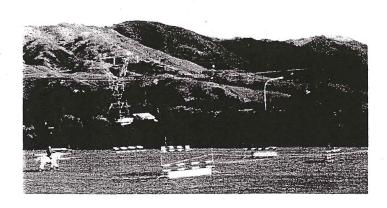


July 2000





# WAIKANAE PARK MANAGEMENT PLAN

Prepared By

**Boffa Miskell Limited** 

For

Parks And Recreation Department Kapiti Coast District Council

July 2000

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- N.L. & P. Purdie
- Wellington Conservancy, Department of Conservation
- Waikanae Rugby Football Club
- Brenda Tuuta

### PREFACE

The Kapiti Coast District Council is pleased to publish the revised Waikanae Park Management Plan, 2000.

Waikanae Park is important in the Kapiti Coast's reserve network because it is a comparatively large and varied open space, centrally located within the fast-growing Waikanae community. Consequently, the Park's open space comes under increasing pressure for a range of uses. The previous 1993 management plan reviewed largely because of proposals to locate new or extended uses at Waikanae Park.

### **Public consultation**

Public consultation is an important part of preparing management plans because reserves are a community asset, usually managed for public benefit.

In April 1999, the Council advertised its intention to review the Waikanae Park Management Plan and invited members of the public to submit their ideas and concerns. Nine submissions were received and were taken into account in the preparation of a draft revised plan.

The draft revised plan was published for public comment in October 1999 and twelve further submissions were received and considered before finalising this plan.

The Council thanks all those individuals and groups who have assisted and looks forward to working with them in the future. The challenge for the future will be to protect and enhance Waikanae park's special open space and natural qualities while meeting changing recreational needs.

Mike Cardiff
Parks and Recreation Manager

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# INTRODUCTION

## 1. Management Plans

A management plan is a working document, which sets out the objectives and policies for managing an area and how these will be achieved. It is a reference point for consistent everyday management and future planning by the administering body. It is also a public statement that explains the governing principles and reasons for decisions to interested parties.

While a management plan provides the overall direction for ongoing management, there is generally a need for an annual schedule of special works to be drawn up and priorities assigned, taking into account the long-term implementation programme in the management plan and the availability of resources. The schedule would describe and cost out the special works to be completed in the year. This would be available to the public and would also be incorporated into the Council's financial programming and budget allocations.

This is an effective way to regularly review the detail of the management plan (as required by the Reserves Act), taking account of changing circumstances or increased knowledge. A more comprehensive review is also required at regular intervals, usually five years.

# 2. Management Plan Format

The management plan begins with a setting-the-scene description of the reserve and its uses. This is by no means exhaustive but a reference list of further information sources has been appended.

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.

The Policies are grouped under three headings, to reflect the principal objectives of management plan:

- Public Recreation
- Environmental Management
- Administration and Management.

Under each main heading, policies are grouped under topics. Background information is included for each topic to explain the reasons for the policies. The policies are to be applied in the context of the preceding related explanatory paragraphs. There are two types of policies:

 Management policies which set out principles (e.g. providing for a range of compatible passive recreational activities), provide for everyday management (e.g. mowing regimes), or give guidance for situations as they arise (e.g. request for a local festival.)

 Action policies which identify specific initiatives or projects for implementation.

Finally the Implementation section summarises the actions that have been identified and assigns priorities and a broad framework for implementation, including any monitoring programmes that may be required.

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

# PARTONE: DESCRIPTION

# 3. Location and Legal Description

The Park is located approximately 1.5 kilometres west of State Highway One occupying a central location in the Waikanae/Waikanae Beach area. It is bounded by Park Avenue and Ngarara Road to the south and east and farmland to the north and west.

Waikanae Park consists of 33.92 hectares of land comprising:

- Lot 1 DP 23513
- Lot 25, DP 27407
- Lot 24, DP 27407
- Part Lot 23, DP 27407
- Part Lots 21 and 22, DP 27407
- Lot 3 DP 47449
- Lots 21 and 22 DP 42690.

The Park is classified as a Recreation Reserve under the Reserves Act 1977. The appropriate provision under the Act is:

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

The reserve is zoned Open Space in the Kapiti Coast District Plan 1999. An area at the western end of the Park is designated as a landfill but this will conform to its overriding Open Space zoning once the tip closes.

The Bunnythorpe - Haywards A and B 220kv transmission lines pass across the site, by proclamation made under the Public Works Act and Section 43 of the Public Works Amendment Act 1948. The middle line of the then proposed transmission line route was defined under the authority of an Order in Council dated 13 March 1940 and gazetted a day later. The proclamation giving the legal authority to build the lines was gazetted on 31 August 1950.

South and east of the Park is residential housing. To north and west, most of the farmland immediately adjacent is zoned Residential with the land beyond that zoned Rural. When the Waikanae landfill is closed, and the land incorporated in to the Park, the northwest corner of the Park will adjoin rural land.

### 4. Physical Environment

### 4.1 Topography

In simplified terms, the Waikanae floodplain has been formed over millions of years from material that has been washed down from the mountains and deposited along the coast. This process has occurred over a series of mountain building and erosional cycles. More recently, in geological terms, changes in sea level that accompanied a series of glacial periods also affected the formation of the floodplain.

The higher inland terraces of the floodplain are alluvial in origin, of gravels overlaid with finer wind-blown loess material. Closer to the coast, sand dunes have formed from the long-shore drift of sands from the north. When the sea level rose after the last ice age about 6500 years ago, the coastline was several kilometres further inland than it is now. Remnants of a cliff that formed along that former coastline can be seen in places, including the elevated ground on the eastern side of Waikanae Park (see Figure 3).

The central and north-western part of the Park is elevated ground consisting of old, undulating sand dunes in the central area. These rise to a local high point at the Kaiwaru trig, (37 amsl) and will be referred to in this management plan as the Kaiwaru dunes. To the south, the dunes fall away steeply to a stretch of low ground that extends along Park Avenue.

This low area was formerly the course of the Waimeha River which, at some stage in the 1890's, dried up, as it is shown as a "dry shingle bed" on a map drawn in 1896. The reasons for this are not known. The former upper course disappeared but the lower part persisted as the smaller Waimeha Stream. Today, Waimeha Stream emerges from a stormwater culvert in Waikanae Park by the croquet club.

The north side of the dunes is drained by a small creek, which flows into the Ngarara Stream catchment. This creek is unnamed on local maps but, since its headwaters are in the Kaiwaru dunes, it is referred to as the Kaiwaru Creek in this management plan.

At the eastern end of the Park the playing fields occupy a basin, opening out to the south, which is enclosed by higher land (mostly dunes) to north, east and west.

#### 4.2 Soils

The soils on the dunes are sandy and free draining but well enough developed to be stable and reasonably deep. The lower ground is also free-draining but with a significant proportion of alluvial silt content.

<sup>&</sup>lt;sup>1</sup> Maclean (1988) Waikanae Past and Present, p. 153

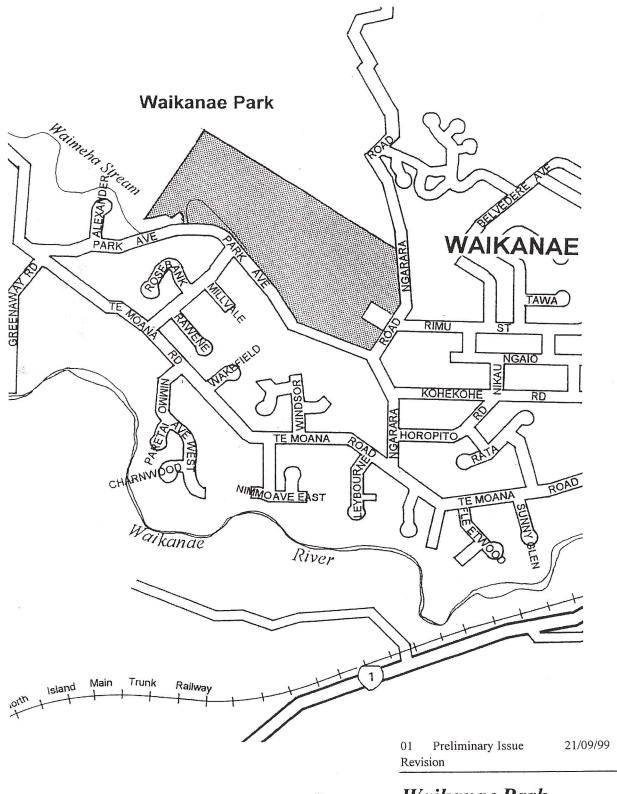
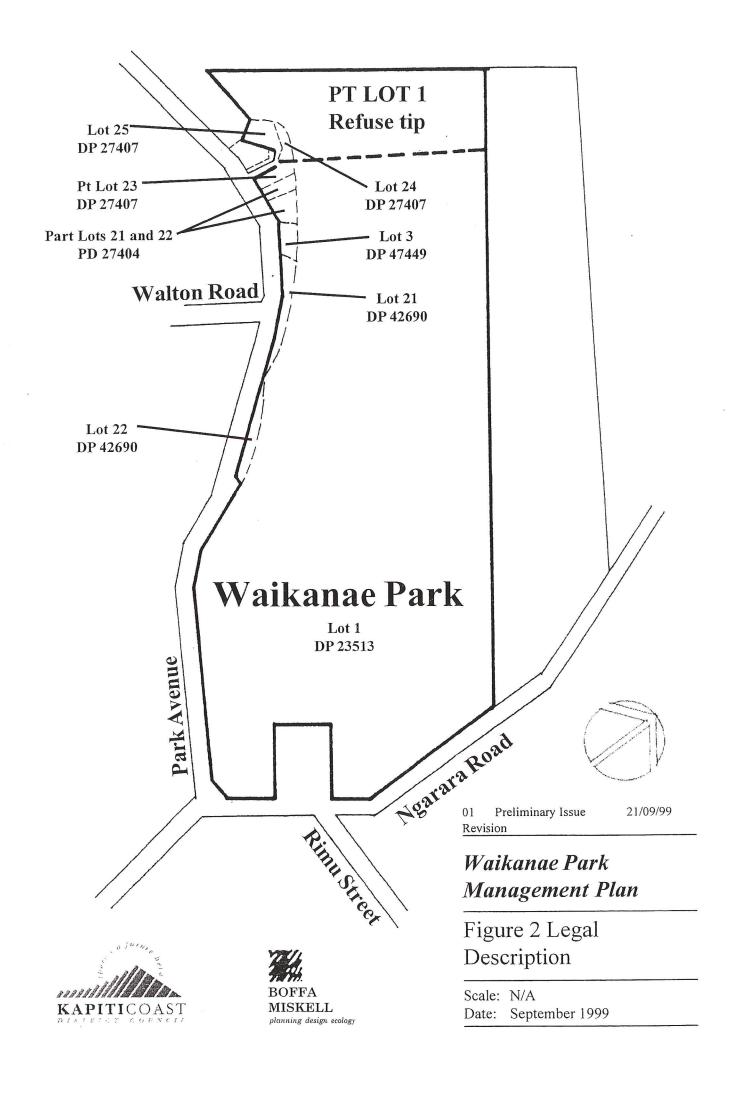




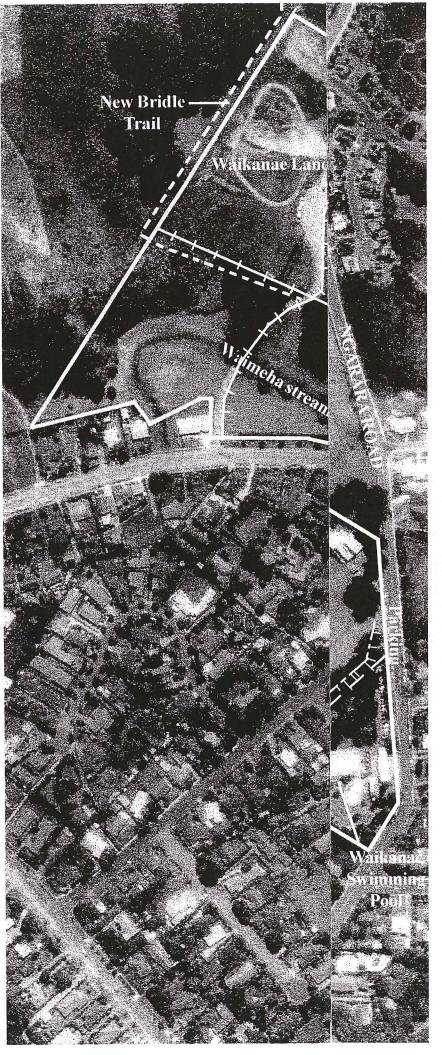


Figure 1 Location Map

Scale: N/A Date: May 2000



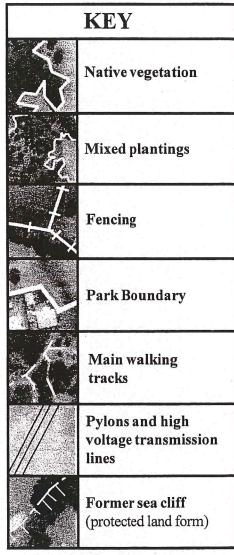




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# Waikanae Park Management Plan

# Figure 3 Site Features

Scale: 1:3000 approx Date: May 2000

Aerial photograph flown: February 1998





### 4.3 Climate

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.

### 4.4 Vegetation

Prior to European settlement the Waikanae Park area would have been covered in a mosaic of different indigenous vegetation. There would have been flax and other wetland species growing along the margins of the Waimeha Stream, which would have been larger with more low-lying swamp areas around it. In some of the lower lying peaty hollows (such as the landfill site) there may well have been swamp forest with kahikatea, pukatea and swamp maire. On the drier ground of the dunes, coastal forest including kohekohe, tawa and nikau forest would have occurred.

Prior to European settlement this was a cultivation area with some small Maori occupation sites.

Much of the Park is maintained in open grass but there is also significant vegetation comprising principally:

- mature stands of pine and macrocarpa partially enclosing the playing field basin and tip site;
- a stand of kohekohe adjacent to the playground which is a remnant of a forest type once common in the area. This is an ecological site (E69) identified in the Kapiti Coast District Plan for protection;
- a remnant of native vegetation associated with Kaiwaru Creek, which extends onto the neighbouring property. This is mainly manuka but a diverse range of species also occurs including scattered specimens of matai, rimu, kamahi and a large kahikatea, tall canopy trees that indicate the type of forest that occurred here previously. Of particular note is the presence of the native mistletoe within this remnant: a plant identified as being of national conservation concern of regionally high conservation priority<sup>2</sup> (see Section 19 and Appendix 2 also). Native birds are noticeably present, indicating the remnant's habitat value;
- extensive mixed plantings of native and introduced species in the Kaiwaru dune area including blocks of pine, cryptomeria and Douglas fir, and more scattered plantings of ornamental conifers, pohutukawa, ake ake, lemonwood, banksia, eucalyptus, acacia, photinia, eugenia, hawthorne, griselinia, magnolia and ash amongst others;
- well-established eugenia and Eucalyptus ficifolia along Park Avenue at the western end;

<sup>&</sup>lt;sup>2</sup> Sawyer et all, Plants of National Conservation Concern in the Wellington Conservancy, 1998 Department of Conservation, Conservation Management Strategy for Wellington 1996-2005/ Wellington Conservancy, 1996

 mixed plantings of native and introduced species in the swimming pool complex and on the slope immediately north of it.

# 5. History and Present Use

The Maori people settled the Kapiti Coast, with its temperate climate and plentiful food sources in the rivers, lakes and coast, long ago. Therefore, the tangata whenua have a long association with the land and resources of the Kapiti Coast.

Apart from cultivation sites and settlements the Kapiti area was little changed by Maori settlement. However, major changes to the floodplain rapidly followed European settlement in the latter half of the nineteenth century. Forests were cleared, the extensive wetlands gradually drained and the land converted to farmland. The area that is now Waikanae Park was part of the Kaiwaru village and cultivations last century. Recorded archaeological sites have been found and, if more comprehensive surveys were carried out, it is likely that more sites would be identified.

The Park was purchased at auction in 1958 from the Field Estate. Bidding during the auction exceeded the then Horowhenua Council's limit and it was only through the generosity of the late Sir Charles Fleming that the final bid could be made. His gift was made on the condition that the land be available for pony club activities in perpetuity.

The Waikanae Pony Club has used the Park since that time and has contributed significantly to improvement and maintenance of the Park's land over the years. The area of the Park available for horse-riding activities, however, has steadily diminished with the establishment of playing fields and facilities for other sporting clubs and the use of the eastern end for a landfill. In addition to providing instruction for its members and opportunities for recreational horse-riding, the club also hosts competition events including dressage, show-jumping and cross country eventing. These equestrian events are very popular, attracting large crowds of both competitors and spectators to the Park.

Use and development proceeded apace from the late 1960's, as the Waikanae community grew, although it was not all devoted to park uses. The land already had one utility use at the time of purchase - the Bunnythorpe-Haywards transmission lines. The transmission line route was declared in a proclamation made under the Public Works Act by the then Governor General, Sir Bernard Freyberg, in 1950. The two lines, 'B' and 'A', were commissioned respectively in 1954 and 1957. In 1967, an area at the western end of the park was taken for a refuse tip although on the basis that it would eventually be returned to the park.

In the early 1970's a ground water well was drilled for irrigation and a swimming pool was built. Playing fields were built on the site of the pony club's former event area. The children's play area and rugby clubrooms were built in

1976 and 1978. The croquet greens were established in 1979, funded and developed by the Waikanae Croquet Club, also on land previously used by the pony club.

In 1980, floodlights were installed around the rugby field and in 1983 a wrestling club and gymnasium venue was built off Park Avenue. Cricket pitches were developed in 1984 following the establishment of the Waikanae Cricket Club in the previous year. The playground was upgraded in 1986 and a skateboard ramp installed in 1989. In the early 1990's, the Waikanae Recreation Centre on Ngarara Road was built, with squash courts and new rugby clubrooms; the cricket pitches were upgraded and practice cricket cages installed and an artificial cricket pitch installed in 1997.

There is little detailed record of significant earthworks or planting although evidence of both can be seen. The formation of the sportsfields and piping of the Waimeha Stream must have involved some recontouring and the Lions Club carried out an extensive planting project on the Kaiwaru dune, organised by the late Professor John Salmon, in 1982.

The park is a popular walking area with comparatively undeveloped areas suitable for dog walking and a high point affording excellent views of the local area.

Events such as the Waikanae District Sports Day with dog obedience displays, wood chopping, equestrian events and fairground activities have also been held annually for almost forty years.

As the Waikanae and wider Kapiti communities continue to grow, demand for further development and new uses continue. In 1998 the croquet club facilities were extended by two new greens and additional parking. A new hydro-slide, installed at the swimming pool in 1999, has proved a popular attraction and the Waikanae Pony Club has plans to build clubrooms as an extension to the existing Wrestling Club building. Development of a skating rink / skateboarding facility at the park has also been proposed as a means of better providing for youth leisure needs in the Waikanae area. The development of an Outdoor Event Venue at Waikanae Park was proposed in the late 1990's to provide a suitable venue for concerts on the Kapiti Coast, including shows that could attract large crowds of up to 12,000. However, the proposal did not proceed.

Two of the alternative routes that have been considered for the proposed Kapiti Western Link Road between Otaihanga and Waikanae would have brought the link road adjacent to Waikanae Park, either along part of the Park Avenue boundary or along the Ngarara Road boundary. The park land itself would probably remain intact but the effects of increased traffic adjacent to the Park environment would need to be considered if either of these options went ahead. However, at the time of finalising this plan, neither of these options looks likely.

# TWO: AIM AND OBJECTIVES

#### Aim 6.

Waikanae Park is extremely important in the local area because its size permits diverse recreational use and its central location between Waikanae and Waikanae Beach gives it the potential to be a focus of an open space network between the two communities. Historically, the park has derived a semi-rural character from the adjacent farmland and pony club use, which has been, and still is, greatly enjoyed by local residents. As suburban development advances around the park, it is important that this character is preserved for the continued enjoyment of relatively undeveloped land.

The aim of this Management Plan is to manage and develop Waikanae Park for public recreation and enjoyment whilst at the same time protecting the natural values and extensive open space quality of the park, and managing the existing physical features.

#### **Objectives** 7.

- 1. To protect and enhance the informal open space quality of the park.
- 2. To uphold the usage rights granted in perpetuity for horse and pony events as a condition of the park purchase and to prevent any further encroachments on land and facilities available for such events.
- 3. To provide appropriate facilities to encourage compatible multiple use of the park for both organised and informal recreation.
- 4. To have particular regard for kaitiakitanga<sup>3</sup> and to manage Waikanae Park as part of the wider natural environment, recognising in particular, that the Waimeha Stream and Kaiwaru Creek are part of the wider Waikanae River floodplain ecosystem.
- 5. To protect and enhance natural features including landforms, native vegetation and watercourses.
- 6. To encourage public appreciation of the natural and cultural heritage features and values at Waikanae Park through education and site interpretation.

<sup>3</sup> As defined in the Resource Management Amendment Act 1997, "...the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Maori in relation to natural and physical resources; and includes the ethic of stewardship".

- 7. To recognise opportunities for open space linkages from the park and to develop and enhance the park as an intrinsic part of the open space network in the Waikanae area.
- 8. To manage and then restore the landfill site to ensure its eventual integration into the park.
- 9. To provide for the maintenance and management of essential utility services when alternative siting options are not feasible.4
- 10. To identify management zones within the park to facilitate effective management of different use and character areas.
- 11. To formulate a comprehensive strategy for the sustainable development of the park to achieve the above objectives.

16

<sup>&</sup>lt;sup>4</sup> Utilities include such services as electric and telecommunication cables, gas, water, drainage and sewer pipes, together with ancillary structures associated with these services, which provide essential services to the public.

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#### **Recreational Use** 8.

# 8.1 Management Zones

The extensive size and varied character of Waikanae Park provides the opportunity to accommodate a diverse range of both informal and organised recreation. Careful planning is required to make full and appropriate use of the park's resources whilst ensuring compatibility of recreational use and protection of the park's landscape qualities.

In broad terms, the park is to be developed and managed for:

### Zone 1: Active Recreation

This area, at the east end of the park, is to be managed primarily for organised recreation with playing fields, sport clubrooms and the Waikanae Swimming Pool. However, the former sea cliff landform within this zone (see 4.1 and Figure 3) is to be protected from development that could conceal or damage its form.

### Zone 2: Informal Recreation

This area comprises the Kaiwaru dunes and the flat land along Park Avenue west of the wrestling club building. Apart from the croquet greens, it is to be managed as relatively undeveloped open space with an informal parkland character of woodlots and amenity planting and a network of walking tracks and bridle trails. Equestrian events and training activities will continue on the flat land but this will not preclude public access.

### Zone 3: Equestrian Area

This is also an informal open space area, but has a more rural character due to horse grazing. The area is used by the pony club for grazing, casual riding and part of the cross country course, but there is also public access for walking opportunities. The western end of the zone is currently part of the landfill but when the landfill closes, it will be added to the equestrian area.

# Zone 4: Conservation (kohekohe forest remnant)

This is a significant ecological site, identified in the District Plan. Protection of the native vegetation has priority.

Zone 5: Conservation and Controlled Equestrian Cross Country Course
Conservation of the remnant native vegetation in the Kaiwaru Creek is
to be the main objective but with controlled access for the cross country
course unless an alternative course can be provided (see Section 10).

The management zones provide a basic management structure but are not exclusive and compatible multiple use of the park's open spaces is to be encouraged. For instance, many of the horse riding activities are 'organised', but require expansive open space of a less formally managed character that is also compatible with other informal public recreation. Similarly, while access may need to be controlled in the conservation zones, these areas also provide opportunities for walking and enjoyment of 'natural' environments.

Varied special events are a feature at Waikanae Park due, in part, to the range of uses and opportunities. For instance, there are sporting fixtures, pony club shows and the annual Waikanae District Sports Days. The Sports Days owe much of their popularity and carnival atmosphere to the wide variety of closely combined activities, including wood chopping competitions, dog obedience displays, equestrian events and traditional fairground activities. Using the park for concerts has also been suggested. Although an proposed outdoor venue did not proceed, the concept of outdoor entertainment at the park complies with the objectives of facilitating public recreation and enjoyment. However, issues of siting, provision of facilities and noise would be issues that would have to be addressed.

Development for the various recreational uses will be needed in the future, including walking routes, picnicking areas, additional facilities such as toilets and on-site information. At the same time, demand for new or expanded recreational uses must be balanced with the need to protect the park's physical and natural resources. Scattered ad hoc development in 'left over' corners of the park will compromise its open space character — a character that will be increasingly important as Waikanae grows around it. Appropriate site planning and development of recreational facilities must, therefore, be addressed in the comprehensive landscape development plan proposed in Section 18.

### 8.2 Exclusive Recreational Use

In general, exclusive use of reserve land is not encouraged as this can limit free public access and multiple use of resources. Playing fields, although used by private sports groups, remain public ground available for general use. Leases of clubrooms by these groups, however, is encouraged particularly if shared between compatible groups, as this facilitates recreational use of reserves.

Bowling and croquet greens are the main exception to this policy. Both sports are significant recreational activities in the Kapiti community but would be hard-pressed to finance privately-owned land for greens. Therefore, the Council makes appropriate land available for these groups and permits their exclusive use because the greens are vulnerable to damage if open for general use. In order to preserve public access at Waikanae Park the exclusive use of park open space is to be limited to that of the Waikanae Croquet Club within their

specified area.

The swimming pool is open to the general public, although subject to an operating charge set by the Council for all its swimming pools, but is fenced off from uncontrolled entry to comply with safety regulations.

# 8.3 The Croquet Club

Two additional greens were developed in 1998, due to growing club membership. Previous proposals were a matter of controversy because the extensions would have encroached upon the horse riding events area to such an extent that competitions would no longer have been possible. Instead, the pre-existing greens were redeveloped with a reduced extension east into the horse events area and an extra green developed to the west.

The croquet greens, being an exclusive use, are an anomaly in the otherwise more informal part of the park, particularly since their location constrains development and use options for the long area of flat land along the Park Avenue frontage. However, in view of the considerable resources invested into developing the greens and associated clubroom and parking facilities, they are to remain in the existing location.

#### **Policies**

- The park shall be developed and managed to facilitate a wide range of 8. i both organised and informal recreation.
- Compatible multiple use of recreational facilities shall be encouraged to 8. ii maximise efficient use of resources.
- Management zones shall be identified as an aid to clarifying management policies and resolving management issues. 8. iii
- Appropriate recreational facilities and opportunities, in balance with the natural and landscape values of the park, shall be developed 8. iv consistently in accordance with a comprehensive landscape development plan.
- Existing areas used for horse riding activities shall not be diminished, unless alternative areas suitable and adequate for the existing horse 8. v riding activities can be provided.
- Exclusive use of the park's open space shall be limited to the croquet greens and the greens shall not be extended any further. 8. vi
- Events and activities of a recreational nature or value to the local community such as fetes, festivals and sports competitions shall be 8 .vii encouraged provided that they do not damage the park, excessively conflict with recreation use or cause unacceptable disturbance to local residents. Such events shall be subject to prior approval of the Parks and Recreation Manager.

8. viii The Parks and Recreation Manager shall administer a bookings system for formal use of the playing fields and shall give notice of restrictions and cancellations by way of agreed avenues. (e.g. radio announcements).

### 9. Sportsgrounds

The Parks and Recreation Department of the Council carries out and funds ground maintenance where the ground is available for both general public and sports club use. The playing fields are used for rugby football, cricket and association football. A high standard of maintenance is required to ensure the ground is suitable for competition play. The croquet greens require a particularly high standard of ground keeping to maintain a healthy, fine sward and an even playing surface. This is carried out in terms of a specific maintenance agreement.

Monitoring of all these areas is essential to ensure that winter drainage and summer irrigation is adequate and to prevent inappropriate use and over-use.

The provision and maintenance of equipment such as floodlights and goal posts is the responsibility of the sports clubs.

Development of an extra playing field has been budgeted for the year 2003-2004, based on the recommendation in the 1997 Leisure Plan. However, siting needs to be carefully considered and weighed against other demands for space at the park.

### **Policies**

- 9. i The sportsground and croquet green surfaces shall be maintained to high standards suitable for competitions in both the winter and summer seasons.
- 9. ii The condition of the ground surfaces shall be regularly monitored. Training sessions and sporting fixtures shall be restricted or cancelled at the discretion of the Parks and Recreation Manager to protect the ground surface.
- 9. iii 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.
- Responsibility for and funding of maintaining the croquet greens shall be according to the maintenance agreement with the Waikanae Croquet Club.

### Action Policies

The siting of an additional playing field shall be investigated in the preparation of the proposed landscape development plan. 9. v

# 10. Equestrian Activities

Horse and pony activities have permanent usage rights at Waikanae Park (see Section 5). The Council's Parks and Recreation Department must, therefore, ensure that there is adequate and suitable land available for these activities.

Currently, the Waikanae Pony Club uses two main areas.

Zone 3, the Equestrian Area:

This is on the north side of the Kaiwaru dunes extending west as far as the landfill, and is used for part of the club's cross-country course, for casual riding and for grazing. Over the last several years, surface water has persisted in part of this area where the Kaiwaru Creek begins: - an area that used to be generally dry. This water appears to have caused the death of some vegetation and has reduced the area of useable space for the pony club. The reasons for this change are not known, although it is possible that a higher water table may be the result of long-term fluctuations in ground water levels that do occur on the Kapiti Coast<sup>5</sup>. The club has investigated these changes and found that the water does not appear to be coming from the landfill as there is no evidence of leachates. The club acknowledges the natural values of the native vegetation in this area and is willing to look into protection of the vegetation including fencing to control horse access.

### Park Avenue Events Area.

The long strip of open ground parallel to Park Avenue from the wrestling club building to the landfill access road is used for competition events such as dressage and show jumping. The area east of the croquet club is used for the older age group competitions and the area to the west is used for the junior events. This flat land is also used for training and instruction, with up to 60 children attending fortnightly weekend instruction for eight months of the year.

The pony club is finding that available land is barely adequate for its current level of activities due to the surface water mentioned above and the expansion of other activities at the increasingly popular Waikanae Sports Day. The club has been using land on the adjoining Anderson property for events and training, and considers that its activities would be considerably constrained without this.

<sup>&</sup>lt;sup>5</sup> Personal observation from Wilson Lattey of Lattey Consultants. 21

The club is also concerned that the additional landfill area proposed for eventual equestrian use will be of insufficient area to accommodate their needs, particularly in view of the growing demand for horse riding in the Kapiti area. The club's membership is growing by about 10% every year, due in large part, the club believes, to rural residential subdivisions that attract people interested in horse riding. Further afield, the Kapiti Pony Club is likely to lose its land at Raumati, which is designated for the Western Link Road development. Unless it can find an alternative site, its members will look towards Waikanae Park. Waikanae Park is a recognised centre of equestrian activity on the Kapiti Coast. In addition to the pony club's own regular instruction sessions, four major competition events are held every year, attracting riders from a wide area. These events attract up to 200 competitors. The Horowhenua Dressage Club and the Kapiti Adult Riding Club also use Waikanae Park.

In view of these factors, the Council intends to investigate the potential for purchasing the adjacent Anderson land that is currently part of the landfill to be added to the proposed Equestrian Management Zone 3 when the landfill is closed (see Section 21 also).

The club is currently embarking on clubrooms with space for storage, which will be an extension to the wrestling club building. This is a much-needed facility for this long established user group<sup>6</sup> will be a considerable commitment towards the club's continued use of the main Park Avenue frontage for access and events.

The question of available space and increasing demand for equestrian events is an issue that is likely to intensify as space at the park comes under increasing pressure for other new or expanded uses. There is a need to plan for the long-term needs of the equestrian users as part of the proposed landscape development plan, in co-operation between the Council and the various affected equestrian groups, taking into account:

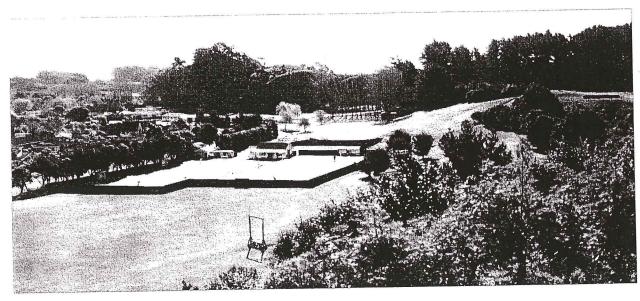
- spatial needs for classes and events of different types: at least 2000 –
   2500 lineal metres of land for training courses and events;
- needs for clubrooms, equipment storage both now and when the landfill site comes available;
- the question of controlling horse access in management zone 5 so that the native vegetation is better protected;
- the causes and long-term management of the surface water in the equestrian area and its effect on the health of the remnant native vegetation in the Kaiwaru Stream;
- the additional land that is currently used for the landfill that will be rehabilitated and developed solely for horse/pony activities (and compatible informal public recreation) when the landfill closes;
- possible opportunities for co-operating with the owners of the adjacent private land (currently the Anderson family) and with the Ferndale Equestrian Centre beyond, over the use of land and facilities.

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<sup>&</sup>lt;sup>6</sup> Upgrade of facilities in view of increasing membership is acknowledged in *Kapiti Coast District Leisure Plan (Stage II)*, p. 88.



 The flat area east of the croquet greens along the Park Avenue frontage is used for equestrian events.



2. To the west of the equestrian events area, the **croquet greens** are centrally located on the Park Avenue frontage. Beyond, the **Waimeha Stream** emerges from underground piping.



#### **Policies**

- The permanent usage rights for horse and pony activities in the park 10. i shall be upheld.
- The affected horse riding groups shall be consulted regularly about their special needs and park management issues. 10. ii
- 10. iii The provision and maintenance of specialist equestrian equipment such as horse jumps shall be the responsibility of the Waikanae Pony Club.

### **Action Policies**

- The Parks and Recreation Department shall consult urgently with the Waikanae Pony Club about fencing to protect the remnant native 10.jv vegetation in zone 5 and shall ensure that the fencing is installed as soon as possible.
- The Waikanae Pony Club shall be consulted about the environmental management issues in zones 3 & 5, to assist with the preparation of a 10. v landscape development plan which will address long term site planning and development at the park (see Section 18).
- 10. vi Prior to the landfill closing the Waikanae Pony Club and interested horse riding groups shall be collectively consulted about their overall spatial and facilities needs at the park and the potential purchase of additional land for equestrian use by the Council.

# 11. Playground and Skateboard Facilities

### 11.1 Playground

The design and location of children's play areas should provide stimulating and safe play opportunities for a range of ages, with both play structures and open space for ball games and exploration. The site should also provide an environment that encourages year-round use with adequate sunlight, shade, shelter and seating for supervision. Where possible, site features such as varied ground forms should be incorporated into the design to extend play opportunities. However, at Waikanae Park, this has encouraged intensive use of the ground under the ecologically significant stand of kohekohe immediately adjacent and this is adversely affecting its regeneration.

The play area at Waikanae Park was developed in 1976 and upgraded in 1989. It is due for upgrading again in 2004 and, because of the adverse effects on the kohekohe remnant, it is proposed that the playground equipment be repositioned at that time. In the meantime, it is proposed that the remnant be fenced to discourage trampling in the understorey with signage to inform people about the reasons for this and the significance of the kohekohe (see Sections 15 & 19).

Consultation with children and parents who use the playground will be essential to identify use levels, needs, issues and in deciding where the new playground should be located. Site selection should be incorporated into the proposed landscape development plan project.

# 11.2 Skateboard / Skating Facility

A timber skate boarding ramp is located at the west end of the playground. It is immediately adjacent to the kohekohe forest remnant and, should therefore, also be relocated for the same reasons as the playground. The skateboard ramp is also not considered a compatible use immediately beside the playground because of the different age groups catered for.

The need for more youth facilities is highlighted in the 1997 Leisure Plan, which contains a specific recommendation for a concrete skateboard course at Waikanae Park by the year 2011. Funding for this has been budgeted for the year 2007-2008. Upgrading of the skateboarding equipment at an earlier date was proposed to the Council and a concept for a fenced and contoured asphalt course, between the children's playground and the Wrestling Club car park was considered by the Waikanae Community Board in February 1999. The Parks and Recreation Department did not favour this particular site (option 1 in Figure 5) because:

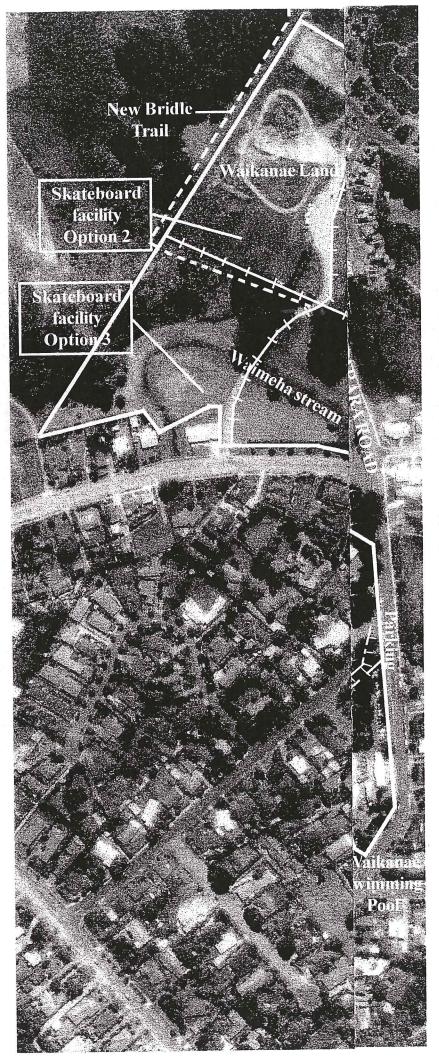
 It did not consider skateboarding to be compatible with the adjacent playground use;

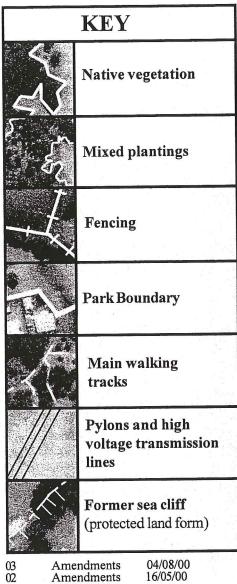
 it used not only by equestrian groups for unloading horses, but also by a travelling circus twice annually, and by other travelling fairs. This site is considered to be the most suitable reserve space for these itinerant uses in the District.

Alternative sites at Waikanae Park have also been suggested but the Parks and Recreation Department does not consider these to be suitable either.

- Part of the landfill area (option 2 in Figure 5) was suggested but compatibility with the planned horse riding uses there is likely to be an issue. The relative seclusion of this site also raises questions about adequate supervision of skateboarding activities and safety for the skateboarders.
- The low-lying area, west of the landfill access road (option 3 in Figure 5) is another possibility that would not encroach on the proposed equestrian uses at the landfill. However, proximity to houses could preclude this site due to the noise generated by skateboards on hard surfaces, which can often exceed the 50 decibel limit in the District Plan.<sup>7</sup>

The question of whether a skateboard facility is suitable at any site within Waikanae Park needs further consideration, bearing in mind other siting options in the Waikanae area and the views of the skateboarding users themselves. Waikanae Park, although central within the Waikanae / Waikanae Beach community, is isolated from the shops, food outlets and main transport nodes that are frequently a focus for skateboard groups. Siting a facility at the Park will not necessarily attract the skateboarders away from these additional





Amendments

01 Revision

# Figure 5 Sites considered for Skateboard Facility

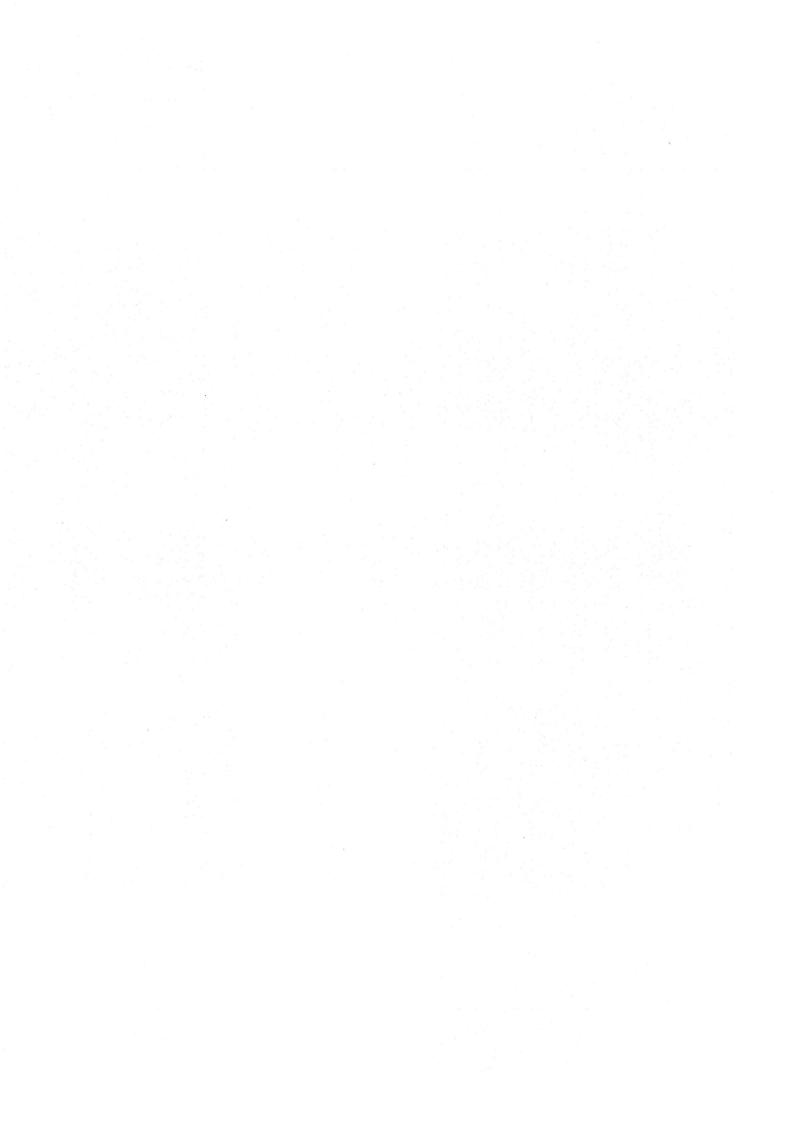
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Scale: 1:3000 approx Date: May 2000

Aerial photograph flown: February 1998







attractions. Moreover, potential sites in the Park that are not already allocated for other uses and where noise would not be an issue, are likely to be secluded. This raises questions about security. The Parks and Recreation Department does not consider that Waikanae Park is necessarily the best site for a skateboarding facility in Waikanae.

Due to pressures for additional uses, Waikanae Park is vulnerable to ad hoc development. The siting of any new facilities must be subject to proper site planning of the whole Park, taking into account the suitability and integration of the various park activities (existing, proposed or to be relocated), which should be addressed in the proposed landscape development plan (see Section 18).

#### **Policies**

- 11. i The playground equipment shall be maintained to a high standard of safety and repair to conform with the requirements of the current New Zealand Playground Standard.
- 11. ii Appropriate safety surfacing shall be installed under all play structures.
- 11. iii The playground equipment shall be inspected regularly and thoroughly for damage and faults and any necessary remedial work carried out promptly.
- 11. iv The local community shall be consulted about management issues relating to the play area.
- 11. v Any new play structures and/or equipment shall comply to the relevant New Zealand Standards and be purchased from approved suppliers.

## **Action Policies**

- 11. vi The kohekohe remnant shall be fenced to discourage entry under the trees while the playground remains at its present site.
- 11. vii The playground shall be relocated away from the vicinity of the kohekohe remnant when the equipment is replaced in 2004.

  Appropriate alternative siting shall be addressed in the proposed landscape development plan, in consultation with playground users and the local community.
- 11. viii Alternative sites to Waikanae Park for the siting of a specially designed skateboarding course in the Waikanae community shall be investigated in consultation with local skateboarders, youth groups, interested community groups and the local community.

# 12. The Swimming Pool Complex

The swimming pool attracts large crowds in summer because of its attractive grounds, with well maintained lawns and shade trees. Family groups use the area not only for swimming but as a picnic venue. It is therefore important that

the amenity value of the grounds is maintained. The recent addition of a water slide has added to the pool's popularity.

Upgrading of the road frontage is needed to rationalise the entrance area, which is currently cluttered with superfluous vehicle barriers, and bicycle stands.

#### **Policies**

- The Parks and Recreation Department of the Council shall maintain a co-operative working relationship with the swimming pool contractor to 12. i ensure compliance with all relevant New Zealand standards.
- The amenity value of the grounds shall be maintained and enhanced. 12. ii

### **Action Policies**

12. iii The entrance to the swimming pool complex shall be upgraded as resources permit.

# 13. Buildings, Structures and Site Furniture

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.

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.

# 13.1 Buildings

The buildings at Waikanae Park are widely distributed so each building needs to be considered in the context of its setting. For instance, the swimming pool building is of a scale and character that fits in well with adjacent residential housing. The recreation centre has been well designed to fit into the landform and is a visual and functional focal point for the sportsground. Its prominence is therefore appropriate to the site although a darker roof colour would relate it better to the background pines.

The buildings along Park Avenue are more obtrusive principally due to their location on bare, flat ground. The wrestling club building, in particular, needs extensive planting and a more recessive colour scheme.

Inevitably, there will be demands for more built facilities in the future. Proliferation of buildings must be balanced against the objective to preserve the park's open space qualities. The need for and placement of new buildings must be considered in terms of:

- facilitating appropriate park uses;
- whether the building will attract more use than the park can withstand;
- the space required for the building and associated access, parking and planting which may impinge upon open space requirements;
- the potential to meet additional needs through the multiple use of existing buildings.

Currently, the Waikanae Pony Club is proposing to build a clubrooms / storage space extension onto the existing wrestling club building. This will provide a much-needed facility for a group that has permanent usage rights at the park. By extending the existing wrestling club building, loss of open space will be minimised by clustering building development.

# 13.2 Fencing

Fencing requirements for horse grazing and the equestrian cross country course need to be reviewed in consultation with the Waikanae Pony Club with particular consideration to the conservation objective in Zone 5 (see Section 19). Fencing requirements will need to be reviewed further when the landfill site becomes available for equestrian events. Factors to be considered include:

- a fencing layout that will allow for the equestrian cross country course while also protecting the native vegetation in the Kaiwaru Creek;
- providing for pedestrian access;
- provision of stiles and self-closing gates as necessary to protect fences and ensure that horses remain in designated grazing areas.

Fencing of the remnant kohekohe forest is also required to discourage entry under the canopy, because trampling is retarding regeneration.

# 13.3 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 can be less obtrusive if placed on existing structures or close to planting. The timber vehicle barriers generally used by the Parks and Recreation Department of the Council are of an informal character appropriate to most Kapiti Coast reserves, but can be dominant on the open ground frequently found around parking areas. This is certainly the case at Waikanae Park, where planting would reduce their impact.

The Kapiti Leisure Plan<sup>8</sup> noted that more seating and picnicking facilities were needed in Waikanae's parks generally. At Waikanae Park, strategically placed seating would encourage general enjoyment of the park environment,

<sup>&</sup>lt;sup>8</sup> Kapiti Coast District Leisure Plan (Stage II), 1997, p. 88

especially for elderly people (who comprise a significant proportion of the Waikanae community) and for spectating of sports and horse activities<sup>9</sup>. The potential to develop picnic areas, should be planned in conjunction with relocation of the playground and other amenity improvements in the proposed landscape development plan.

## 13.4 Lighting

The 1997 Leisure Plan recommended that a sufficiently lit area for night training be provided at Waikanae Park to improve winter sporting opportunities. The Parks and Recreation Department does not provide equipment such as floodlights and goal posts and this is regarded as the responsibility of the sports groups.

#### 13.5 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.

#### **Policies**

- 13. i The addition of new buildings shall be subject to planning approval under the Kapiti Coast District Plan and shall be considered against the objectives of preserving the park's open space qualities and providing for recreation.
- 13. ii New buildings, structures and site furniture shall be sited to complement the park's character while meeting functional requirements.
- 13. iii The Parks and Recreation Department of the Council shall endeavour to achieve unity of constructed park features to complement the park's character through co-ordinated colour schemes and consistent design styles appropriate to the setting.
- 13. iv Buildings and structures, other than fences, shall not be permitted in the conservation zones.
- 13. v All buildings, structures and site furniture shall be of a high design standard and shall be maintained in a state of good repair.
- vi Changing facilities and toilets shall be regularly maintained to a high standard of cleanliness.
- 13. vii All new buildings and structures, and alterations to those existing, shall comply with the requirements of the Building Act 1991.

<sup>&</sup>lt;sup>9</sup> Kapiti Coast District Leisure Plan (Stage II), 1997. More spectator seating for both playing field activities and equestrian events was noted.

- 13. viii Boundary fencing adjoining residential properties shall be maintained in a state of good repair and its visibility reduced with the use of planting and/or landform.
- 13. ix Fencing and gates around grazing areas shall be well maintained to ensure that horses are confined to the designated grazing land.

## **Action Policies**

- 13. x Conservation zone 4, the kohekohe forest remnant, shall be fenced as a matter of priority to discourage intensive use.
- 13. xi An additional buffer area around zone 4, the kohekohe forest remnant, shall be fenced after the playground is relocated.
- 13. xii A fencing layout plan and construction programme shall be planned with the Waikanae Pony Club, as a matter of urgency, to protect the remnant vegetation<sup>10</sup> in the Kaiwaru Creek from horse grazing and trampling, while also providing for the club's cross country course.
- 13. xiii The siting and design of more seating shall be assessed in the proposed landscape development plan.

# 14. Access and Parking

Off-street parking areas have been developed at Ngarara Road and the eastern end of Park Avenue to accommodate parking needs for the swimming pool, recreation centre and playing fields. As park use increases, additional parking will be needed. Already, the addition of the water slide at the swimming pool has boosted pool use and related parking, 11 while sporting fixtures, equestrian events and the Waikanae Sports Day, all place demand on parking areas. On the Sports Days, Park Avenue is closed temporarily to through traffic and used for parking.

Parking is demanding on space and development of new parking areas within the park must be balanced against the loss of amenity and open space opportunities that would result. Planning for more parking should also take into account the wide road verges along both Park Avenue and Ngarara Road. The potential for developing formal angle parking on these verges (which are already informally used for parking) to maximise available space should be investigated. Any such development would need to be incorporated with proposals for street and park boundary planting to mitigate potential loss of amenity. The possibility of the proposed Western Link Road being routed along either Park Avenue or Ngarara Road (see Section 5) would have implications

<sup>&</sup>lt;sup>10</sup> Including a species of high conservation priority (see sections 4.4 & 19)

<sup>11</sup> Letter to KCDC, dated 10 December 1998, mentions increased parking by pool users encroaching onto road verges.

concerning parking and traffic levels adjacent to the park, so any new parking proposals should be held over until the Link Road route is finalised.

When considering parking needs, it should be noted that the equestrian users prefer to have turf rather than a paved surface for parking and unloading their horses. Currently, they use the grassy area between the playground and wrestling club entry, as well as the grassy verge on Park Avenue when there are crowds. With the addition of the pony clubroom onto the wrestling club building, this will continue to be the main arrival area for horse riders.

Currently, a bridle and pedestrian path connects Ngarara Road and Park Avenue by the sports field, and a series of mown walking tracks are maintained in the trig area. A track network needs to be planned and developed to provide adequately for access requirements, taking into account opportunities to extend pedestrian and horse-riding routes both within the park or linking in with adjacent or nearby routes.

Ongoing consultation with the Waikanae Pony Club is needed to maintain and manage continued access for horse riding activities. Compatibility with other users and protection of the park's surfaces in critical areas must also be addressed. Separate horse riding and pedestrian routes may need to be designated in certain areas to protect pedestrian safety.

### **Policies**

- 14. i Public vehicle access shall be restricted to developed parking areas, unless otherwise approved for temporary purposes by the Parks and Recreation Manager.
- 14. ii Tracks to the transmission line pylons shall be maintained so that they are accessible for Transpower maintenance vehicles.
- 14.iii Horse grazing and riding shall continue with guidelines agreed between the Council's Parks and Recreation Department and the Waikanae Pony Club. This is a permanent access right which dates from the founding condition of the park's purchase (see Section 5) and is subject to a formal lease.

## **Action Policies**

- 14. iv Additional public parking shall be developed as necessary along the Park Avenue frontage.
- 14. v A network of walking tracks and bridle trails shall be planned and developed.

# 15. Signs and Interpretation

# 15.1 Signs

Signs are necessary in public parks to:

- identify places and routes;
- inform about public use and safety;
- in some cases, provide information of interest about the site or locality. (This is generally referred to as interpretation).

These signs are the responsibility of the administering body.

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

- 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
- Advertising hoardings, usually erected at sports grounds to promote sponsors.

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 uncoordinated styles and physically scattered messages. To remedy this situation, a unified Parks and Recreation Department sign system is gradually being put in place through a replacement programme implemented as resources permit to better enhance the Council's public image. Standard construction is also more economic and allows for rapid replacement of damaged signs. The sign system also provides guidelines about the design of signs used by lessees and licence holders relating to size, style and colour schemes.

The effectiveness of existing signs needs to be reviewed as they come up for replacement and the new signs adapted to current needs. At Waikanae Park, the diversity of uses in different areas necessitates particularly informative signage. For instance, submitters have commented that it is difficult for visitors to locate the public toilets. Explanation and a clear signposting system is also needed to define bridle paths or to inform dog owners about areas where they may or may not take their dogs.

Generally, advertising hoardings are not to be permitted on public reserves. However, where a sports club relies upon sponsorship to fund fixtures or facilities, 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.

Temporary warning signs may also be required from time to time to advise of potential safety concerns or controls, such as use of herbicides or pesticides or restrictions on public access for safety reasons (see Section 24).

# 15.2 Interpretation

Waikanae Park has a unique story and information about it will add to local interest and appreciation. Interpretative signs about the origins of the park, including Sir Charles Fleming's contribution to its original purchase, and about special features such as the Kaiwaru cultivations and postglacial sea cliff should be considered. Information about the value of and protection needed for the native vegetation remnants, especially the kohekohe remnant, should be considered to encourage public co-operation with protection measures.

#### **Policies**

- Signs shall only be installed by lessees and licence holders with the 15. i prior written approval of the Parks and Recreation Manager and shall comply with District Plan design and size requirements.
- Advertising hoardings shall be permitted on a temporary basis only, at 15. ii the discretion of the Parks and Recreation Manager.
- 15. iii Signs shall be upgraded in accordance with the standard Council Parks and Recreation Department sign system. Signs shall be designed, constructed and maintained to a high standard.

## **Action Policies**

- 15. iv Sign requirements shall be reviewed, taking into account the adequacy of existing way-finding signs and visitor information.
- On-site interpretation to inform park users and foster their appreciation 15. v of its cultural and historic values and co-operation with on-going conservation projects shall be investigated.

# 16. Controls and Prohibitions

Public parks inevitably attract activities that are incompatible with management objectives. Although the Council's Parks and Recreation Department seeks to encourage multiple recreation use of the park, 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:

## 16.1 Dogs

Walking and exercising dogs is recognised as a genuine recreational pursuit but the presence of dogs can be inappropriate in certain places. In reserve areas uncontrolled dogs and dog fouling can detract from the enjoyment of other recreational users. In order to manage dog control on the Kapiti Coast the Council has adopted a Dog Control Policy and Bylaw. A series of dog access zones have been identified whereby dogs in public places are either prohibited, permitted on a leash or allowed off the leash.

In accordance with the dog access zone provisions, dogs are prohibited from the playing fields and playgrounds at Waikanae Park ('Prohibited Dog Access Zone') but are allowed in the rest of the park provided that they are on a leash or lead at all times ('Controlled Dog Access Zone').

Therefore, dogs are prohibited from the eastern Active Recreation and Conservation Management Zones 1 & 4, and permitted within the Informal Recreation, Equestrian Activities and Conservation / Cross Country Zones 2,3 & 5 at the Park (see Figure 4). This policy needs to be made clear by signage.

# 16.2 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. Regular maintenance 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 is actively involved in park projects and management. Community involvement and consultation is another avenue that may be explored, therefore.

# 16.3 Public safety

In exceptional circumstances it may be necessary to close the park to the public to protect public safety or to protect the park environment. For example, flooding, reparation of extensive damage (such as storm damage), major redevelopment or use of poisons for pest control may warrant full or partial closure.

### **Policies**

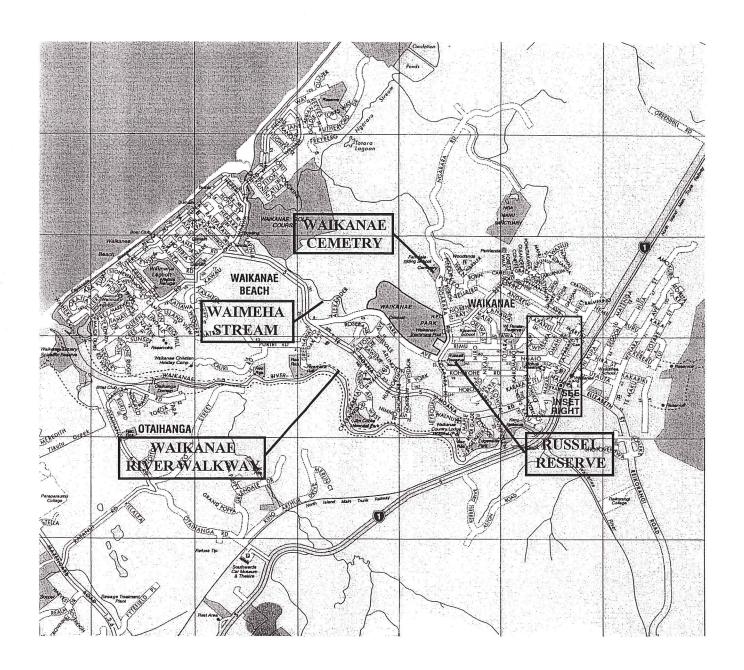
- Unauthorised vehicle access shall not be permitted in the park except 16. i in designated parking areas.
- The requirements of the Dog Access Zones under the Kapiti Coast District Council's Dog Control Policy shall be complied with at 16. ii Waikanae Park and enforced under the Dog Control Bylaw 1997, when necessary. Specifically,
  - Dogs shall be prohibited from:
    - the Active Recreation Management Zone 1; and
    - the Conservation Management Zone 4.
  - Dogs shall be kept under continuous control on a leash or lead in:
    - the Informal Recreation Management Zone 2;
      - the Equestrian Management Zone 3; and

- the Conservation / Equestrian Cross Country Course Management Zone 5.
- 16. iii Golfing, and other recreation activities, which may damage the park's resources or compromise public safety, shall not be permitted.
- 16. iv Horse grazing and riding shall be subject to controls to be set down by the Parks and Recreation Manager, in consultation with the Waikanae Pony Club.
- 16. v Littering and rubbish dumping shall be prohibited and offenders may be prosecuted under the Litter Act 1979.
- 16. vi The lighting of open fires shall not be permitted but portable gas barbecues may be used for special events at the discretion of the Parks and Recreation Manager.
- 16. vii Measures to reduce and, if possible, eliminate anti-social behaviour and vandalism shall be investigated if necessary and, where appropriate, actioned.
- 16. viii Activities that are damaging to park resources shall be restricted while appropriate protective measures are taken or prohibited if incompatible with the park's aims and objectives.
- 16. ix In exceptional circumstances, some or all of the park shall be closed to the public, at the discretion of the Parks and Recreation Manager.

# 17. Open Space Opportunities

There are opportunities to further link Waikanae Park into a wider network of open space, walking routes and cycleways (see Figure 6).

- A walkway through nearby Russell Reserve to Ngaio Road already exists through a larger remnant of kohekohe forest than at the park;
- The native vegetation remnant in the central dune area extends beyond the
  park down the Kaiwaru Creek. The area is zoned Residential but the
  natural values of the riparian land and native vegetation should be
  recognised for protection, perhaps acquired as reserve contribution in due
  course. This could provide the basis for developing a walking route
  northward from the park linking up with the Waikanae Cemetery open
  space on Ngarara Road.
- Access for bridle trails could be negotiated with nearby landowners, to extend the riding opportunities in the general vicinity of the park;
- Walking or cycle routes connecting with the Waikanae River walkway could be signposted;
- The Waimeha Stream, although in private ownership, is a potential walking route that could connect the park with the Waikanae Golf Links, if public access could be negotiated.









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10/05/00

# Waikanae Park Management Plan

Figure 6 Nearby Open Space Network

Scale: N/A

Date: May 2000

### **Policies**

- 17. i Opportunities for developing walking, riding and cycle routes to link the park with other open space areas shall be investigated as resources permit and opportunities present.
- 17. ii The owners of the adjacent land on the north side of the park shall be consulted about protecting the native bush remnant in the Kaiwaru Creek on their land, and future acquisition of this land by the Council investigated.

# **Action Policies**

17. iii Existing walking routes to nearby open space areas shall be promoted by publicising these opportunities through Council pamphlets or media releases and/or installing appropriate signage to identify the routes on site.

# ENVIRONMENTAL MANAGEMENT

# 18. Landscape Character

There are five main types of landscape character in Waikanae Park defined principally by topography and vegetation types.

Sportsground/Park Avenue Frontage

This comprises the low-lying ground of the former river course (see 4.1) and is characterised by large areas of mown grass. Some specimen tree and shelter planting is developing but the main shelter and structural planting is located on the adjacent higher ground. The adjacent dunes and pine-covered eastern former sea cliff provide an important backdrop and element of shelter. The Park Avenue frontage is a highly visible edge to the park. Currently dominated by the wrestling club building and car parking at the east end and screened behind a eugenia hedge to the west, it has potential to be developed into an attractive entry area.

# The Kaiwaru Dunes

This is undulating higher ground with areas of native vegetation and planting interspersed with open ground. Extensive mixed plantings are prominent on the trig hill and slopes facing Park Avenue. The ground slopes down more gently to the north forming the catchment for the Kaiwaru Creek in which there is remnant native vegetation. Open areas here are grazed by horses.

### The Landfill

This is a secluded amphitheatre enclosed by higher ground with significant stands of mature pines to west and south. It is currently dominated by the land fill operation and also contains a horse-grazing paddock.

# The Former Sea Cliff

At the eastern end of the site, an elevated terrace which marks a former sea cliff (see Section 4.1) encloses the playing fields. This is accentuated by mature pines at its northern higher end and by a stand of remnant kohekohe forest at the south end.

# The Swimming Pool Complex

This is a self-contained area separated from the rest of the park and sheltered from the north by higher ground, part of the former sea cliff, with mixed plantings of exotic and native species. Similar plantings extend into the pool area.

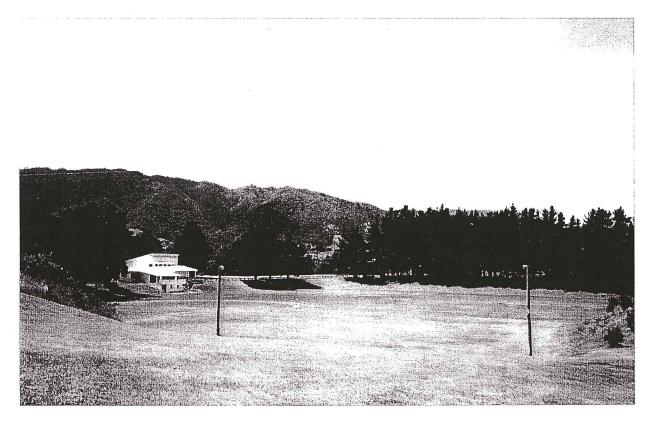
These character areas provide the clues to defining the Management Zones discussed in Section 8.1. The Management Zones provide a guide to planning recreation use and appropriate landscape settings but a comprehensive

landscape development plan is needed to properly implement management objectives.

The need for a landscape development plan is particularly needed because of the current and likely continuing demand for new uses at the Park. Currently, there are proposals to develop new pony clubrooms and an additional playing field. The recent proposals for an outdoor entertainment venue (though that did not proceed) and a skating/skateboarding facility are typical of the kinds of new uses that may be suggested for the park in the future. The playground is also due for replacement in 2004 and an alternative location needs to be considered so that the kohekohe forest remnant can be better protected. In addition, integration and rehabilitation of the landfill site into the park with, perhaps, relocation of the equestrian use areas needs to be planned in readiness for the landfill closure due also in about 2004.

If the open space qualities of the park are to be protected and ad hoc development avoided, it is important that the overall park layout and development is planned and consistently implemented. The landscape development plan needs to address the following:

- a thorough landscape assessment to identify important values, assess existing vegetation, and assess opportunities and constraints of the site and its locality;
- an ecological assessment of the native vegetation;
- site planning to ensure that functional requirements, including pony club and horse riding rights of use, and development of other recreational opportunities, are met while enhancing landscape values and protecting the natural character of landforms, watercourses and native vegetation;
- structural planting to provide an appropriate visual framework throughout the park;
- integration of planting to complement underlying landforms. The planting in
  the trig area, for instance, has several blocks of visually dominant conifers
  which are producing an obtrusive checkerboard effect. These mixed
  plantings, in particular, need to be surveyed and assessed in terms of their
  design and suitability. The impact of height restriction on vegetation under
  or near the transmission lines will also need to be assessed and the
  restrictions integrated into the planting design;
- rehabilitation of the landfill;
- development of an attractive frontage along Park Avenue;
- visual integration with the surrounding landscape. This applies particularly to the north and west boundaries where the less developed area of the park is complemented by the rural outlook. This outlook is likely to change dramatically in the future with residential development. Planning is required now to ensure an appropriate visual setting in the future.



3. Mature pines are a feature of the **playing fields** basin. The pines to the right are growing along the vestige of a former sea cliff (see section 4.1)



4. The **mixed plantings** on the Kaiwaru trig dune are developing compare younger plantings of 1993 (top) and similar planting in 1999 (bottom). A comprehensive survey and management strategy of these mixed plantings is needed.

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## **Policies**

The landscape character, natural values and scenic value of the park 18. i shall be protected and enhanced.

# **Action Policies**

- 18. ii A comprehensive landscape development plan shall be prepared to ensure that functional and visually appropriate settings are developed for diverse recreational use and to integrate the Management Zones. The landscape development plan shall:
  - include a landscape assessment to provide the basis for the development plan;
  - take into account the potential residential development north and east of the park, and include appropriate measures, such as planting, to mitigate potential adverse effects of adjacent development on the character and public use of the park.
  - 18. iii The landscape development plan shall be notified for public comment.

# 19. Native Vegetation

There are two significant areas of remnant native vegetation in the park which warrant special management to protect the health of the existing vegetation and to encourage its regeneration for the future. These are to be managed as conservation zones within the park (see Section 8.1 & Figure 4).

The stand of kohekohe near the playground is a remnant of a forest type, once common in this area, but now rare. Although small in area, it is significant because of its rarity. It was identified as a valuable natural area by the Department of Conservation under the Protected Natural Areas Programme and has been identified as a significant ecological site in the District Plan, requiring protection. The area is used as an extension of the playground. Consequently, there is almost no understorey and little regeneration in much of the remnant because of trampling. However, where it has been fenced off on the neighbouring private property, kohekohe seedlings (as well as planted specimens) are growing well.

Specialist advice should be sought to assess the general condition of the remnant and formulate a specific management plan for its conservation. The long term health of the kohekohe remnant would also benefit from the addition of fenced and revegetated buffer area around it. This should be considered in the proposed ecological assessment (see Section 18).

# Kaiwaru Creek remnant native vegetation

The other area of remnant native vegetation lies in the Kaiwaru Creek area on the north side of the Kaiwaru dunes. It is predominantly manuka but a diverse range of other species is also present including kanuka, pukatea, matai, rimu, kamahi, lancewood, cabbage trees, kanono, mahoe, mingimingi and matipo.

This remnant also extends into the neighbouring property where at least one specimen of kahikatea can be seen.

Of particular significance is the presence of the native mistletoe, Korthalsella salicornioides, which grows as a parasite plant on the manuka within this remnant. It is a plant of national conservation concern and of high conservation priority within the Wellington conservancy. More detailed information about this plant and its occurrence within Waikanae Park is contained in Appendix 2, including a map showing the location of the specimens identified at the site in 1996. apart from a small population on Kapiti Island, this is the only known site of the mistletoe on the Kapiti Coast (an area where it was formerly widespread, apparently).

Regeneration of this remnant is occurring in places but extensive areas have been overtaken by blackberry, other areas are trampled and grazed by horses, and the one specimen of rimu sighted 12 was in poor condition with extensive die-back. It may be that this die-back has been caused by apparent changes in the water table that have been observed over the last several years, with surface water sitting for prolonged periods at the top end of the creek. Alternatively, plant health may be adversely affected by horse grazing. Other vegetation in this recently wet area, notably manuka, appears to have died. (see Section 10 also.) This is of particular concern because the manuka is the host plant to the threatened mistletoe.

The pony club's equestrian cross-country course passes through this zone and this use is to continue in recognition of the pony club's permanent usage rights at the park, unless a suitable alternative route can be provided. However, the native vegetation and water quality values need to be protected and it is proposed that a fencing layout is devised, in consultation with the club, to define the cross-country route and fence off the adjacent native vegetation (see Sections 10 and 13.2 also).

Again, specialist advice needs to be sought -

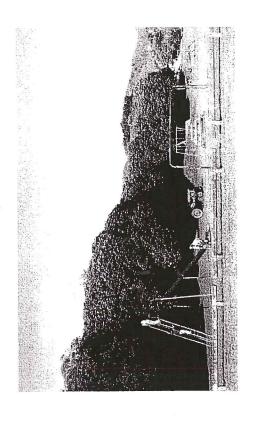
- to investigate the causes and effects of the apparent change in water table and whether there is any pollution or seepage from the landfill,
- to inspect the mistletoe specimens and their hosts as a follow-up to the 1996 inspection (see appendix 2);
- to survey the occurrence and distribution of species, assess the general condition of the remnant and the impact of existing and potential recreational use.

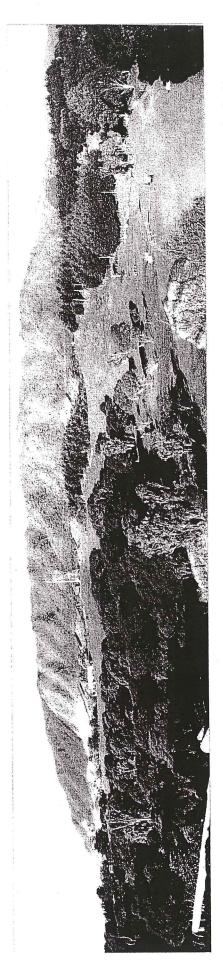
A specific action and monitoring plan for the conservation of this zone should then be developed. The plan must be prepared in close consultation with the Waikanae Pony Club so that the conservation objective can be integrated with the cross-country course use, and with the Department of Conservation, Wellington Conservancy, who have already outlined preliminary management tasks (see Appendix 2).

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<sup>&</sup>lt;sup>12</sup> This was from a very rapid walk-through in September 1999 and is not a comprehensive survey.

5. The **playground**, though needing an upgrade, is popular and is sheltered by the **kohekohe remnant**. However, trampling is compromising the health of the stand, so it is to be fenced off and the playground relocated when it is upgraded.





protected by fencing. The pony club will continue to have a cross-country course and grazing. Surface water (middle ground foreground) raises questions about a change in the water table, which may be affecting the health of the native vegetation as well as reducing the Kaiwaru Creek: - the native vegetation (left foreground), which includes specimens of the threatened native mistletoe, is to be better useable space for horse riding activities. Mixed planting on the main Kaiwaru trig dune can be seen to right of photo. 9

Control of noxious weeds (particularly Old Man's Beard and blackberry) and animals (particularly possums and rabbits) will be needed to protect both areas of vegetation.

Involvement of the local community and particularly local environmental groups such as the Forest and Bird Society to help with monitoring and protection is to be encouraged as this would extend Council's limited resources and promote local understanding of the conservation objectives.

## **Policies**

- The two conservation zones shall be monitored and managed to protect 19. i the health and regeneration of native vegetation.
- Participation of the local community and environmental groups in the protection programmes shall be encouraged. 19. ii

# **Action Policies**

- 19. iii The remnant of kohekohe forest and the Kaiwaru Creek remnant vegetation shall be fenced as a matter of high priority.
- 19. iv The fenced area of kohekohe forest shall be extended to include an additional buffer area after the playground and skateboard ramp are relocated.
- The Parks and Recreation Department shall ask the Operational Services Division of Council to check whether there is any seepage 19.v and/or pollution from the landfill in the Kaiwaru Creek catchment.
- 19. vi Specialist ecological advice shall be sought as a matter of priority to survey the Kaiwaru Creek native vegetation remnant, assess its health, possible causes of recent die-back and recommend appropriate conservation management.
- 19. vii Protection programmes shall be prepared and implemented for both areas of native vegetation including such aspects as fencing requirements and control of noxious weeds and animals. The Waikanae Pony Club shall be consulted to accommodate their needs in the preparation of the protection programme for the remnant native vegetation in the Kaiwaru Creek.

# 20. Other Vegetation

Planting at Waikanae Park consists mainly of mature pine and macrocarpa stands, which existed before the park was established, and extensive mixed plantings in the trig area, which were established some time in the 1980s. These latter plantings also extend to shelter belts of eucalyptus and eugenia in the croquet green area.

The mature pines are a significant landscape feature at each end of the park. They contribute significantly to the sheltered basin character of the playing field area and are important in defining the amphitheatre effect at the tip site. The pines within the park need to be managed and maintained to protect their longevity and aesthetic form. Their likely lifespan needs to be assessed and a re-planting programme implemented when necessary to ensure continuity of tree cover.

- West end. It should be noted that most of the pines that provide a visual backdrop at the west end are on private land so their future is uncertain. However, the Council intends to remove the pines on the terrace edge at the south end of the landfill, when the landfill is closed, and revegetate the terrace with native species.
- East end. As the pines along the former sea cliff age, they will be gradually inter-planted with more pines to retain the tree height, with the benefits of shelter, enclosure and continued protection of the former sea cliff landform feature.

The mixed plantings in the trig area are extensive and occupy a prominent site so they will have increasing impact upon the visual character of the park as they mature. A detailed survey and assessment is required to:

- evaluate visual impact (see Section 18);
- plan for the statutory height restrictions of vegetation in the vicinity of the high voltage transmission lines;
- identify maintenance needs such as pruning and thinning of the fastdeveloping conifer blocks;
- compare growth and success rates of different species as a guide to future planting strategies.

This survey should be carried out in conjunction with the preparation of the landscape development plan so that modification and maintenance of existing plantings can be integrated with a more comprehensive planting strategy.

Essentially, the long-term planting strategy should aim to establish a strong, simple framework of vegetation using species that are typical of and thrive in the area such as pines, eucalyptus and species that are indigenous to the local area. Within this, concentrated areas of special interest plantings can be incorporated. Scattering of special interest species through the site is to be avoided as this dilutes the unifying function of the basic planting structure.

The landscape development plan needs to give the basis for a long-term programme of vegetation management. To begin with, a detailed survey and assessment of all existing vegetation and site conditions is needed to identify constraints and opportunities, which prevail within the site itself and in the local context. Once completed, informed and practical planning and design decisions can be made. Available resources must also be considered, as the management programme must be achievable in terms of finance and skills available. For instance, plant survival and rate of growth is dependent upon selection of species suited to local conditions, thorough site preparation and regular follow-up maintenance demanding extra budgetary and labour allocations for several years.

#### **Policies**

- The mature pines and macrocarpa in the park are a significant landscape feature and shall be protected and maintained for good 20. i health.
- The height restriction requirements on vegetation in the vicinity of the high voltage transmission lines shall be incorporated into management 20. ii strategies for existing vegetation and selection of appropriate species for future planting.
- 20. iii Sound horticultural practices shall be applied in the maintenance and management of the park's vegetation.

# Action Policies

- 20. iv A detailed survey and assessment of all plantings shall be carried out to evaluate maintenance needs and provide base information for planning vegetation management.
- A planting strategy and vegetation management programme shall be devised in the course of preparing a comprehensive landscape 20. V development plan for the park.

# 21. The Landfill

It is anticipated that the landfill will be closed once the proposed Western Link Road is completed<sup>13</sup> and the resource consent for operation of the landfill expires on 31 December 2004. If the Link Road is not completed the site may be considered for use as a solid waste transfer station after it is closed as a landfill. This would be subject to public consultation. 14

Nevertheless, it is intended that the site ultimately be returned to farming use (where the landfill currently operates on the adjacent private property) and to recreation use (where it is within the park boundary.) The rehabilitated park land is to be managed as part of the Equestrian Area, Zone 3, developed solely for horse/pony activities and compatible public recreation such as walking.

Due to the increasing pressures for new and/or expanded uses at Waikanae Park, the Council intends to investigate the potential purchase of the privately owned part of the landfill site, when the landfill closes. This would provide a much more useful area for the proposed equestrian area (Management Zone 3).

14 Management Plan for the Waikanae Landfill, p.15

<sup>&</sup>lt;sup>13</sup> Vision 2020, Kapiti Coast District Council Long Term Financial Strategy and Funding Policy

The Management Plan for the Waikanae Landfill sets out the final landform. It is planned to fill the existing basin to a level to match the surrounding dunes, graded to drain towards the site boundaries. The landfill material will be covered with a low permeability capping layer such as clay, with a final layer of topsoil to be revegetated with grass. The landfill management plan provides for continued regular monitoring of leachates / stormwater drainage, of the final cover and vegetation, and of subsidence / slope stability. Detailed proposals for long-term site management will be addressed in the preparation of a site closure plan along with any post closure consent applications that may be required. It will be important that the Parks and Recreation Department and the Waikanae Pony Club are consulted closely in the preparation of the site closure plan, taking into account:

- Restrictions on the construction of buildings on the former landfill site<sup>15</sup> due
  to the potential for uneven ground settlement and release of gases under
  buildings;
- The probability that compacted ground conditions would be likely to retard tree growth, necessitating shallow-rooting species if any;
- The (slight) possibility that concentrated ground impacts (such as with show jumping) could bring landfill material to the surface.

#### **Policies**

- 21. i The landfill site within the park boundaries shall be developed solely as a venue for horse-riding and informal public recreation when the landfill has been closed and the site adequately rehabilitated.
- 21. ii The Parks and Recreation Department shall ensure that it is involved in the planning of the landfill closure plan with proposals for the future management of the site.

#### Action Policies

- 21. iii The Waikanae Pony Club shall be consulted about their needs when planning the detailed long-term management of the site, its detailed rehabilitation and development.
- 21. iv The Council shall investigate the potential for purchasing the privately owned northern part of the landfill when the landfill is closed, to add to Waikanae Park.

# 22. Stream Management

There are two small streams at Waikanae Park: the Waimeha Stream which emerges from a culvert on Park Avenue and an unnamed creek ('Kaiwaru Creek' in this plan) which begins in the Kaiwaru dunes, flowing northward. These streams can be managed to maximise water quality, and reduce siltation and flooding problems downstream through riparian management.

<sup>&</sup>lt;sup>15</sup> see p. 15 of Landfill Management Plan

Control of grazing and riparian vegetation enhancement in the Kaiwaru dunes, which form the headwaters of the creek, will benefit water quality and soil conservation.

The Waimeha Stream is piped to the croquet club carpark and then flows between mown banks through the park. The stream is within the 1% flood extent mapped in the District Plan, with potential for the water level to rise and flow over the low-lying land at the southwest corner of the park. Water quality is potentially affected by pollutants and material carried in the stormwater from the urban catchment upstream where it has been piped and by run-off from the landfill. Previously, leachates at the landfill discharged into groundwater and drained, via a pond, into the stream, However, the drain has been blocked and seepage of numerous potential pollutants into the stream is monitored under the conditions of the landfill resource consent. If water quality problems occur, the landfill management plan sets out possible solutions involving interception of drainage from the landfill.

Water quality and stream habitat would also be improved by introducing more riparian vegetation, reducing mower clippings from entering the water and providing shading and shelter for aquatic life. This need not preclude public access to the stream but simply confine open bank edges to defined areas. This presents an opportunity to restore native species that were once common in the swamps and stream margins of the Kapiti Coast.

Enhancing both streams as natural features in the park would also enhance recreational enjoyment. The Waimeha Stream is a pleasant setting for picnicking and passive recreation while the creek area and associated native vegetation offers walking opportunities in a natural setting.

## **Policies**

- 22. i The headwaters of the Kaiwaru Creek shall be managed and maintained to protect soil and water values.
- 22. ii The Kapiti Coast Parks and Recreation Department, Operational Services Department, Wellington Regional Council Rivers Department and tangata whenua shall consult over stream management issues, as required.
- 22. iii Stream management shall aim to enhance the streams as visual and recreational features.
- 22. iv The Waimeha Stream shall be managed by the Operational Services Department of the Council to protect water quality and natural values by monitoring contaminants and taking steps, as necessary, to locate and eliminate the source(s) of contaminants through the implementation of the Management Plan for the Waikanae Landfill and associated resource consent conditions. Regard shall also be given to the ratified Policy Statement on the Disposal and Treatment of Effluent prepared by Kapakapanui.

# **Action Policies**

Riparian vegetation to the stream margins shall be restored, using species indigenous to the stream margins of the Kapiti Coast. 22. V

# 23. Archaeological Sites

There are known to be archaeological sites in the vicinity of Waikanae Park, in particular the Kaiwaru cultivations and prehistoric occupation site (as evidenced by a midden, which is listed in the District Plan Heritage Register<sup>16</sup>). While it is known that Maori formerly used this area not all sites with potential archaeological interest have been located. Heritage sites might be uncovered by development activities at the park and, because of this, tangata whenua and the Historic Places Trust must be consulted about any proposed earthworks (e.g. roading, structures, services) before work begins. The site can then be specifically assessed and procedures put in place for monitoring the work and taking appropriate steps if an archaeological site is uncovered.

## **Policies**

- Tangata whenua and the Historic Places Trust shall be consulted about any proposed earthworks prior to work commencing, according to the 23. i provisions of the General Heritage Objective, Policy 2 of the Kapiti Coast District Plan.
- Any contract for earthworks at the park shall include the recommended clause in the District Plan (Permitted Activity Standards, D.6.2., Earthworks (iii)) relating to the unearthing of cultural sites during earthworks operations.

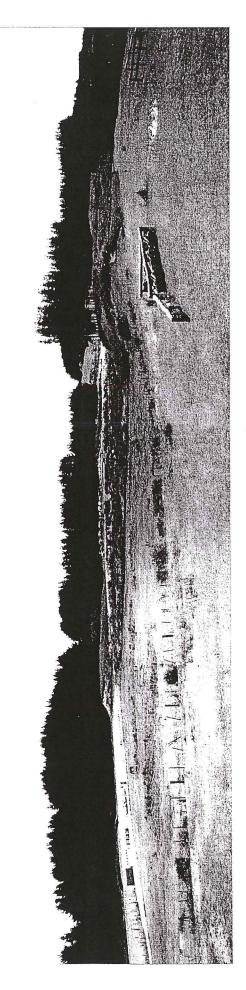
# 24. Maintenance

The extent and type of public use and the condition of the park needs to be monitored and appropriate action taken when necessary to ensure the enjoyment and safety of park users and protection of the park itself.

The general appearance and upkeep of reserves, particularly in suburban locations, is a common issue of public concern. Regular maintenance appropriate to the informal character of Waikanae Park is required to facilitate safe and enjoyable use and to promote pride in the park.

The Council needs to set an example of sound environmental management on its reserves, including the control of pest plants and animals and appropriate vegetation management. Maintenance methods must also be carefully considered and controlled to ensure the safety and protection of park users and adjacent residents, in particular, the use of herbicides, pesticides and fertilisers, and the use of heavy equipment.

<sup>&</sup>lt;sup>16</sup> Site R26/253 of the Archaeological Sites list, Grid Ref R26 - 2682500 east and 6035300 north.



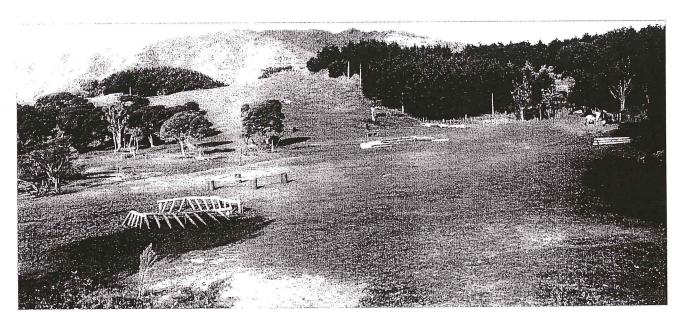
7. The landfill occupies a secluded site that is to be rehabilitated, when the landfill closes, as a base for equestrian events and horse riding with public walking opportunities for the general public.

At Waikanae Park pampas grass is a pest plant that is particularly evident on the south slopes of the Kaiwaru trig dune, and blackberry is a recurring problem, especially in the Kaiwaru creek area. Rabbits have also been a severe problem at times, causing damage to ground and vegetation. The Wellington Regional Council has been carrying out a rabbit control programme, but rabbit population levels will need on-going monitoring as the rabbits are likely to spread from adjacent farm land. Possum damage does not appear to be a problem at the park currently but this will also need to be monitored to ensure that vegetation, particularly the native remnants, is not damaged.

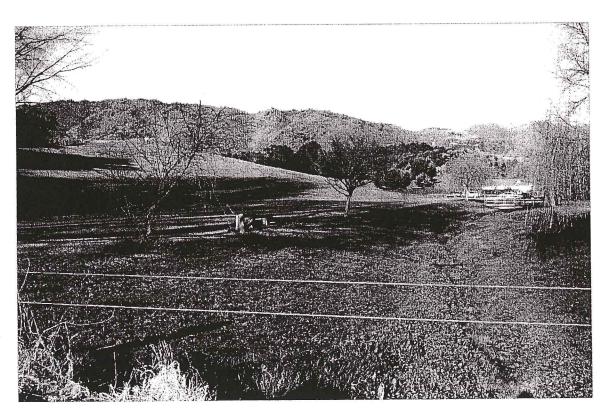
# **Policies**

- 24. i The park shall be maintained regularly to a high standard and damage or environmental problems rectified promptly.
- 24. ii Rubbish bins shall be provided to adequately service the sportsgrounds, playground and parking areas and shall be emptied regularly. Additional rubbish receptacles and disposal shall be provided for special events.
- 24. iii Pest animals, particularly rabbits and possums, shall be controlled in co-operation with the Wellington Regional Council's animal pest control programme.<sup>17</sup>
- 24. iv Pest plants, as listed in Wellington Regional Council's "*Proposed Regional Plant Pest Management Strategy*", and other plants which are locally invasive at Waikanae Park shall be controlled and, if possible, eliminated.
- 24. v Herbicides and pesticides shall be used as little as possible in terms of both area and frequency, shall be used strictly to comply with the New Zealand Code of Practice for the Management of Agrichemicals (NZS 8409:1999) and shall be applied only by registered applicators. Interested parties (see Section 26) shall be notified prior to use and temporary warning signs shall be erected in the immediate vicinity of the area where the herbicide or pesticide is to be used during the time of application and for a minimum of two weeks after.
- 24. vi The undertaking of earthworks or operation of machinery, other than mowers and standard hand-held maintenance equipment such as weed eaters, in the immediate vicinity of the high voltage transmission lines and support structures shall be restricted to personnel authorised by Transpower.

<sup>&</sup>lt;sup>17</sup> See also the Regional Council's *Proposed Regional Animal Pest management Strategy* 



**8. Kaiwaru Creek:** - the pony club reports that this area at the head of the creek has been much wetter (left foreground and mid photo). Several manuka (host species to the threatened native mistletoe) have died, though the cause is not yet known.



9. There is potential to restore some **natural values to the Waimeha Stream**, by introducing riparian planting of species that once naturally occurred here.

# ADMINISTRATION AND MANAGEMENT

# 25. Administration

This management plan is to be the primary reference for decision-making with regard to managing Waikanae Park. However, any activity that does not comply with the classified purpose of the reserve, as stated in the Reserves Act 1977, must be considered under the provisions of the Kapiti Coast District Plan. Waikanae Park is zoned Open Space in the District Plan. Regional Council or District Council resource consents may also be required for land uses and activities such as earthworks, structures involving building permits or affecting watercourses.

Waikanae Park is administered by the Parks and Recreation Department of the Kapiti Coast District Council under the direction of the Parks and Recreation Manager. Administration includes organising both the day-to-day management of the park and the longer term financing and development planning. Specialist expertise may be sought on occasion to provide advice or specialist service on specific management issues such as tree maintenance or sportsground development.

The Reserves Act 1977 requires that a reserve management plan be kept under continuous review and be updated according to significant changes of circumstance. It is anticipated that the management plan will be comprehensively reviewed after ten years with a full review of the implementation programme after five years. Development and issues will also be reviewed annually through the Council's Annual Plan budget allocation process.

## **Policies**

- Waikanae Park shall be managed as a Recreation Reserve under the 25. i Reserves Act 1977.
- Requirements for resource consents under the District Plan, Regional Soil Plan and Fresh Water Plan shall be complied with for activities that 25. ii require consents under those plans and/or for activities that do not comply with the provisions of this management plan.
- The park shall be administered and managed by the Parks and Recreation Department of the Kapiti Coast District Council. 25. iii
- 25. iv No activity or action that is contrary to the policies or descriptive paragraphs in this management plan shall be undertaken without the express permission of the Parks and Recreation Manager

- 25. v Specialist expertise shall be sought when required to ensure a high standard of park management.
- 25. vi The management plan shall be reviewed regularly and amended where necessary in accordance with the requirements of the Reserves Act 1977.

# 26. Consultation and Community Participation

As Waikanae Park 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 at Waikanae Park include:

- the Waikanae Pony Club and other horse riding groups with permanent use rights;
- other clubs or groups with or seeking formal use arrangements;
- individuals and groups such as the Fleming family or Royal New Zealand Forest and Bird Society who have interests in the natural and cultural heritage of the park;
- local residents who may be affected by activities at the park;
- individuals and groups who use the park on an informal basis.

In addition, the District Plan requires that the principles of the Treaty of Waitangi be taken into account when managing the resources of the Kapiti Coast<sup>18</sup>, in particular recognising and providing for the relationship of Maori with their ancestral lands, having regard to kaitiakitanga, and consulting with Te Runanga o Ati Awa ki Whakarongotai (through Kapakapanui) on resource management issues.

Waikanae Park is an important open space in the Council's network of reserves, strategically located in the heart of the Waikanae /Waikanae Beach community and potentially more accessible from the rest of the Kapiti Coast via the proposed Western Link Road. As a large, as yet comparatively undeveloped open space, the park is already attracting proposals for further development (such as open-air concerts and a skateboarding area), a trend which is likely to continue as the Kapiti community grows. It is important that there is effective consultation with open exchange of information and views about new development, to assist in achieving a balance amongst diverse uses.

The Council intends to investigate establishing a Waikanae Park Focus Group to improve Council / community communication and look at ways in which the community could assist the Council with managing the reserve. The form of this group would need to be determined by discussion with interested parties, being more or less formal in structure as desired.

<sup>&</sup>lt;sup>18</sup> C.6.1

Recognising that Council resources are limited, especially where capitalintensive development is anticipated, such a group might also assist with fund raising for and/or implementation of special projects such as fencing or planting 19 in partnership with the Council.

### **Policies**

- The permanent usage rights of horse and pony activities in the park shall be upheld and the affected horse riding groups consulted regularly 26. i about their special needs, and park management concerns.
- The Waikanae Community Board, local residents, park users, tangata 26. ii whenua, and interested community groups shall be:
  - kept informed of park management developments;
  - consulted and/or notified about management actions that differ from the management plan;
  - encouraged to participate in park protection and special projects.
- 26. iii Tangata whenua shall be consulted about any proposed activities that involve earthworks, removal of native vegetation, disturbance to water bodies or development on or near sites of importance to Maori. Kapakapanui, as representatives of tangata whenua, shall be the first point of contact.
- 26. iv Tangata whenua, park user groups and local residents shall be consulted about proposed use of herbicides or pesticides at Waikanae Park. (see Section 24 also).
- All significant development or redevelopment proposals shall be publicly notified for comment.

# Action Policies

26. vi Interest in forming a Waikanae Park Focus Group in partnership with the Parks and Recreation Department of the Kapiti Coast District Council shall be invited. The purpose of the focus group shall be to facilitate regular exchange of information between the Council and the community, and to foster community participation in implementing this management plan.

# 27. Adjacent Land Use

Waikanae Park is located within a residential area, with housing on the opposite sides of Ngarara Road and Park Avenue. Farmland is adjacent to the north and west boundaries but this is likely to be subdivided into housing in the future. Concerns can arise for local residents from any nearby public park including noise levels, user behaviour, fencing requirements and environmental

<sup>&</sup>lt;sup>19</sup> Examples of similar groups include the Friends of the Wellington Botanic Gardens, Trelissick Park Working Group and Guardians of Pauahatanui Inlet.

effects of park vegetation. Open communication between the Council and local residents can do much to alleviate such concerns.

### **Policies**

- 27. i The Parks and Recreation Department of the Council shall maintain regular communication with local residents over park issues.
- 27. ii The Council shall negotiate fencing covenants with adjoining land owners as required to ensure the privacy and protection of adjacent land.
- When opportunities to acquire land adjacent to the park arise, the Council shall consider its purchase, taking into account the potential benefit to the overall amenity and management objectives of the park.

# 28. Leases, Licences and Contracts

Leases and licences relating to public reserves are issued for uses considered compatible with the aims and objectives of the particular reserve.

It is generally not the Council's policy to grant exclusive use leases over reserve land as this can limit public access and multiple use of resources. The Council does make reserve land available for bowling and croquet clubs, however, to facilitate community recreation and does permit their exclusive use because the greens are vulnerable to damage if freely available for general use. At Waikanae Park the Council does not intend to grant any more leases over open space in the park that would exclude public access.

Leases and licences are subject to standard conditions including maintenance requirements for buildings and surrounding grounds, standards of behaviour and consideration of effects on neighbours and members of the public. There may also be particular requirements relating to the specific reserve or use such as colour schemes for buildings, design and maintenance of equipment such as fencing or floodlights and clean-up operations after events such as sporting fixtures. Leases and licences are reviewed every three years, including rentals, and have common tenure periods and anniversary dates to aid administration.

Currently, leases are held for the Recreation Centre (including rugby clubrooms), the Wrestling Club building, the croquet greens and club buildings and the cross country course used by the Waikanae Pony Club. The pony club holds a lease for the club's use of the Park Avenue event area. This does not exclude the public but ensures the club's continued use. A new lease will also be issued for the pony club's proposed club room extension of the Wrestling Club building.

Operation of the swimming pool is contracted out and managed by a private operator on behalf of the Parks and Recreation Department of the Council.

#### **Policies**

- Leases and licences shall be negotiated on terms to encourage multiple 28. i use of the park's recreational facilities.
- The granting of leases over open space in the park that exclude public access shall be limited to the existing croquet club lease. 28. ii
- 28. iii Applications for leases or licences that relate to the construction of new buildings or significant extension to existing buildings shall be publicly notified.
- 28 iv The operation of the Waikanae Swimming Pool shall be managed on terms to ensure a high standard of service and safety to the public.
- Lessees and licence holders shall be required to comply with the Council's requirements for maintenance and management of buildings 28. v and equipment, rubbish disposal and management of special events.

# 29. Commercial Use

There are two types of commercial use currently at the park:

- the sale of refreshments and the provision of coaching services at the swimming pool;
- short term commercial activities, such as food stands or children's rides, associated with events such as fetes, festivals and sports competitions.

These commercial uses are considered to be compatible with the overall recreational purpose of the park provided that the open space quality of the park is protected. Therefore, out-door commercial activities will only be permitted on a temporary basis to service special public events. More permanent commercial uses will only be permitted within existing built facilities.

In 1999, the Council gave approval in principle to the development of an 'Outdoor Event Venue' at Waikanae Park, proposed by the Kapiti Coast Music Festival Trust. It was envisaged that the concerts would be run on a commercial basis with crowds of up to 12,500. The potential effects of the proposal were to be assessed further and the proposal publicly notified through the resource consent process. However, the Trust decided not to proceed with the proposal.

## **Policies**

- Short term commercial use shall be permitted provided that it contributes to the public use and enjoyment of the park, and does not 29. i damage the park. Such uses shall be subject to prior written approval of the Parks and Recreation Manager.
- Long term commercial activities shall be permitted within the swimming pool and recreation centre complexes, provided that the activities 29. ii

contribute to the sporting or recreational use and enjoyment of the facilities. Such uses shall be subject to conditions in the relevant license, lease or contract agreements relevant to the operation of the recreation centre or swimming pool.

- 29. iii Special events of a recreational nature or of value to the community such as fetes, festivals, concerts or sports competitions shall be encouraged provided that they do not damage the park, excessively conflict with recreational use or cause unreasonable disturbance to local residents.
- 29. iv Any outdoor events venue at the park, shall be considered, firstly, with regard to the potential benefit for public use and enjoyment of the park, bearing in mind compatibility with existing park uses. Development of such a venue shall be subject to public notification and assessment of effects under the resource consent process, with the likelihood of special conditions relating noise levels, parking provision and crowd management.

# 30. Water Use

A well was drilled at Waikanae Park in the early 1970s.

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. 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 time allowed. Permits are issued for a specified number of years and must then be reapplied for.

# **Policies**

- 30. i Ground water extraction shall not exceed the permitted usage levels set out in the water right.
- 30. ii Subject to continued need for irrigation at the park, the water right shall be reapplied for from the expiry date of the existing permit.

# 31. Utilities

Two sets of parallel high voltage electricity transmission lines<sup>20</sup> pass over Waikanae Park and two associated pylons are located within the park. These lines are part of the National Grid and it is important, therefore, that they are protected, maintained, upgraded or replaced as necessary to ensure that a reliable power supply is maintained.

<sup>&</sup>lt;sup>20</sup> 220kv transmission lines known as the Bunnythorpe - Haywards A and B lines.

Maintenance activities can involve the trimming and clearance of vegetation where this poses a risk to the safety of supply or where access to the pylons needs to be maintained (see Section 20). Maintenance can also include the replacement of lines or the pylons. Replacement of the pylons may necessitate minor earthworks associated with the reconstruction of support footings.

Minor upgrading of the transmission lines may involve little discernible difference to the appearance of the transmission lines. However, more significant upgrading may involve new structures of different appearance or scale to replace those existing or it may involve additional structures. The existing structures already effect aspects of park management because of their visibility within the park, dominating the park's high point and restricting vegetation in their path. Any proposed change to appearance or scale of more than a minor nature would be regarded as a new activity, not in keeping with the purpose of the reserve, and a full assessment of effects and alternatives would be needed.

#### **Policies**

- The existing high voltage electricity transmission lines that cross 31. i Waikanae Park shall be protected.
- Transpower shall be responsible for the maintenance, replacement or upgrading of the transmission lines and their support structures and 31. ii shall notify the Parks and Recreation Department of any proposed works of this nature.
- Transpower shall also be responsible for the trimming or removal of vegetation where required to maintain the statutory clearance distances between vegetation and the transmission lines. Transpower shall notify the Parks and Recreation Department of any such proposed work on vegetation in the park and shall ensure that the work is carried out to approved standards<sup>21</sup>.
- 31. iv Minor maintenance, replacement and upgrading of the transmission lines and their support structures shall be permitted provided that the appearance, scale and intensity of the utility installations are of a similar nature to that existing.
- Resource consent under the District Plan shall be required for any significant proposed change from the existing appearance, scale or 31. v intensity of the installations or for any earthworks that exceeds 50m3 in volume or that will alter the existing ground level by more than 1 vertical metre.
- 31. vi The Council shall consult with Transpower about any proposed change of activity on the land under or in close proximity to the transmission line route within the park.

<sup>&</sup>lt;sup>21</sup> Management Of Trees Near Transmission Lines, Transpower Approved Standard. (1996) 55

# 32. Development

Development, whether it is planting, new buildings or changed uses, must be considered in terms of the park 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. To ensure efficient site planning and provide guidance on development that is appropriate to the landscape setting, a comprehensive landscape development plan is needed. This should be regarded as a matter of some urgency, because of the continuing demand for new or expanded uses at the park. Preparation of a long-term strategy as soon as possible will provide the basis for forward budget planning and consistent development over the years, implemented on a progressive basis as resources permit.

## **Policies**

- 32. i Only development that is in accordance with the aim and objectives of the Management Plan shall be permitted.
- 32.ii Future development shall be subject to a comprehensive, long-term landscape and recreational development plan.
- 32.iii Any change or development that differs significantly from the landscape development plan shall be subject to public consultation.

This section is a summary of the Action Policies in Part Three: - those policies that require specific actions to be initiated (see also Section 2, Management Plan Format). Relative priorities are indicated but, as future resource availability and annual budgeting cannot be predicted for the likely five - ten year span of this management plan, a set time frame has not been given.

It is evident that the landscape development plan is a particularly high priority project because:

- it incorporates a number of other action policies; and
- the overall landscape development and site planning of the Park should be completed before a number of proposed or already budgeted development projects are implemented. The action policies, which are part of the landscape development plan, are itemised with it in the following table. The development projects are listed in the development section and are given lower priority because they should follow on from the landscape development plan.

Action Policy	Priority 1	Priority 2	Priority 3	Policy Action No.
Landscape Development Plan	#		C. S	<b>18. ii</b>
Consult with horse groups	#			21. iii
Consult with horse groups			-	20. iv
Survey/assess plantings	#		1	9.V
Oil for oxtra playing field	#			
Site for extra playing nord	#			11. vii
Site for playground	#			15. iv
Sign needs reviewed	#			20. V
Planting strategy	#			18. iii
Notified for public comment				
Development		#	-	11. vii
Relocate playground		#	#	14. v
<ul> <li>Network of tracks</li> </ul>			#	14. iv
<ul> <li>Additional parking on Park Avenue</li> </ul>			#	12. iii
Upgrade swimming pool entrance		#		13. xiii
Additional seating		#		11. viii
Investigate alternative skateboarding		#		
sites	#			21. iv
<ul> <li>Investigate purchase of adjacent land</li> </ul>	π			

Several of the conservation actions are also high priority. In particular, the Kaiwaru Creek bush remnant and kohekohe remnant should be fenced with some urgency as 'holding action' until other projects such as relocating the playground, investigating the causes and effects of the apparent changes in the Kaiwaru Creek water table, or preparing protection programmes for both areas of vegetation are completed.

Action Policy	Priority 1	Priority 2	Priority 3	Policy Action No.
<ul><li>Conservation</li><li>Fence the kohekohe remnant</li></ul>	#			11. vi 13. x 19. iii
<ul> <li>Fencing Kaiwaru Creek &amp; consult with pony club</li> </ul>	#			10.iv 13. xii 21.iii
<ul> <li>Investigate Kaiwaru Creek water table</li> </ul>	#			19. v
Ecological advice re Kaiwaru vegetation	#			
<ul> <li>Native vegetation protection programmes</li> </ul>		#		19. vii
Buffer around kohekohe remnant		#		13.xi 19. iv 22. v
<ul> <li>Riparian vegetation restoration</li> </ul>			#	ZZ. V

Action Policy	Priority 1	Priority 2	Priority 3	Policy Action No.
Interpretation On-site interpretation investigated Promotion of walking routes		#	#	15. v 17. iii
Invite interest in Waikanae     Park focus group     Consult with horse riding     groups prior to landfill closure	#	#		26. vi

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Wellington Regional Council, *Proposed Regional Animal Pest Strategy*, 1996-2001, Wellington Regional Council Wairarapa Division, 1995.

# PPENDIX 1. Relevant District Plan Provisions

#### TANGATA WHENUA **C.6**

Objective 1.0. Take into account the principles of the Treaty of Waitangi when managing the resources of the Kapiti Coast, have particular regard to Kaitiakitanga in the management of the district's resources and ensure the relationship of the tangata whenua with the natural environment is recognised and provided for.

#### HERITAGE **C.8**

Objective 1. To identify and protect heritage features of significance to the Kapiti Coast District.

# C.10 LANDSCAPE

Objective 1. That the district's outstanding landscapes are identified and protected from the adverse environmental effects of subdivision, use and development.

# C.11.1 ECOLOGY OBJECTIVES AND POLICIES

# A. Natural Environment

- Policy 2. Ensure that the potential or adverse effects on the natural environment from subdivision, use and development are avoided, remedied or mitigated.
- Policy 8. Encourage planting of locally sourced indigenous species adjacent to water bodies and other areas that will restore linkages and ecological corridors.
- Policy 9. Encourage restoration of degraded habitats with locally sourced (genetically appropriate) native vegetation.
- Policy 10. Advocate for the protection of areas identified as suitable for providing linking corridors for fauna.
- Policy 12. Ensure that appropriate buffer zones are provided around areas of significant natural value and that wider ecological processes are considered when making decisions about significant sites.

# B. Tangata Whenua

- Policy 1. Provide for Tangata Whenua input into the decisionmaking process, regarding proposals affecting policies and the natural resources of importance to Tangata Whenua.
- Policy 3. Recognise and provide for Kaitiakitanga by Tangata Whenua in the management of the natural environment.

# C.12 OPEN SPACES AND RESERVES

Objective 1. To identify, maintain and enhance the open space and recreation resources of the district to ensure that the present and future needs of the district for recreational opportunities and open areas are met without adverse effects on the physical values of the natural environment.

- Policy 1. Recognise the open space amenity value of reserves and areas of significant scenic, ecological, scientific and national importance, including native trees, significant landforms and natural character.
- Policy 2. Identify and ensure the development of a walking and cycleway system in co-operation with landowners and other agencies, linking areas of open space, ecological reserves, schools, commercial and community facilities, public transport and residential adjoining landowners.
- Policy 3. Provide for a wide range of recreational activities while ensuring that adverse effects on the environment are avoided or mitigated.

# APPENDIX 2. Background Information about the Native Mistletoe

Material supplied by Department of Conservation, from *Plants of National Conservation Concern in Wellington Conservancy* 

# Korthalsella salicornioides (A. Cunn.) Tiegh.

mistletoe

Family:

Viscaceae

Synonyms:

Viscum salicornioldes Cunn.

Distribution:

A New Zealand endemic, occurring locally from Northland to South Canterbury (Smith-Dodsworth

1991).

Habitat:

Forest and shrublands. Parasitic on manuka and

kanuka (Poole, and Adams 1990).

Distinguishing Features:

Dwarf leafless mistletoe with circular internodes (the stem sections in between where leaves are attached) that are expanded at tip. The plant is 5-10 cm tall, with many rounded, succulent brown branches.

Flowers number 4-8 and appear at the node (the place where the leaf is attached) of the jointed branches and

form a ring around branch (Elder 1984, Smith-

Dodsworth 1991). Flowers are tiny and the small oval fruit contain single sticky seeds (Smith-Dodsworth 1991). Usually the mistletoe is hidden among the leaves of the host plant and therefore can be difficult to see (Smith-Dodsworth 1991). However specimens show up yellow against the dark foliage of the host tree. Korthalsella lindsayii and Korthalsella clavata

are similar but have flattened stems.

Similar Species:

Korthalsella lindsayi and Korthalsella clavata.

Flowers:

November - February (Allan 1961, Smith-Dodsworth

1991).

Fruit:

November - February (Allan 1961, Smith-Dodsworth

1991).

Traditional/Cultural Use:

Not known.

Cultivation:

Not known to be in cultivation.

Material supplied by Department of Conservation, from *Plants of National Conservation Concern in Wellington Conservancy* 

# Propagation:

Threats:

Fire, habitat clearance, firewood operation.

Conservation status:

Molloy and Davis 1994

O (an error as this species

is endemic to New

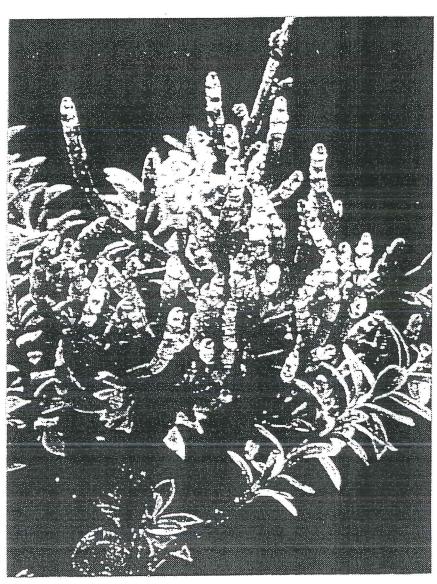
Zealand)

Cameron et al. 1995

Insufficiently known.

Notes:

Parasitic on manuka and kanuka (Poole and Adams 1990). Sketch: Poole and Adams 1990 (p.126). Photograph: DoC Audio-visual library – (583.94 [92-115, 92-112,AM56]). See Appendix 1 for historic records.



Kontbalsella salicornioides Kohi Point Scenic Reserve, Whakatane; September 1995 Photo:A. J. Townsend. Material supplied by Department of Conservation, from *Plants of National Conservation Concern in Wellington Conservancy* 

# Korthalsella salicornioides

Site:

Waikanae Park

Grid Reference:

R26 825 353

Inspection Date:

02/10/96 (R. Wheble and D. Havell)

Population Number:

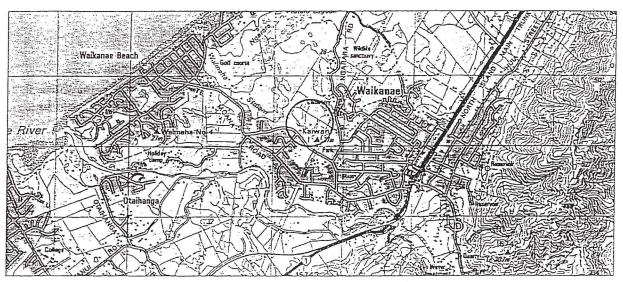
5

Area:

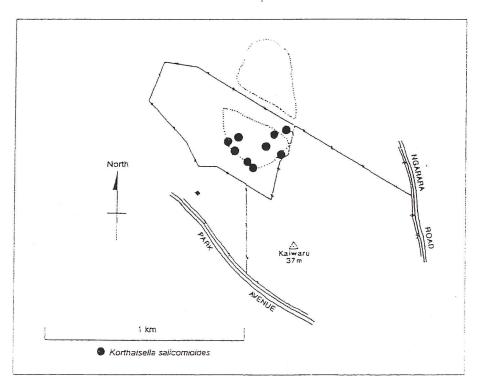
Not applicable

Protection Status:

Recreation Reserve



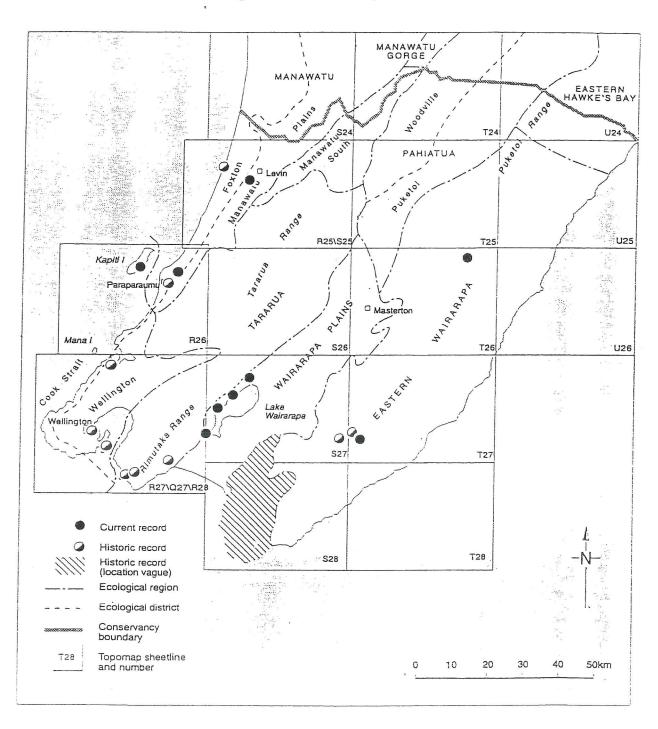
NZMS 260 R26



Material supplied by Department of Conservation, from *Plants of National Conservation Concern in Wellington Conservancy* 

# Korthalsella salicornioides

# Wellington Conservancy distribution



Material supplied by Department of Conservation, from *Plants of National Conservation Concern in Wellington Conservancy* 

#### SITE DESCRIPTION

- The site is a hollow in a dune system, with kanuka, pukatea, ti kouka, and horoeka over manuka scrub (R. Wheble pers. comm. 1996).
- Korthalsella salicornioides occurs on a number of manuka plants throughout
  the site. No Korthalsella salicornioides were found on kanuka. The site is
  currently used for horse riding.

# OBJECTIVE FOR POPULATION

To ensure that Kortbalsella salicornioides continues to exist at Waikanae Park and that the population remains self-sustaining.

#### THREATS

Even though this is a reserve, manuka clearance continues. Two manuka trees
which had been felled had live Kortbalsella salicornioides plants on them. It
is likely that substantial manuka clearance has taken place (R. Wheble pers.
comm. 1996).

## MANAGEMENT REQUIREMENTS

#### Current

- Increase the protection status of the reserve, or seek formal protection of manuka at this site.
- Approach the local authority which administers this reserve and advise them
  of the significance of the manuka and Korthalsella salicornioides on their
  property and provide them with information about the plant.

#### On-going

- Continue to inspect the site regularly.
- Collect manuka seed from plants at Waikanae Park. Germinate and propagate plants and replant them into the site. Few studies of the host specificity of Korthalsella salicornioides have been carried out. Field observations suggest that it is very sensitive to a particular host at a particular site (or even only on a particular host tree at a site where the species is common). For this reason, manuka plants from the same population should be used as this is more likely to allow Korthalsella salicornioides to establish.

# NOTES

- David Havell (of Manawatu Polytechnic) has been studying Kortbalsella salicornioides in the Horowhenua Region.
- Korthalsella salicornioides appears to have been widespread around Waikanae in the past (e.g., H. H. Allan (CHR 107900, CHR 107899) and W. R. B. Oliver (WELT 6439) collected specimens in 1940, from dune hollows, and swamp forest respectively).

# APPENDIX 3. Background Information about the ark Avenue Kohekohe Renmant

Material supplied by Department of Conservation, from Foxton Ecological District; Survey Report for the Protected Natural Areas Programme

## WAIKANAE PARK REMNANT RAP2 1

# Ecological Unit

kohekohe forest on sandridge.

Alternative to: RAP4 and RAP6.

# Landform

Geology:

windblown dune sand

Soils:

recent yellow-brown sands

Situated in an urban area and modified at its eastern end by a sealed road, this area is on the crest and southern slope of a low (up to 4m) sandridge.

# Vegetation

This is an area of kohekohe forest with two mature karaka trees. A ngaio and a tawa were also noted. There is some kawakawa in the understorey, but the remnant is completely open and used for walking and playing, allowing little regeneration.

# Selection Criteria

Though small this area represents a once-M Representativeness:

common forest type in the Waikanae area.

Only one forest type with little species L Diversity: diversity.

Forest type now quite rare in sand Special Features:

country.

Spoiled by poor understorey. M Naturalness:

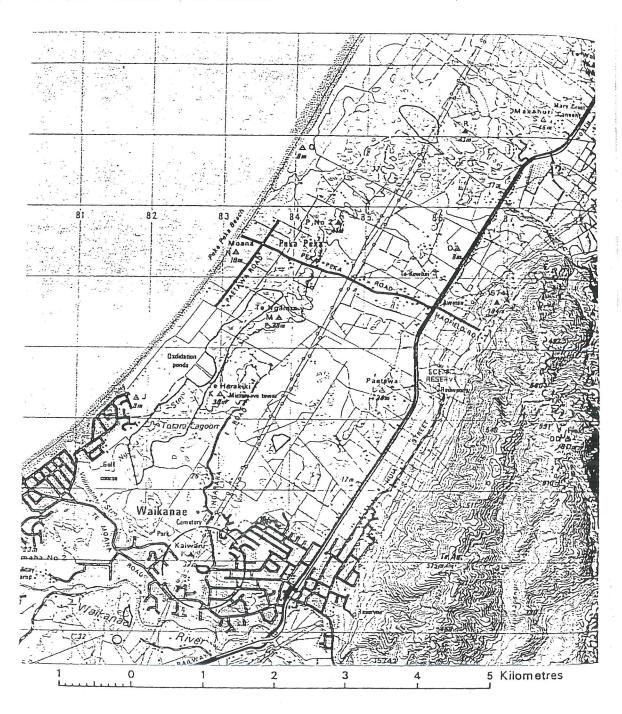
\*Not under threat but poor regeneration. M Viability:

Small and narrow. L Size and Shape:

Little buffering, though no stock have M access and there are local seed sources. Buffering:

Material supplied by Department of Conservation, from Foxton Ecological District; Survey Report for the Protected Natural Areas Programme

RAP (2)1 Waikanae Park Remnant



Study Area:

**8**A

GR Centre:

R26 828349

Area:

0.25 ha

Survey Date:

23/5/90