Park

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

It is considered that one of the main factors to consider for Te Pai Park is the retention of the green open space area, in recognition of its important role in the overall urban fabric of the area. Another issue to consider is safety in Te Pai Park.

1.0 Context

1.1 Te Pai Park

Te Pai Park is a 5.188 hectare Recreation Reserve in the Henderson Ward, Waitakere City. Te Pai Park was established as such in 1977.

Te Pai Park is considered a Citywide Park under the Waitakere City Council draft Parks and Open Space Strategy. This classification is due to the variety of formal and casual recreation opportunities the park offers, and the key physical location of Te Pai Park along a busy main road.

Te Pai Park is the venue for Netball Waitakere and Te Pai Tennis, and contains a popular skate park, BMX bowl and playground. The Park is also a host to many events such as Waitakere City Council event Summerslamz, the Weber Brothers Circus and the in the past, the International Cultural Festival. Netball Waitakere will soon have a new facility and covered pavilion for three netball courts.

Te Pai Park has two road frontages, the busy Lincoln Road and Te Pai Place. The park sits within an urban fabric made up of mixed residential and business development. The park has the potential to attract both local community and users from the wider Waitakere City area. The surrounding suburbs are, Henderson, Massey, and Te Atatu South. Schools within the vicinity of Te Pai Park are, Henderson Intermediate, Pōmaria Primary School, Liston College, St Dominic's College and Waitakere College. Te Pai Park is in close proximity to the Trusts Stadium, and carparks of Te Pai are used for stadium overflow parking.

Other factors to consider include:

- The support of growth of formal recreation opportunities in particular Netball Waitakere expansions;
- Increasing the amenity and aesthetic values, as well as improving the way in which the park functions;
- Increasing the amenity for casual recreation on the park.

This management plan offers an opportunity to outline a vision for the future of Te Pai Park. The concept plan that accompanies this Reserve Management Plan outlines how this vision will enhance the park's amenity and aesthetic values while allowing for continued formal and casual recreational use.



Open space to Lincoln Road

1.2 The Purpose of this Reserve Management Plan

The purpose of this Reserve Management Plan for Te Pai Park is to continue to provide for organised sport and enhance informal and casual recreation opportunities to attract local users, and the wider Waitakere community, while enhancing amenity and aesthetic values.

Te Pai Park is to be developed in accordance with its classification as a Recreational Reserve, under the Reserves Act 1977, and its classification as a Citywide Park under the Waitakere City Council draft Parks and Open Space Strategy. These are explained below in sections 2.0 and 4.0.

1.3 The Management Plan Process

The process that was followed in the production of this Reserve Management Plan was in accordance with the provisions of the Reserves Act 1977 and included extensive public consultation.

Below is a table outlining the steps taken in this process.

November 2005

Council reports and selection of representatives for council subcommittee

February 2006

Public Notification of intention to prepare draft management plan

March/April 2006

Public workshops on management plan issues and suggestions.

Preliminary submissions close

May - November 2006

Background research and initial discussions and contact with interest groups. Issues identified and

evaluated and included in draft plan

March/April 2007

Draft plan prepared

May - July 2007

Preliminary Draft plan to advisory group
Amendments to the draft plan

August 2007

Draft plan submitted to City Development Committee for approval to publicly notify
Draft plan publicly notified for submissions

October 2007

Submission period for draft reserve management plan closes

November 2007

Establishment of new Advisory Group
Submissions and proposed amendments to Advisory Group

February 2008

Hearing of submissions to draft plan by Council and decisions on submissions. Modification of plan according to submissions and adoption of final management plan on behalf of Council
Plan kept under continual review by Waitakere City Council.



Saturday netball

1.3 How to use this Management Plan

The Management Plan is presented in three parts:

Part One is the background to the Reserve Management Plan. Part One provides an introduction to the reserve, its context, the management plan process, an explanation of the statutory context, the objectives of the management plan and a description of the reserve values.

Part Two contains detailed Objectives for the management of the reserve and outlines the background of the Objectives. It outlines Policies which will enable the Objectives to be met and the method of their implementation.

Part Three includes Concept Plans and Design Guidelines for the reserve showing how future development is to be implemented in specific detail.



Skater at Regional Skate Champs 2007

2.0 Statutory Requirements

2.1 Reserves Act 1977

The current legislation for administering reserves in New Zealand is the Reserves Act 1977 (the Reserves Act). The purpose of the Reserves Act is outlined in section 3 of the Act;

- Providing for the preservation and management of areas for the benefit and enjoyment of the public;
- Ensuring, as far as possible, the survival of all indigenous species of flora and fauna;
- Ensuring, as far as possible, the preservation of access for the public;
- Providing for the preservation of representative samples of all classes of natural ecosystems and landscape;
- Promoting the protection of the natural character of the coastal environment and the margins of lakes and rivers.

All reserves are required under the Reserves Act 1977, to have a current Reserve Management Plan. The process of developing a Reserve Management Plan is outlined in the Reserves Act 1977 and includes a public consultation process, including two rounds of public submissions. The second round of submissions is to a draft Plan and at this stage, submitters have the opportunity to speak at a hearing where the Community Board or Council committee then deliberates on proposed amendments to the draft Management Plan and pending amendments, adopts the Plan.

Once this Plan has been adopted by the responsible authority, it is subject to continuous review, so that it adapts to changing circumstances or increased

knowledge about the reserve. The review procedure is outlined in the Reserves Act, and requires a public notification and submission process.

The Reserves Act also requires that all reserves be classified and gazetted according to the classifications laid down by the Act.

Te Pai Park has been classified as a 'Recreation Reserve' under the provisions of the Reserves Act. The purpose of the Recreation Reserve under the Reserves Act 1977 Section 17 is as follows,

"For the purpose of providing areas of recreation and sporting activities and the physical welfare and enjoyment of the public, and for the production of the natural environment and beauty of the countryside, with an emphasis on the retention of open spaces and on outdoor recreation activities, including recreation tracks in the countryside."

2.2 Resource Management Act 1991 (RMA)

The purpose of the RMA is outlined in Part Two Purpose and Principals, Section Five. The purpose of the RMA is to:

"Promote the sustainable management of natural and physical resources."

The RMA requires this Management Plan to consider the following "matters of national importance":

- (A) The preservation of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;
- (B) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;
- (C) The protection of areas of significant

indigenous vegetation and significant habitats of indigenous fauna;

- (D) The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers;
- (E) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, Waahi tapu and other taonga;

Section 7 refers to other matters to achieve the purpose of the Act., to have particular regard to,

- Kaitiakitanga;
- the ethic of stewardship;
- the efficient use and development of natural and physical resources;
- the efficiency of the end use of energy;
- The maintenance and enhancement of amenity values;
- Intrinsic values of ecosystems;

2.3 Waitakere City Council District Plan

The Waitakere District Plan classifies the City into two 'zones' Human Environments and Natural Areas. The Human Environment classification is based on the land characteristics in regard to human use and development. Under this, the City's parks are identified as Open Space Environment, with associated policies and rules.

The Natural Area identification is based on the natural characteristics of the landscape, such as the quality of native vegetation and the presence of streams. There are six different Natural Areas, and parks may have more than one Natural Area. The six Natural Areas are:



The Protected Natural Areas are areas of native vegetation, or landforms that are considered to be 'outstanding' (in terms of section 6 (b) of the Resource Management Act).

The Managed Natural Area are areas of native vegetation considered to be significant (in terms of section 6 (c) of the Resource Management Act). Clearance or disturbance of this vegetation should be avoided as much as possible ;

The Coastal Natural Area are areas which are considered to have high coastal natural character, and it is important that development does not reduce this natural character.

The Riparian Margins/Coastal Edges Natural Area are the margins of streams and the coast where strict development restrictions are imposed.

Most of the reserves covered by this management plan have a 20m Coastal Edge Natural Area;

The Restoration Natural Area are where there is vegetation with a native component, but which is not considered to be 'significant'. Nevertheless, this vegetation has ecological and landscape value, and it's retention and enhancement should be considered where appropriate;

The General Natural Area are where there are no significant natural features.

Additionally, there are areas identified as Ecological Linkage Opportunities, where it could be appropriate to revegetate to establish linkages between areas of existing native vegetation.

The objectives and policies included in this Reserve Management Plan are consistent with the Waitakere City Council District Plan. Te Pai Park is zoned Open Space Environment and is listed as a General Natural Area. The surrounding area, under the Human Environment classification, is zoned business on the Te Pai Park side of the road, and

residential on the far side of the road.

3.0 Titles and Administration

Te Pai Park comprises 4.2710 ha owned in fee simple by Waitakere City Council.

Te Pai Park is classified as a 'recreation reserve' in accordance with the Reserves Act 1977, and the classification is notified in the N.Z Gazette.

Legal Description:

Pt lot 1 DP 84425 area 3.7687 recreation

Lot 1 DP 133321 area 1.2242 recreation

The park is administered and maintained by the Waitakere City Council Parks Section.

4.0 Strategic Context

This Reserve Management Plan has been prepared in the context of the Waitakere City Council draft Parks and Open Space Strategy. The objectives and policies and the concept plan developed as part of this Reserve Management Plan will also be in accord with Waitakere City Council's draft Leisure Strategy, draft Heritage Strategy, and Weed Strategy.

This section contains the background information relating to the statutory framework within which the Reserve Management Plan must be prepared.



6 year old skater

4.1 Waitakere City Council Strategic Platforms

Waitakere City Council has developed Nine Strategic Platforms for the whole of council that provide an over arching vision for 2020, in key areas. The platforms relevant to this reserve management plan are, Urban and Rural Villages, Strong Communities and the Green Network.

4.1.1 Green Network

The objective of the Green Network is to link existing open space, streams and bush remnants into an ecologically continuous, vegetated, green network extending from the ranges, along the stream and road networks and across open spaces to the sea. Within this corridor, which includes both private and public land, the full natural progression of coastal to mountain vegetation, habitats and processes is able to take place.

The Green Network will be used:

- To protect significant natural vegetation and wildlife habitats;
- To develop ecological corridors which will allow for the movement of wildlife, and the slow migration of plants;
- To protect significant landforms;
- To protect water quality in streams and waterways bordered by the network;
- To make the city a more attractive place visually;
- Potentially to service households and business needs;
- As a flood protection tool;
- To provide public access to and along

the coast, streams, lakes and other waterways;

- To help integrate the City's natural and urban environments and
- To help create a new city form...separated by the Green Network but also linked by means of walkways and cycle ways.

The role of Te Pai Park within the Green Network is that the park, in particular the area of open space at the Lincoln Road frontage, adds to the visual attractiveness of the Lincoln Road environment. Te Pai Park is also potentially an opportunity for native vegetation plantings in an urban setting.

4.1.2 Urban and Rural Villages

The 2020 vision in regard to Urban and Rural Villages is for Town Centres to be thriving, providing exciting options for people to work, live and play. Public facilities, streets and places are alive and busy.

Te Pai Park provides for an area of green open space, which is important to the overall enhancement of the urban fabric of the city. This space offers an area of 'green relief' which is beneficial in an urban area.

4.1.3 Strong Communities

The 2020 vision in regard to Strong Communities is that people are active, healthy and content. They feel safe and there is a strong sense of community. We enjoy our diversity and lifestyles of people.

Te Pai Park provides for both formal and informal recreation opportunities. Te Pai Park can reflect community identity, to contribute to sense of place, as well as providing for an opportunity for community stewardship of reserves.



4.2 Waitakere City Council draft Parks and Open Space Strategy

The draft Parks and Open Space Strategy provides guidelines for the management of parks within the City. The draft Parks and Open Space Strategy outlines an integrated vision for the future of Waitakere City parks and proposes ten objectives to provide a framework for all park management.

The objectives are:

- To increase the use and enjoyment of parks;
- To extend and improve the City's natural ecosystems;
- To increase the opportunities for people to enjoy nature on parks;
- To sustainably manage parks as part of the wider landscape;
- To increase the use, range and quality of sports facilities within the City;
- To protect the heritage values within the City;
- To provide quality local and neighbourhood parks that are within walking distance throughout the City;
- To work in partnership with iwi on the management of Waahi Tapu;
- To involve communities in the design and management of parks;
- To improve the management and administration of parks.

All Waitakere parks have been classified into

different categories according to the particular role they play within the overall strategy. Te Pai Park is considered to be a City-wide Park under the Parks Strategy.

"These reserves provide benefits and are distinguished by their size and multiple use nature, their importance to the Green Network, their role as a major sports park or some other feature which makes them of City-wide importance. People would travel for all around the city and sometimes the region, to use these parks".

Citywide parks are seen as the key method of meeting the needs of Waitakere City in the future. Te Pai Park as a City-wide park is seen as providing a unique recreational experience and provider for event opportunities within the wider city parks network. Te Pai Park has two formal sports clubs, as the base for Netball Waitakere and Te Pai Tennis Club. The park is also a host to events such as the Weber Brothers Circus, the Waitakere City Council Event, Summerslamz, and Waitakere Cultural Festival.

4.3 Weed Strategy

The goal of the WCC Weed Strategy is the "Protection of the quality, resilience, biodiversity and ecological integrity of Waitakere City's natural habitat from the impacts of environmental weeds".

The Strategy directs Council's approach to the management of environmental weeds. It describes Council's long term goals and objectives, and provides a framework to guide the Council in carrying out its roles and responsibilities with regard to identifying, prioritising and managing weed impacts.

4.4 draft Leisure Strategy

This document outlines the Council's goals for improving leisure opportunities in Waitakere in the future. The Council aims to improve the happiness and health of the City's people and communities by



promoting:

- The enjoyment of life and leisure time that comes from taking part in fun activities which build self-confidence, skills, physical health or fitness;
- Opportunities for outdoor recreation in our abundant green natural settings;
- A sense of belonging, and 'community' and City identity.

The Strategy offers these guidelines as a way of achieving the goals:

- Diversify leisure services to focus and improve provision for different groups and communities;
- Improve natural amenity by building on the unique 'green' and 'blue' images of Waitakere City;
- Develop community focal points near where people live and shop, with an atmosphere of enjoyment and availability of low-cost casual leisure activities.

4.5 Te Kawerau A Maki Trust Resource Management Statement

The Resource Management Statement outlines the concerns and goals of the Kawerau a Maki Trust with regard to the sustainable management of the Taonga within the tribal area of Te Kawerau a Maki. Resource management issues are addressed by the Kawerau A Maki Trust within the context of achieving a balance between:

- the maintenance of spiritual and cultural values,

- environmental and heritage protection and enhancement, and Social and economic development.

4.6 Ngāti Whatua

Ngāti Whatua exercises kaitiakitanga over the material and non-material resources of their tribal area through their relationship with Council (see section 6 RMA91). Ngāti Whatua customary rights are sourced in the continued occupation and use of resources within this area. Implicit in the Maori resource management principle (kaitiakitanga) is reciprocity. Tangata Whenua is therefore obligated to protect and restore the natural and cultural resources of the same area. These ancestral resources since 1840, the time of European settlement, have declined dramatically. Ngāti Whatua through their relationship with Council therefore seeks:

- The restoration of the mauri and protection of Te Wai ko Te Huruwuru;
- The restoration and protection of biodiversity;
- The restoration and protection of customary practices such as food gathering and traditions associated with Te Huruwuru.



BMX rider at Summerslamz

5.0 Reserve Management Plan Objectives

5.1 Approach to Preparing Policies

This Reserve Management Plan has drafted policies that consider the primary purpose of Te Pai Park, the key objectives of the management plan, and community and sport club desires for the park. The objectives and policies will be a guide to the future management of Te Pai Park, and will reflect the existing uses and values of the park. The concept plan in Part Three of this Reserve Management Plan will present the objectives and policies in a visual manner.

5.2 Community Expectations for the Reserves

The process of preparing this Management Plan began with public notification of the commencement of the submission period in February 2006. During the 3 month period, 3 written submissions were received. During this period, 2 public workshops were held, (in March and April 2006), and there was individual consultation with identified interest groups in September 2006.

An advisory group consisting of members of Te Taumata Runanga, Massey Community Board, City Development Committee and Council staff was established to oversee the development of this Management Plan.

6.0 Reserve Value Descriptions

6.1 Natural Environment

6.1.1 Topography and Landscape

Te Pai Park is divided into four distinct areas, which are defined by the location of sporting activities on the park. These three areas are, green open

space, including the skate park and playground, the Netball Waitakere courts and building, Te Pai Tennis courts and building, and the carparking areas.

The green open space area runs parallel to Lincoln Road. A landscape berm runs along this frontage which descends into an area of gently undulating lawn. This open space wraps around and follows Te Pai Road, extending to the playground area. The skate park and BMX bowl is also situated in the open space area. Both the playground and the skate park are set into gently undulating open space, which forms attractive mounds around these important park features.

The area adjacent to the open space is focused on sporting activities, and is the location of the netball courts and the headquarters for Netball Waitakere. It is separated from the open space by high, wire fencing. Netball Waitakere building and covered courts facility will be located to the Te Pai Road frontage.

Carpark areas are situated behind the Netball Waitakere building, and along the Te Pai Place frontage. Carparking is accessible from Te Pai Place and Clemway Place.

Te Pai Tennis clubrooms are located in a small flat grassed area adjacent to the carpark. Six tennis courts make up the remainder of the park. There is one unutilised area of open space that lies adjacent to the tennis courts, and the carpark fronting Clemway Place.

It is considered of utmost importance in this management plan to retain the area of open space at the Lincoln Road frontage. This area is of utmost importance as a significant area of green relief in a predominantly urban setting.

6.1.2 Soils and Geological History

Te Pai Park lies within the Waitakere Lowlands area of the Tamaki Ecological District. The geological history of that area states that the oldest rocks are basement greywacke from the Jurassic age.



Sedimentation occurred, layering sandstone and muddy siltstone deposits upon the basement greywacke. This sedimentation occurred as a result of a rise in sea level. Also at this time the Waitakere Volcanoes were erupting, which uplifted the basement greywacke and sandstone and siltstone deposits. This formed most of the Auckland and Waitakere area. Further erosion of the sandstone and the siltstone lowered the elevation of the urban areas, while the Waitakere Ranges, made up of the harder rocks stayed as they were. This is clearly evident in the landscape today.

6.1.3 Vegetation

The pre-European vegetative structure of the Henderson area is known as the Waitemata Lowland Forest. It is described as having free draining fertile soils, gentle slopes and broad terraces, which provided an ideal habitat for the species that make up the forest type. Broadleaf trees such as lowland totara, tairere, puriri, karaka, and titoki grew in abundance. Low canopy trees consisted of ponga, mapou and mahoe. The under storey was made up of kawakawa and turepo. Forest vines such as kohia and the native jasmine, kaiku grew prolifically in this area. The Waitemata lowland Forest ecosystem was rich, tranquil and beautiful.

Vegetation in Te Pai Park has been highly modified in terms of its indigenous state, with no remaining areas of vegetation indicative of the Waitemata Lowlands Forest. All vegetation in Te Pai Park is amenity planting in the form of specimen trees or garden planting.

In the grassed open space area is deciduous tree planting in groves, with some new planting of pohutukawa to attempt to screen the skate park. There is also a bedding garden, visible from Lincoln Road, formed in an oval shape.

At the Te Pai Place frontage there is a windbreak acmena hedge that runs along the combined public netball and tennis courts. There are also specimen tree plantings of pohutukawa, lining the edge between

the park and the footpath. At the tennis court boundaries there are plantings of acmena hedging for a windbreak.

There are also garden plantings in the car park island areas, made up of native species such as, cabbage trees, renga renga lilies and native grasses.

6.1.4 Offsite Relationship

Te Pai Park is located in a business area but is also in close proximity to residential areas and schools. Te Pai Park is in walking distance to the Trusts Stadium. The main frontage of the park is along the busy Lincoln Road that is a feeder road to the North Western Motorway. Te Pai Park is in a key location visually and has potentially wide catchments. Te Pai Park is in close proximity to Henderson town centre, and the residential suburbs of Henderson and Te Atatu South, and Massey.

6.2 Social and Recreational Values

6.2.1 Maori Heritage and Archaeological Sites

There are no recorded māori archeological sites on Te Pai Park.



Ewen Gilmour at Summerslamz

6.2.2 European Heritage

There are no European archeological sites recorded on Te Pai Park. However, a significant past land use of the Te Pai Park area was orcharding, on behalf of the European settlers. Orchardering in the Henderson area was closely related to the Kauri Milling of the Waitakere Ranges and the West Coast, when the demand for food production significantly increased. The flat land of the Waitemata lowlands was desirable for orchards, nurseries and gardens. In the Henderson Districts, orchards were said to have been planted before the 1880s.

The first large scale commercial orchard in the Henderson area was known as Pomaria, and was operated by Ben Cranwell. It was said that the orchard covered the areas between tidal parts of Henderson Creek and Swanson Creeks, encompassing a large area of Henderson.

Commercial orchards during this time grew a number of varieties of fruit, apples, pears, peaches, quinces and plums, berries, redcurrants and gooseberries. There are minimal traces of such orchards existing in the area today.

6.2.3 Community and Cultural Values

Te Pai Park contributes to the sense of place and the value of lives of people in the communities that surround it. Te Pai Park provides for an area of green relief in a predominantly urban setting. It is a place for people to meet, and caters to a wide range of community needs in providing facilities for all ages.

Te Pai Parks importance as a community park is reflected in the events that are held there. One such event is Summerslamz, a youth event that has been running in the park since 2003. This event includes bands, and skate competitions.

Other events such as the Weber Brothers Circus are also held at the park, on an annual basis. A regional skate competition is also held on the skate park.

A number of different cultural groups live in the suburban areas that surround Te Pai Park. The needs of such community groups need to be reflected in the ongoing management and future design of the park.

6.2.4 Facilities / Sports Clubs

Te Pai Park is strongly influenced by sports. The clubs based at the park are Netball Waitakere and Te Pai Tennis.

Netball Waitakere

Netball Waitakere originated at Henderson High School, and moved to Te Pai Park during the 1970s. In 1980 the existing building was opened on Te Pai Park. Netball Waitakere has experienced major growth over the years it has been based at Te Pai Park. In 1970 there were only 12 courts, in 1986 this expanded to 20 total courts, with 5 courts being combined netball and tennis.

Netball Waitakere currently manage many competitions for Waitakere City. These are, the Little Kiwis, junior netball, schools, and seniors. Currently, due to large numbers these competitions are run separately with some games off Te Pai Park.

Linda Vagana, ex Silver Fern played at Te Pai Park under Netball Waitakere for Massey High School. Massey High School is currently the National Schools Champion, which Netball Waitakere host. Also, Maria Tutaia and Paula Griffin represented the Silver Ferns in 2007, were both from Netball Waitakere.

Netball is a growing sport in Waitakere. Between 2004 and 2007, 23 schools and clubs entered a large number of teams to the Winter Netball season of Netball Waitakere. Club numbers are expected to grow into the future.



The Netball Waitakere and covered courts facility will cater for this growth.

Te Pai Tennis

Te Pai Tennis has been based at Te Pai Park since 1969. The club was previously called Te Atatu Tennis. Te Pai Tennis has a strong junior membership which is expected to be maintained in the future. Te Pai Tennis is involved in the Auckland Division Interclub Competition's, and so the courts are used at a regional level.

Te Pai Park also includes a skate park and BMX bowl, playground, both of which have been recently upgraded. The Skate Park was upgraded in close consultation with skate park users.

6.2.5 Informal Recreation

As well as formal sports events, the park is also used for informal purposes, due the expanse of green open space at the Lincoln Road frontage. There are opportunities in this space to increase these opportunities for informal recreation, and to upgrade the overall amenity of the park, while retaining the existing use of the open space for events.



Weber Brothers Circus

PART TWO:

OBJECTIVES

AND POLICIES

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

1.0 VISION STATEMENT

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

2.0 TOPOGRAPHY AND LANDSCAPE

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

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

Objective:

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

Policy 2.1.

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

Implementation:

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



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

Policy 2.2

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

Implementation:

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

Policy 2.3

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

Implementation:

- Ensure, where possible and appropriate, that

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

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

Policy 2.4

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

Implementation:

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

Policy 2.5

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

Implementation:

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



3.0 VEGETATION

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

Objective:

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

Policy 3.1

To extend and improve the city's natural ecosystems.

Implementation:

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

4.0 COMMUNITY AND CULTURAL VALUES

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

Objective:

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

Policy 4.1

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

Implementation:

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

Policy 4.2

To provide for short term special events on the park.

Implementation:

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



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

5.0 BUILDINGS AND FACILITIES

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

Objective:

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

Policy 5.1

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

Implementation:

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

Policy 5.2

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

Implementation:

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

Policy 5.3

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

Implementation:

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



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

6.0 Recreation and Use

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

Objective:

To increase the use and enjoyment of Te Pai Park.

Policy 6.1

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

Implementation:

- Refer to policy 4.2.

Policy 6.2

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

Implementation:

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

Policy 6.3

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

Implementation:

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



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

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

Policy 6.4

To increase the use and range of recreation facilities.

Implementation:

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

7.0 Administration and Management

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

district plan, under the Resource Management Act 1991.

Objective:

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

Policy 7.1

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

Policy 7.2

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

Policy 7.3

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

Implementation:

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

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

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

Policy 7.4

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

Implementation:

- Ensure a new lease be granted to allow for a new leased area to accommodate the Netball Waitakere facility. Encourage the potential of combining Netball Waitakere and Te Pai Tennis in this facility, in the future.
- Draft one lease for the covered courts and new facility, including any differing management requirements for the two areas.
- Provide for the continuation of leasing areas of land within the reserves to provide for community use and well-being. The leases of facilities such as buildings will be reviewed when the opportunity arises, to ensure maximum potential of the reserve is realised for the community.
- Ensure new applications for leases

will have to conform to the criteria as set out in the Community Assistance Policy and Parks Strategy. In addition the applicant will need to satisfy the Waitakere City Council that the proposed use:

- Will be in accordance with the Objectives and Policies of this Plan;
- Will be in accordance with the Reserves Act 1977;
- Will not detract from the existing environment and use of the park;
- Will generally provide a benefit (or benefits) to the public which is greater than any adverse effect caused by granting the lease;
- Is in an appropriate location;
- Will not cater exclusively to any one sector of the public, except where this is provided for and is appropriate in terms of the Objectives and Policies of this Plan.
- Revise and renew all existing leases in accordance with the criteria listed above.

Policy 7.5

To keep this Management Plan under regular review.

Implementation:

- Changes to the emphasis or specific policies of this Management Plan will need to be addressed following the Amendment to a Management Plan process as outlined in section 41(2) of the



Reserves Act.

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



Reference Material

Diamond J.T, *Once the Wilderness*, New Lynn, 1966

Garriock.J, Sleeman.S, Crane.S, *A Pictorial History of New Zealand*, West Auckland Historical Society, 1991

Waitakere City Council, *Native To The West*, Buisness Print, 1997



Appendices

Summary of Submissions

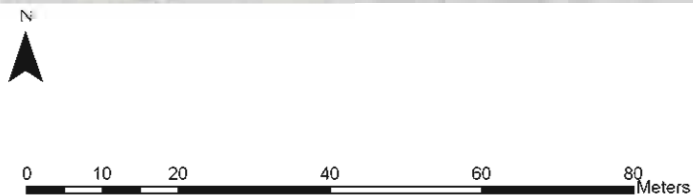
Round one

- 1 Since Trusts Stadium opened the bollard at the entrance way to the carpark off Clemway Place have been removed, now the carpark is used as a car thoroughfare between Clemway Place.
Traffic build up is quite substantial to include courier vans and trucks and other large vehicles, and other cars taking a short cut.
Limited vision at Clemway Place exit from Te Pai Park – maybe a stop sign should be erected.
Garden lights stolen from the Clemway Place parking area were stolen and have not been replaced. Lack of lighting results in vandalism, drinking etc in the carpark. Area feels unsafe both day and night.
Te Pai Netball carpark and Clemway Carpark - burnouts.
- 2 Graffiti issue on skatepark.
- 3 Business uniforms suppliers, have offices opposite Te Pai Park and are disappointed with graffiti.
Think that the pohutukawa plantings will not screen adequately, and the graffiti reinforces their customer's negative impressions of Westies.
Complaint about councils non support of commercial ratepayers, want urgent action on graffiti screening.

Round Two

1. Would like to see more parking for disabled. There are only two disabled parks at present and this is not enough.
2. Love the plan but have concerns over policy 5.3 giving booking control over netball tennis courts to Netball Waitakere. The submitter feels that bookings should be administered by Waitakere City Council to avoid conflict of interest and the fair percentage by both codes.
3. The executive committee of the Te Pai Tennis Club considers that the club should remain as a separate entity, with its own clubhouse facility; this is in response to Policy 7.4.





**Te Pai Park
Landscape Concept Plan**

scale 1:500 @ A1
1:100 @ A3

Do not dimension from this drawing
Check all measurements on site
This drawing is copyright of Waitakere City Council

Drawn by:
Carol Drinnan
Revision:
Four

Date:
07/07/08