

**ŌTAKI DOMAIN
MANAGEMENT PLAN**

**PARKS AND RECREATION DEPARTMENT
KAPITI COAST DISTRICT COUNCIL**

August 1993

**OTAKI DOMAIN
MANAGEMENT PLAN**

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PREFACE

1. Introduction

- 1.1 The Kapiti Coast District Council's Parks and Recreation Department is formulating a comprehensive set of management plans for its public reserves. Preparation of these plans enables the Council and the Department to review current management practices and determine future management strategies for individual reserves. It will also assist in identifying priorities and planning the future allocation of resources between the Council's numerous reserves.
- 1.2 Public consultation is an important part of the project, as reserve management needs to be responsive to the needs and concerns of the community. In November 1992, the Council advertised its intention to prepare the first fifteen management plans and invited the public to submit suggestions and concerns for the drafting stage. Draft Plans were then prepared and further public comment invited in April 1993. The concerns and suggestions expressed in the submissions are reflected in the final Management Plans. The Council thanks all those who made submissions for their valuable contribution.

2.0 Management Plans

- 2.1 A Management Plan is a working document which sets out the objectives and policies of management and how these should be achieved. It also records changes and additional information as it becomes available.

Management Plans provide a framework within which all future management will be carried out subject only to review at defined intervals, usually five years. A Management Plan sets out the principles governing the management of an area in a way which will be readily understood by those whose actions or interests will be affected by the plan; if the plan is not understood it will be set aside and ignored.

Management Plans should be the foundation on which all future management practices are based. Simply to record what is currently being done would be to evade the challenge of re-examining current practices.

- 2.2 A Management Plan has several requirements:
- (i) It must be comprehensive. Omission of some aspects may give rise to ambiguity and misinterpretation.
 - (ii) It must be practical and it must permit some flexibility yet within prescribed limits. Too rigid prescriptions may be self-defeating.
 - (iii) It must be clear, concise and easy to understand, conveying its message in the simplest yet most effective way.

- (iv) To remain appropriate, it must provide for review so that changed or changing circumstances maybe taken into account.
- 2.3 A comprehensive Management Plan is a means of ensuring continuity of management. It is also a means of explaining to the general public the reasons behind the decisions made by the Kapiti Coast District Council.
- 2.4 While a Management Plan provides the overall direction for ongoing management, there is generally a need for an annual programme of special works to be drawn up and priorities assigned. An effective way for this to be achieved is for a management schedule to be prepared which would be updated annually and would be available to the public. The management schedule should specifically cover two aspects:
 - (i) A description of the special works to be completed in the year.
 - (ii) A budget with specific costings of works to be completed in that year.
- 3.0 **Management Plan Format**
- 3.1 The Management Plan begins with a basic description of the reserve and its uses. This is by no means exhaustive and additional descriptive information is included where necessary in the later Policy sections. The Aim(s) and Objectives of the Management Plan are then identified, followed by a Policies Section which sets out the ways in which the aim(s) and objectives are to be achieved.
- 3.2 The Policy section has been written so as to provide a complete reference on each particular topic rather than having to refer to several sections to gain a complete understanding. Under each Policy heading relevant background information provides the rationale to the policy statement that follow it. The policies are grouped under three headings: Administration and Management, Management of Resources and Use and Development.

M W Cardiff
Reserves Superintendent

PART ONE: DESCRIPTION

1.1 Legal Description and Location

1.1.1 The Otaki Domain consists of 6.4729 hectares of land comprising:

- Lot 1, Pt Lot 8B No. 1
- Pt Lot 8B 3B
- Pt Lot 8B 3A
- Pt Lot 11
- Pt Lots 14C and 14D, DP 18403.

1.1.2 The Domain is located about half way between State Highway 1 and the Otaki township. It is bounded by Domain Road to the east but otherwise by residential housing with a vehicle accessway from Mill Road.

1.2 Physical and Natural Features

1.2.1 The Domain is a large open area used for playing fields with the off-road edges defined mainly by boundary fences. The ground is level except for a central artificial mound into which a club building has been built.

1.2.2 Soils of the area are classified as Manawatu-Wellington yellow brown sands. At the Domain there is a significant component of river silt resulting in a fertile and free-draining soil.

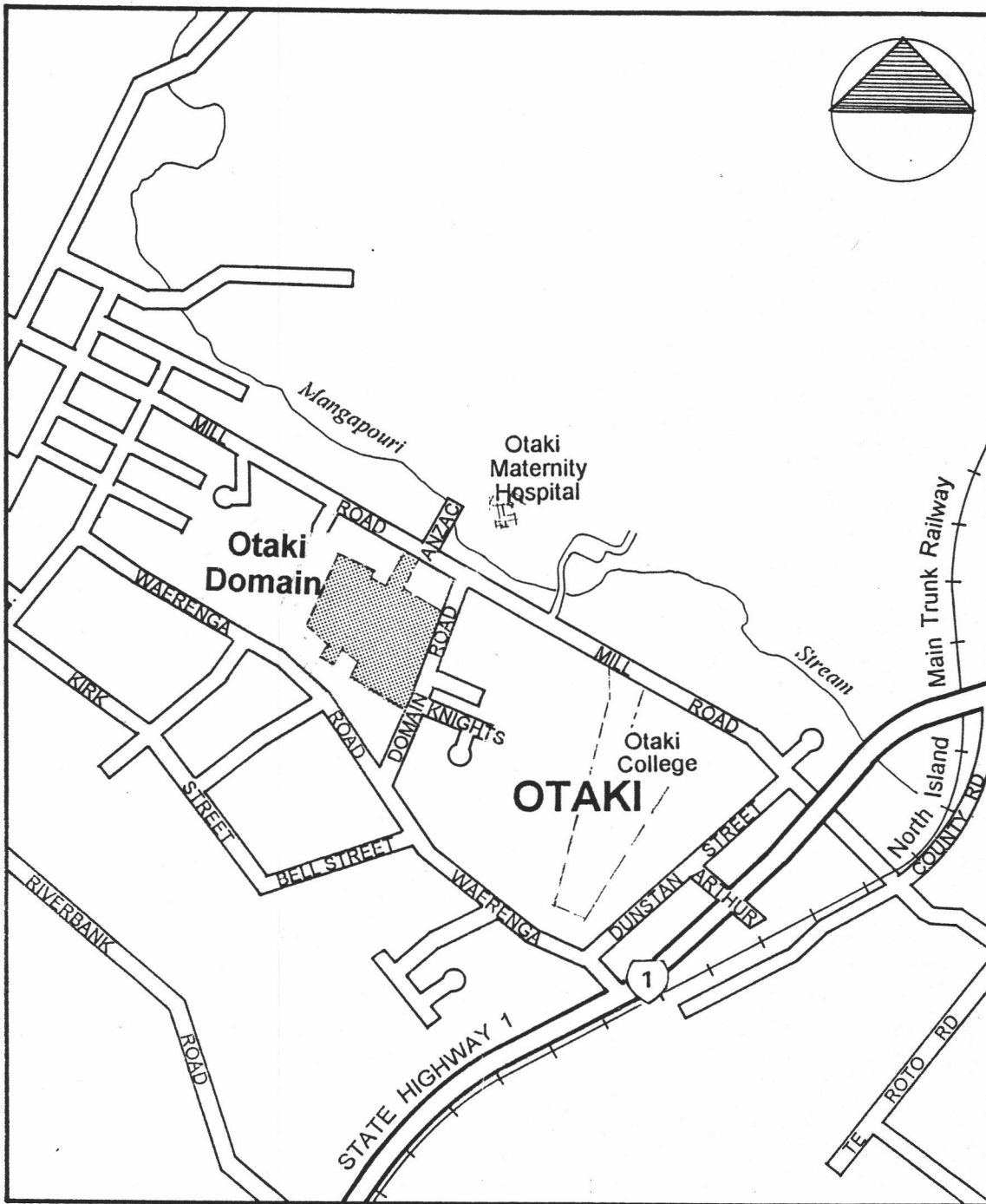
1.2.3 The climate is characterised by typically warm summers and mild winters. Rainfall is 800-1000 mm per annum, evenly distributed throughout the year. West to north-west winds prevail with quite frequent gales.

1.2.4 Most of the Domain is maintained in mown grass. Other vegetation is scarce, comprising:

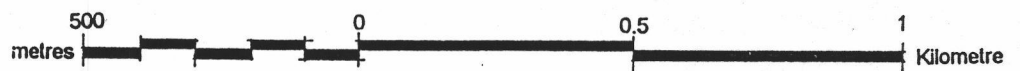
- a group of mature eucalyptus near the Mill Road carpark;
- a group of small golden elms at the north end of the Domain Road boundary;
- widely spaced small specimens of casuarina, banksia and oak along the rest of the Domain Road boundary;
- some recently planted hybrid poplar along the west end of the southern boundary;
- a shrubbery lining the Mill Road accessway.

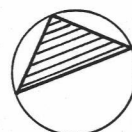
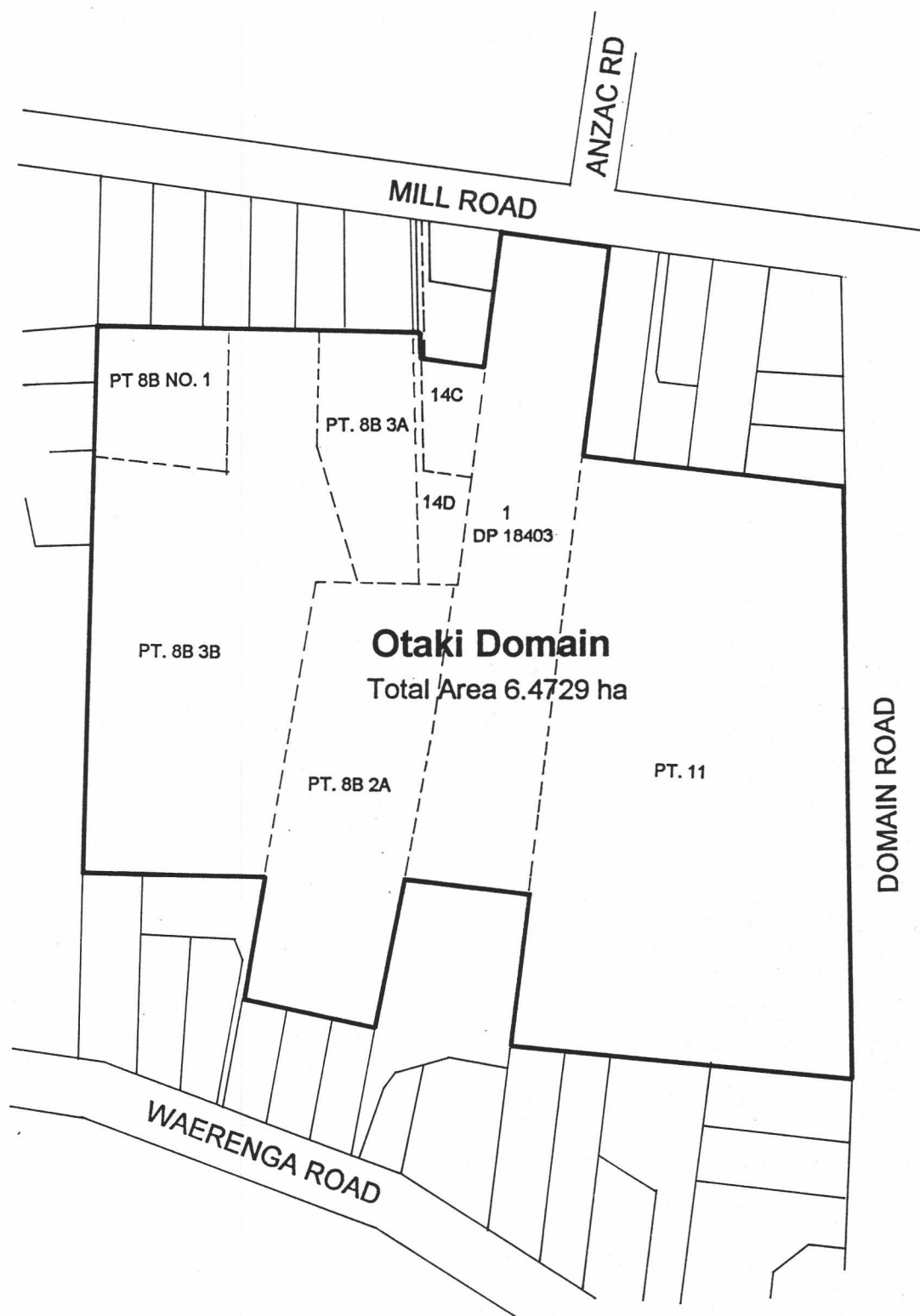
1.3 History and Present Use

1.3.1 Recreational use of the Domain has a long history with the grandstand situated on Domain Road dating from the early 1900s. However, the area was used principally as a Rugby Union ground until recent years with little development in the way of planting or other sports facilities.



LOCATION PLAN





Scale 1:2000

Legal Description

- 1.3.2 A rugby clubroom building was constructed in 1983 near the Mill Road accessway. A Civil Defence building and Scout Association Hall were also present for some years but were relocated to Haruatai Park in 1991 and 1992.
- 1.3.3 In 1990 a cricket wicket was installed in the south-eastern area of the Domain. At the same time a Rugby League ground was developed in the south-west area which was first used in the 1992 season. In 1992 the Parks and Recreation Department built an amenities block with changing and storage facilities on the old Civil Defence building site. Rugby League clubrooms are to be built on top of the amenities block.

PART TWO: AIM AND OBJECTIVES

2.1 Aim

- 2.1.1 The aim of this Management Plan is to manage and develop Otaki Domain for public enjoyment and recreation.

2.2 Objectives

- 2.2.1 To develop and enhance the Domain's open space qualities.
- 2.2.2 To provide appropriate facilities to encourage compatible multiple use of the Domain for both organised and informal recreation.

PART THREE: POLICIES

ADMINISTRATION AND MANAGEMENT

3.1 Administration

3.1.1 Otaki Domain is administered by the Parks and Recreation Department of the Kapiti Coast District Council under the direction of the Reserves Superintendent. Administration includes not only the organising of day-to-day management but also Park financing and long-term development planning. Specialist expertise may be sought on occasion to provide advice or specialist service on specific management issues such as tree maintenance or sports ground development.

3.1.2 As Otaki Domain is a public reserve the Kapiti Coast District Council recognises that liaison with the local community and user groups is an integral part of its management, enabling the Council to be responsive to user needs and local concerns. Interested and affected parties include sports clubs with formal use arrangements, local residents and informal Domain users.

The Department is somewhat hindered by the limited funds available for maintenance and development of Otaki's reserves. Therefore, community groups who are interested in participating in special projects such as planting programmes should be encouraged. This can be of benefit, not only by extending Council resources, but by fostering community involvement and pride in the Domain.

Policies

- i The Recreation Reserve designation shall be retained.
- ii The Domain shall be administered and managed by the Parks and Recreation Department of the Kapiti Coast District Council.
- iii Specialist expertise shall be sought when required to ensure a high standard of management.
- iv Local residents, Domain users and interested community groups shall be consulted about management issues and their participation in Domain protection and special projects encouraged.
- v The management plan shall be reviewed regularly and amended where necessary in accordance with the requirements of the Reserves Act 1977.

3.2 Interpretation of Policies

3.2.1 The Policies section of this Management Plan (Part Three) sets out the policies required to achieve the Aim and Objectives identified in Part Two. Each policy area has descriptive paragraphs (eg, 3.7.1) followed by specific policy statements (eg, 3.7, i, ii, iii, iv). The policy statements are to be read and applied in the context of the preceding related descriptive paragraphs.

- 3.2.2 To make the text of the Management Plan more readable the full name of the Kapiti Coast District Council is generally shortened to "The Council" or "Council".

Policy

- i No activity or action that is contrary to the descriptive paragraphs shall be undertaken without the express permission of the Reserves Superintendent and the Otaki Community Board or its authorised delegate.
- ii Where the text in the Policies section (Part Three) refers to "the Council" or "Council" this means the Kapiti Coast District Council.

3.3 Adjacent Land Use

- 3.3.1 Otaki Domain is located in a residential area with a number of private properties directly adjoining it. Concerns can arise for local residents from any nearby public park including noise levels, user behaviour, fencing requirements and environmental effects of park vegetation. Open communication between the Council and local residents can do much to alleviate such concerns.
- 3.3.2 The adjacent Playcentre on Mill Road also has problems with trespass from Domain users. The Council is currently constructing more effective fencing.

Policies

- i The Parks and Recreation Department of the Council shall maintain regular communication with local residents over Domain issues.
- ii The Council shall negotiate fencing covenants with adjoining land owners as required to ensure the privacy and protection of adjacent land.

3.4 Leases and Licences

- 3.4.1 General policies about leases and related funding arrangements are currently being reviewed by the Council. The issue of exclusive uses in reserves and the Council's funding for these uses, which is a matter of community concern, is to be addressed in the review. The following points reflect existing policies and lease holders will be notified of any changes that affect them.
- 3.4.2 Leases and licences relating to public reserves are issued for uses considered compatible with the aims and objectives of the particular reserve. They are subject to conditions set down by Council policy including standards of behaviour and maintenance and are reviewed annually. The Council's Parks and Recreation Department may have particular requirements for lessees or licence holders to comply with reserve management standards, including maintenance of buildings, colour schemes

for buildings, design and maintenance of equipment such as flood lights and clean-up operations after events such as sporting fixtures.

- 3.4.2 Council policy requires leases and licences to have common tenure periods and anniversary dates to aid administration. Existing leases and licences on the Council's reserve lands are gradually being brought in to line with this policy.
- 3.4.4 Currently, leases are held by the Rahui Sports Club for the northern clubroom building and the Tewhitira Rugby League Club for the clubrooms in the central building.

Policies

- i Leases and licences shall be negotiated on terms to encourage use of the Domain's recreational facilities.
- ii All leases and licences shall have common tenure periods and anniversary dates and shall be reviewed annually.
- iii Lessees and licence holders shall be required to comply with the Council's requirements for maintenance and management of buildings and equipment, rubbish disposal and management of special events.

3.5 Water Use

- 3.5.1 It is Council policy that water needed for extensive irrigation of reserve land should not be taken from the town water supply. Instead separate wells are to be drilled to supply irrigation needs. There is no separate water supply at Otaki Domain, but a well is to be drilled so that a higher standard of playing surface can be maintained during the summer.
- 3.5.2 The taking of ground water is subject to a water right permit issued by the Wellington Regional Council, which specifies the quantity of water and extraction times allowed. Permits are issued for a specified number of years and must be reapplied for upon expiry. A separate permit must be obtained for the initial drilling of the well.

Policies

- i An irrigation well shall be drilled as soon as possible.
- ii The necessary water right permit shall be obtained and renewed as necessary thereafter.
- iii Ground water extraction shall not exceed the permitted usage levels set out in the Water Right.

3.6 Environmental Controls

- 3.6.1 The extent and type of public use and the condition of the Domain needs to be monitored and appropriate action taken to ensure the enjoyment and safety of Domain users and protection of the Domain itself.
- 3.6.2 The general appearance and upkeep of reserves, particularly in suburban locations, is a common issue of public concern. This is reflected in the submissions about reserve management that were received in response to the Council's notification of intention to prepare Management Plans in 1992 (see Preface). Aspects of mowing, rubbish disposal, weed control, drainage and ground conditions were frequently mentioned. High standards of maintenance are required to facilitate safe and enjoyable use and to promote pride in the Domain.
- 3.6.3 The Council must also set an example of sound environmental management on reserves, including the control of noxious and invasive plants, control of noxious animals, skilled tree maintenance and planting techniques. Maintenance methods must be carefully considered and controlled to ensure the safety and protection of Domain users and adjacent residential areas; in particular, the use of herbicides, pesticides and fertilisers, and the use of heavy equipment.
- 3.6.4 In exceptional circumstances it may be necessary to close the entire Domain from the public to protect public safety or to protect the Domain environment. For example, flooding, reparation of extensive damage (such as storm damage) or major redevelopment.

Policies

- i. The Domain shall be maintained regularly to a high standard and damage or environmental problems rectified promptly.
- ii. Rubbish bins shall be provided at the carpark and all buildings and shall be emptied regularly. Additional rubbish receptacles and disposal shall be provided for special events.
- iii. Activities that are damaging to the Domain's resources shall be restricted while appropriate protective measures are taken or prohibited if incompatible with the Domain's aim and objectives.
- iv. In exceptional circumstances, the Domain shall be closed to the public, at the discretion of the Reserves Superintendent.
- v. Noxious animals, if any, shall be controlled and, if possible, exterminated.
- vi. Noxious, invasive or unwanted weeds shall be controlled and, if possible, eliminated.
- vii. The use of herbicides and pesticides shall be used as little as possible and shall be strictly controlled. Where particular safety concerns arise, local residents shall be consulted prior to use.

3.7 Signs

3.7.1 Signs are necessary in public parks to:

- identify places and routes;
- inform about public use and safety;

These signs are the responsibility of the administering body.

Two other types of signs are also to be found in Kapiti Coast District Reserves:

1. Signs used by lessees and licence holders. These may be to identify their facilities (eg. club room names) or may provide information about concession or similar operations (eg. swimming pool charges and opening times).
2. Advertising hoardings, usually erected at sports grounds to promote sponsors.

3.7.2 Well designed signs, used sparingly in well chosen locations, can be inviting and complement a park's image and intended use. Proliferation of different signs can, on the other hand, be obtrusive and off-putting. Signs in many Kapiti Coast District reserves have been erected on a rather ad hoc basis, with unco-ordinated styles and physically scattered messages. To remedy this situation, a unified Parks and Recreation Department sign system is to be designed for use throughout all reserves and a replacement programme implemented as resources permit. There are several advantages:

- A well designed standard sign system will enhance the Council's public image.
- Standard construction is more economic and allows for rapid replacement of damaged signs.
- The effectiveness of existing signs can be reviewed during the replacement programme and new signs adapted to current needs. For instance, several signs prohibiting vehicles have been nailed to trees and placed prominently on poles in the parking area. These may be superfluous as the parking area is now defined by adequate vehicle barriers.

The sign system will also provide guidelines about the design of signs used by lessees and licence holders which will relate to size, style and colour schemes.

3.7.3 Generally, advertising hoardings are not to be permitted on public reserves. However, where a sports club relies upon sponsorship to fund fixtures or facilities, temporary advertising signs may be permitted for specified fixtures provided that they are appropriate to the event, do not obstruct the public or damage the Park and are removed promptly after the fixture. A number of hoardings are permanently displayed on the barrier fence in front of the

grandstand. This fence should be removed and a less obtrusive means of displaying temporary advertising used instead.

Policies

- i Sign requirements shall be reviewed and signs upgraded in accordance with a standard Council Parks and Recreation Department sign system.
- ii Signs shall be designed, constructed and maintained to a high standard.
- iii Advertising hoardings shall be permitted on a temporary basis only, at the discretion of the Reserves Superintendent.

MANAGEMENT OF RESOURCES

3.8 Landscape Character

3.8.1 At present Otaki Domain is a wide expanse of open ground with little in the way of natural features to provide a distinctive character.

3.8.2 Within the Domain the three most distinctive features are:

- The grove of eucalyptus trees. These are attractive specimens which provide visual relief from the flat open ground.
- The mounding and rugby union clubroom building, prominent because of their central location. The mounding is clearly an artificial land form but serves to break up the otherwise featureless playing fields into two smaller areas whilst providing a spectator embankment for both areas. The building has been set down into the land form so that, although prominent, it fits well into its setting. Adjacent to the carpark and visually associated with the eucalyptus trees, this feature is the focus of the Domain.
- The Grandstand. Built in the 1900s, this building has historic significance as an example of sportsground development of its era. There is potential to upgrade the building and its surrounds into a positive feature but as it has little architectural merit, the expense of upgrading its run-down condition may be difficult to justify.

3.8.3 Features outside the Domain are also important. The inland hills and mountains to the east and the higher well-treed grounds of the Otaki Hospital grounds and Haruatai Park to the north provide a visual backdrop. This contrasts with the low horizon to the west where there is little visual setting for the Domain. To the south, the mature vegetation of a private property that juts into the Domain is a significant feature.

3.8.4 Visual appeal and recreation use would be greatly enhanced by a well planned planting programme to provide shelter, shade and visual structure. Given the need to keep much of the Domain in open ground for sports use, much of this planting will be confined to boundaries, which will also help to screen unsightly boundary fences. Planting should also extend onto the central mound to reinforce its prominence and role in defining the playing areas, and should provide extra shade and screening of the carpark.

3.8.5 Medium to tall trees are needed to have an impact in these large open spaces, particularly to the west where there is little visual backdrop. A consistent range of species needs to be used throughout the Domain to achieve a unified character. There are several cues to species selection:

- The eucalyptus trees and hybrid poplars already on site are fast-growing species which do well on the site.
- The plane trees and black poplar of Haruatai Park and the hospital grounds are a local feature visible from the Domain. These could be used to strengthen local character.

- The private property mentioned in 3.8.3 above has an attractive mixture of introduced and native species which are visually associated with the Domain. Use of native species such as karaka, ngaio, pohutukawa and pittosporum could be used, particularly where shrubby, mass planting is desired.

3.8.6 Of the other existing planting, the casuarinas and banksias are not appropriate for more planting as they have a more coastal character and fail to achieve the height and mass required in the Domain. Variegated or golden foliated species, such as the existing golden elms, should be used sparingly, if at all, so that the main structural planting produces a simple green setting to the playing fields.

Policies

- i A distinctive landscape character shall be developed, primarily by providing a unified framework of vegetation.
- ii The central mounding feature shall be enhanced as a focus for the Domain.
- iii The potential to preserve and enhance the grandstand as an historical and functional feature shall be investigated.
- iv A planting programme appropriate to local character and the active recreation use of the Domain shall be implemented as soon as resources permit.

3.9 Land Sale

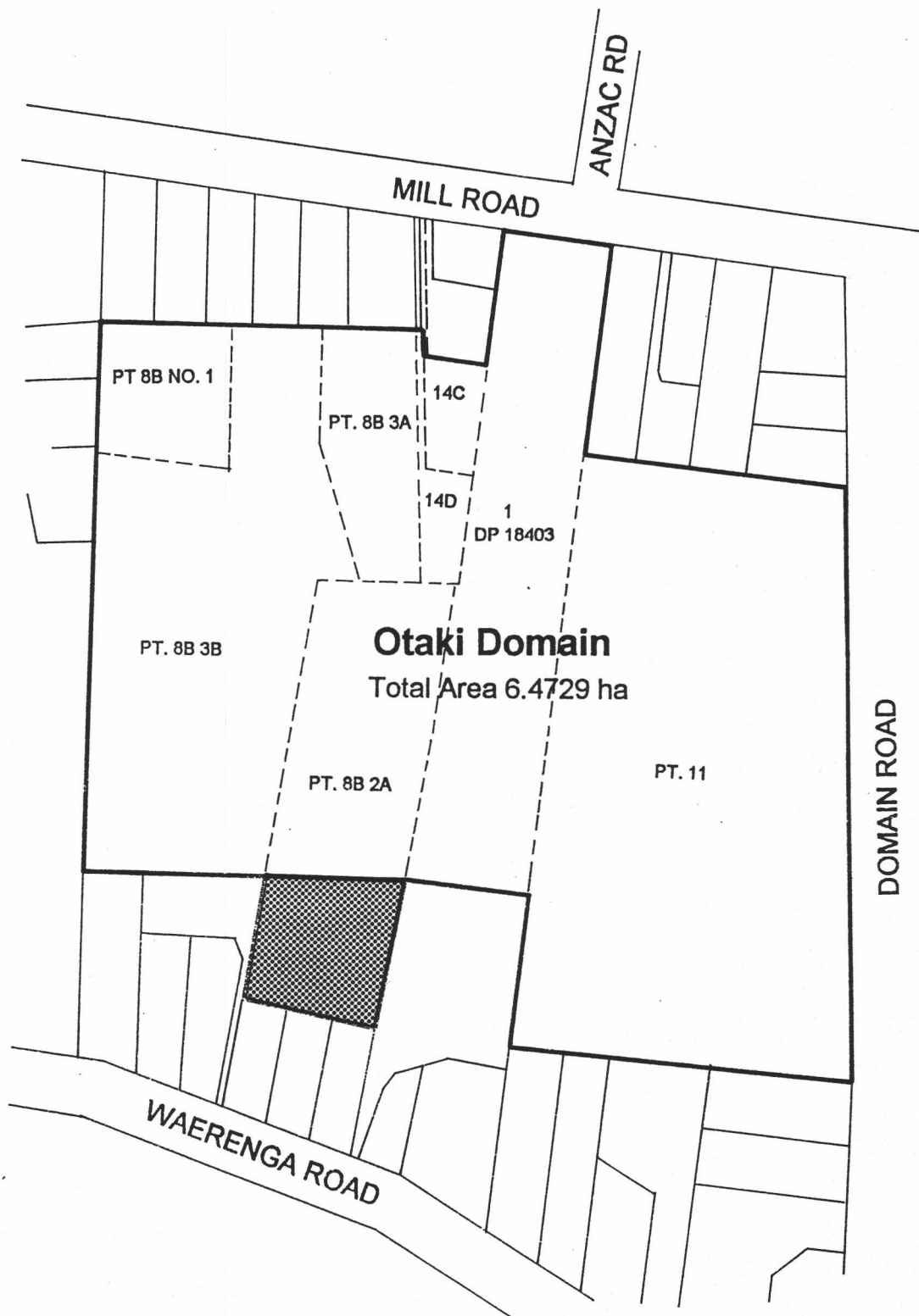
3.9.1 In the south-west area of the Domain the boundary extends back into the adjacent housing defining an area which is too small to be used for sporting activities. Its secluded location makes it unsuitable for playground development and it is not appropriate to the active recreation use of the Domain to develop it as an amenity garden area. Therefore, it is intended to sell this portion of land to rationalise the Domain boundary and to generate funds for much needed planting.

Policy

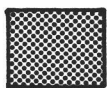
- i The southern portion of the land parcel legally defined as PT. 8B 2A shall be offered up for sale and the proceeds used for planting and development of the Domain.

3.10 Vegetation

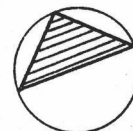
3.10.1 Well-established trees are something of a rarity in the Domain. Therefore, the few existing trees are to be protected and managed to maintain their health and longevity. Pruning should only be to protect public safety or tree health and must only be carried out by skilled personnel. The golden elms



Key



Land to be offered up for
sale, being part of PT. 8B
2A DP 18403.



Scale 1:2000

Proposed Land Sale

have been severely cut back in the past, destroying their natural form. This may have been due to their interference with overhead wires. Remedial care should be undertaken to restore these trees' form if possible or removal considered.

- 3.10.2 For some years to come, vegetation management will focus upon establishing a planting structure for the Domain as discussed in 3.8 above. Mass planting of shrubby species at comparatively close spacings and group plantings of specimen trees is to be adopted so that visual impact is achieved sooner. The plants will provide some shelter for each other and, in the case of shrubby species, will close over the ground sooner, reducing maintenance.
- 3.10.3 Plant survival is also dependent upon thorough site preparation and regular follow-up maintenance for weed control, fertilising, watering and protection from damage. Expenditure on extra maintenance for several years is more than justified by rapid growth and healthy plants.
- 3.10.4 The Council's Parks and Recreation Department has many reserves to maintain and limited resources to do so. Therefore, planting may have to be carried out on a progressive basis over a number of years. To achieve maximum impact, each year's planting should be concentrated in a particular area or areas rather than distributing plants thinly throughout the Domain.

Policies

- i The established trees in the Domain shall be protected and maintained for good health.
- ii Sound horticultural techniques shall be applied to the maintenance and planting of the Domain's vegetation and tree pruning shall be carried out only by skilled tree specialists.
- iii A planting programme shall be implemented as soon as possible.

3.11 Sportsgrounds

- 3.11.1 The playing fields have traditionally been used for organised sport in the winter season but a cricket pitch has now been developed and the Council intends to encourage more multiple use of the grounds. The Council intends to drill an irrigation well as soon as resources permit and will then be able to upgrade the playing fields for summer use.
- 3.11.2 A high standard of maintenance is required to ensure the ground is suitable for competition play. Monitoring is essential to ensure that winter drainage and summer irrigation is adequate and to prevent inappropriate use and over-use.
- 3.11.3 The Council's Parks and Recreation Department undertakes the responsibility for maintaining the playing surface for sports groups but the

provision of equipment including flood lights is the responsibility of those groups.

Policies

- i The playing field shall be upgraded to accommodate multiple use for summer and winter sports.
- ii The playing surface shall be maintained to a high standard suitable for competition play.
- iii The condition of the playing surface shall be regularly monitored. Training sessions and sporting fixtures shall be restricted or cancelled at the discretion of the Reserves Superintendent to protect the playing surface.
- iv Equipment used for sporting activities including goal posts, screens and floodlights, shall be installed and maintained by the ground users and, where the equipment would interfere with the next season's sport, shall be dismantled within 14 days of the end of the season.

3.12 Buildings, Structures and Site Furniture

3.12.1 The design and location of buildings, structures, paving and site furniture can have a major impact upon the visual appeal of a reserve, either positive or negative. Many public reserves suffer from ad hoc development where poorly placed structures and unrelated styles and materials are unnecessarily obtrusive.

3.12.2 As a general principle, constructed features should be complementary to the open space qualities of a reserve, achieved by:

- design appropriate to the site and unified throughout;
- locations chosen to reduce visual impact or to enhance natural features.

3.12.3 Buildings

The combined facility/rugby union clubroom building is an example of thoughtful design. The ground floor facilities are built down into a mounded ground form and the darker tones of the brick walls and red roof complement the tones of the adjacent eucalyptus trees. Consequently, although prominent on the Domain, the building sits well in its setting.

A similar colour scheme has been used on the nearby toilet/changing rooms so that the two buildings are complementary.

The grandstand is of quite different style and materials. A high structure, it sits prominently on the Domain Road frontage with a stark wall facing the road. It has been proposed that this building be demolished along with the now obsolete toilet buildings close by. The building has some historic value and this type of facility is becoming increasingly rare in sportsgrounds.

However, it is in need of extensive repair and its limited functional use may not justify the expense of upgrading. This is to be investigated in consultation with the local community.

There may be demand for more built facilities in the future. Proliferation of buildings must be balanced against the objective to preserve the Domain's open space qualities. The need for and placement of new buildings must be considered in term of:

- facilitating appropriate Domain uses;
- whether the building will attract more use than the Domain can withstand;
- the space required for associated access, parking, planting etc.
- the potential to meet additional needs through the multiple use of existing buildings.

3.12.4 Site Furniture

Site furniture includes such items as seating, vehicle barriers, and rubbish bins. Although small in scale, these elements can produce visual clutter so careful thought must be given to both their design and placement. Rubbish bins, for instance, must be easily seen and placed where they will be used, but are less obtrusive if placed on existing structures or close to planting. The timber vehicle barriers generally used by the Council's Parks and Recreation Department are of an informal character appropriate to most Kapiti Coast reserves, but can be dominant on open ground. Associated planting would reduce their visual impact in the car park.

3.12.5 Boundary Fencing

Boundary fencing is a necessity at Otaki Domain to ensure the security and privacy of adjacent properties, but results in very stark edges around most of the area. Planting is required to screen boundaries.

Along Domain Road, a 1.8 metre netting fence extends right along the street frontage with access only at the grandstand gate. This allows entry to be controlled (at this gate and at the Mill Road entrance) for sports fixtures where spectator charges are to be levied. The fence presents an unattractive barrier along the street but does at least allow views into the Domain's open space. Given the need for continuing, periodic crowd control, the street frontage and fence could be improved by:

- replacement with standard galvanised pole security fencing which would be less obtrusive than the closely-spaced posts of the existing fence;
- bulking up the planting along the Domain Road frontage to reduce the visibility of the fence;
- setting the fence back in places to allow for tree planting on the street-side as well;
- developing an easily recognised and attractive entrance at the existing gate when the obsolete buildings are removed.

3.12.6 Maintenance

Poorly maintained buildings and structures can detract from a reserve's image and attract anti-social behaviour such as vandalism. This applies not only to the standard of repair but to the cleanliness of changing rooms and toilets. Removal of the obsolete toilets and lean-tos around the grandstand is a priority as these structures are attracting vandalism.

Policies

- i All buildings, structures and site furniture shall be of a high design standard and shall be maintained in a state of good repair.
- ii Changing facilities and toilets shall be regularly maintained to a high standard of cleanliness.
- iii The Council's Parks and Recreation Department shall endeavour to achieve unity of constructed Park features which complement the Domain's character through co-ordinated colour schemes and consistent design styles appropriate to the setting.
- iv The feasibility and expense of preserving the grandstand shall be investigated, in consultation with the local community.
- v Obsolete out-buildings around the grandstand shall be demolished as soon as possible.
- vi Boundary fencing adjacent to private property shall be maintained in a state of good repair and its visibility reduced with planting.
- vii The Domain Road security fence shall be upgraded and integrated with street-side planting.
- viii The addition of new buildings shall be subject to planning approval under the Kapiti Coast District Scheme and shall be considered against the objectives of preserving the Domain's open space qualities and providing for recreation. New buildings, structures and site furniture shall be sited to complement the Domain's character while meeting functional requirements.
- ix All new buildings and structures, and alterations to those existing, shall comply with the requirements of the Building Act 1991.

USE AND DEVELOPMENT

3.13 Recreation

- 3.13.1 Multiple use of public parks is a principle to be fostered wherever possible to maximise efficient use of resources.
- 3.13.2 At present the facilities block, club rooms and playing fields are used principally by the Rahui Sports Club and Tewhitira Rugby League Club. Their history of use and financial commitment to the construction of their respective club rooms must be recognised but should not be seen as the right to exclusive use. Sharing the grounds and club rooms with summer sports bodies is to be investigated.
- 3.13.3 Although the Domain is primarily devoted to facilities for organised sport, it must be recognised that it is also a valuable open space for informal recreation such as social ball games, walking and kite flying. Organised activities must be managed so that playing fields are also freely available for informal use including some weekend and evening times.
- 3.13.4 The Otaki Playcentre, adjacent to the Domain, has experienced recurrent problems with children trespassing from the Domain to use their play equipment. This indicates a possible need for a children's play area in the Domain. This should be assessed in consultation with local parent groups, including the Playcentre. The level of demand, age groups to be catered for, and a suitable site within the Domain all need to be addressed.

Policies

- i A compatible balance between the needs of organised and informal recreation shall be maintained.
- ii Compatible multiple use of the sportsgrounds, clubrooms and facilities block shall be encouraged.
- iii The need for development of a children's play area shall be assessed in consultation with local parent groups.
- iv Events and activities of a recreational nature or value to the local community such as fetes, festivals and sports competitions shall be encouraged provided that they do not damage the Domain, excessively conflict with recreation use or cause unacceptable disturbance to local residents. Such events shall be subject to prior approval of the Reserves Superintendent.
- v Short term commercial use shall be permitted provided it does not cause damage nor unnecessarily conflict with recreational use and enjoyment of the Domain. Such uses shall be subject to prior written approval of the Reserves Superintendent.

- vi The Reserves Superintendent shall administer a bookings system for formal use of the playing field and facilities building and shall give notice of restrictions and cancellations by way of agreed avenues. (e.g. radio announcements).

3.14 Access and Parking

- 3.14.1 The main street frontage is along Domain Road where there is ample parking. Security fencing confines pedestrian access to the gate and turnstile at the grandstand. This entrance is generally run-down and cluttered with obsolete out-buildings. After removal of these buildings, and possibly the grandstand itself, redevelopment of the entrance is needed to provide a more attractive arrival point, with appropriate signage giving basic information about use of the Domain.
- 3.14.2 Vehicle access into the Domain is from Mill Road. A sealed drive and footpath lead to a carparking area associated with the two clubrooms. Marking of parking spaces, particularly on the south of the two areas, would encourage efficient use of the parking area. Vehicle barriers separate the parking area from the sportsgrounds but there is still a problem with cars parking on the grassed area east of the rugby clubrooms, despite notices. Tree and shrub planting would alleviate this problem with the added benefit of screening the back of the clubroom and providing more shade to the parking area.
- 3.14.3 The Mill Road entrance is little more than a wide drive and, although marked with an AA direction sign, would stand out better along the road if the entrance was developed more formally with a well-designed name sign and a group of taller trees to provide a landmark along the street.
- 3.14.4 Pedestrian access within the Domain is generally informal without formed paths or tracks. Pedestrian use should be monitored and if evidence of excessive wear is found, more resilient path surfacing should be developed or measures taken to deter pedestrian use of problem areas.

Policies

- i Public vehicle access shall be restricted to the Mill Road car park.
- ii The entrances on Mill and Domain Roads shall be redeveloped to increase their visibility along the street frontages, and to enhance the Domain's image.
- iii Paths shall be developed where necessary to facilitate pedestrian access and protect the Domain's surface.

3.15 Controls and Prohibitions

3.15.1 Public parks inevitably attract activities which are incompatible with management objectives. Although the Council seeks to encourage multiple recreation use of the Domain, it must impose certain controls to protect it from damage, maintain safety standards and promote its compatible use. The controls and prohibitions are a response to management problems that have consistently arisen over a period of years and are not simply a standard set of rules.

Two issues here require some additional explanation:

3.15.2 Prohibition of dogs

Walking and exercising dogs is recognised as a genuine recreational pursuit, but uncontrolled dogs and dog fouling frequently detracts from the enjoyment of other users. This is particularly so in playgrounds and on playing fields where ground hygiene and child safety are concerns. The Council has, therefore, adopted a policy that dogs will be prohibited from these areas. This effectively applies to the whole of Otaki Domain.

Although prohibition signs are prominently displayed in such areas throughout the Council's reserves, they are consistently ignored. This may result from a view amongst dog owners that there are inadequate dog walking areas in the District. The Department intends, therefore, to review the open spaces under its management with a view to making alternative provision for this form of recreation. At the same time, more effective enforcement in prohibited areas is being investigated including prosecution under local by-laws, the possibility of signs giving reasons for prohibition in problem areas and increased public liaison by grounds staff.

3.15.3 Anti-social behaviour

Anti-social behaviour and vandalism is, to a large extent, beyond the control of the Council. However, it is generally recognised that poorly maintained public areas tend to attract these kind of problems. High maintenance standards and rapid repair of damage may, therefore, have some effect in counteracting such behaviour.

It is also recognised that this type of problem occurs less where the local community, including schools, is actively involved in park projects and management. Therefore, community involvement and consultation is another avenue which may be explored to reduce these problems.

Policies

- i Public vehicle access shall be limited to designated parking areas.
- ii Dogs shall not be permitted in the Domain. This may be enforced under the appropriate by-law at the discretion of the Reserves Superintendent.

- iii Horses, golfing and other recreation activities which may damage the Domain's surface or compromise public safety shall not be permitted.
- iv Littering and rubbish dumping shall be prohibited and offenders may be prosecuted under the Litter Act 1979.
- v The lighting of open fires shall not be permitted but portable barbeques may be used for special events at the discretion of the Reserves Superintendent.
- vi Measures to reduce and, if possible, eliminate anti-social behaviour and vandalism shall be investigated and, where appropriate, actioned.

3.16 Development

- 3.16.1 Development, whether it is large-scale planting, new buildings or changed uses must be considered in terms of the Domain's aim and objectives and, specifically, the likely effects upon landscape character, adjacent properties, patterns and levels of use and opportunities to enhance open space qualities.

Development currently envisaged at Otaki Domain is the planting programme and possible children's play area.

Policies

- i Only development that is in accordance with the aim and objectives of the Management Plan shall be permitted.
- ii A landscape plan shall be prepared for all significant development proposals.