



RAUMATI MARINE GARDENS Management Plan



RAUMATI MARINE GARDENS

MANAGEMENT PLAN

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

August 1993

**RAUMATI MARINE GARDENS
MANAGEMENT PLAN**

Contents	Page No.
Preface	i
Part One: Description	
1.1 Legal Description and Location	1
1.2 Physical and Natural Features	1
1.3 History and Present Use	2
Part Two: Aim and Objectives	
2.1 Aim	3
2.2 Objectives	3
Part Three: Policies	
Administration and Management	
3.1 Administration	4
3.2 Interpretation of Policies	4
3.3 Adjacent Land Use	5
3.4 Leases and Licences	5
3.5 Management Contracts	6
3.6 Environmental Controls	7
3.7 Signs	8
Management of Resources	
3.8 Landscape Character	9
3.9 Vegetation	10
3.10 Beach Management	11
3.11 The Steam Train and Model Railway	12
3.12 Children's Play Area	13
3.13 Buildings, Structures and Site Furniture	14
Use and Development	
3.14 Recreation	16
3.15 Commercial Use	17
3.16 Beach Use	17
3.17 Access and Parking	18
3.18 Controls and Prohibitions	19
3.19 Development	20

PREFACE

1. Introduction

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

2.0 Management Plans

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

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

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

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

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

M W Cardiff
Reserves Superintendent

PART ONE: DESCRIPTION

1.1 Legal Description and Location

1.1.1 Raumati Marine Gardens consist of 3.2557 hectares of land comprising:

- Pt Lot 1 DP 16665
- Lot 2 DP 16665.

Certificate of Title 597/105.

1.1.2 The Gardens are located in a residential housing area on the beach front immediately seaward of the Raumati shopping centre. Matatua Road forms the western boundary and Garden Road encircles the other boundaries.

1.2 Physical and Natural Features

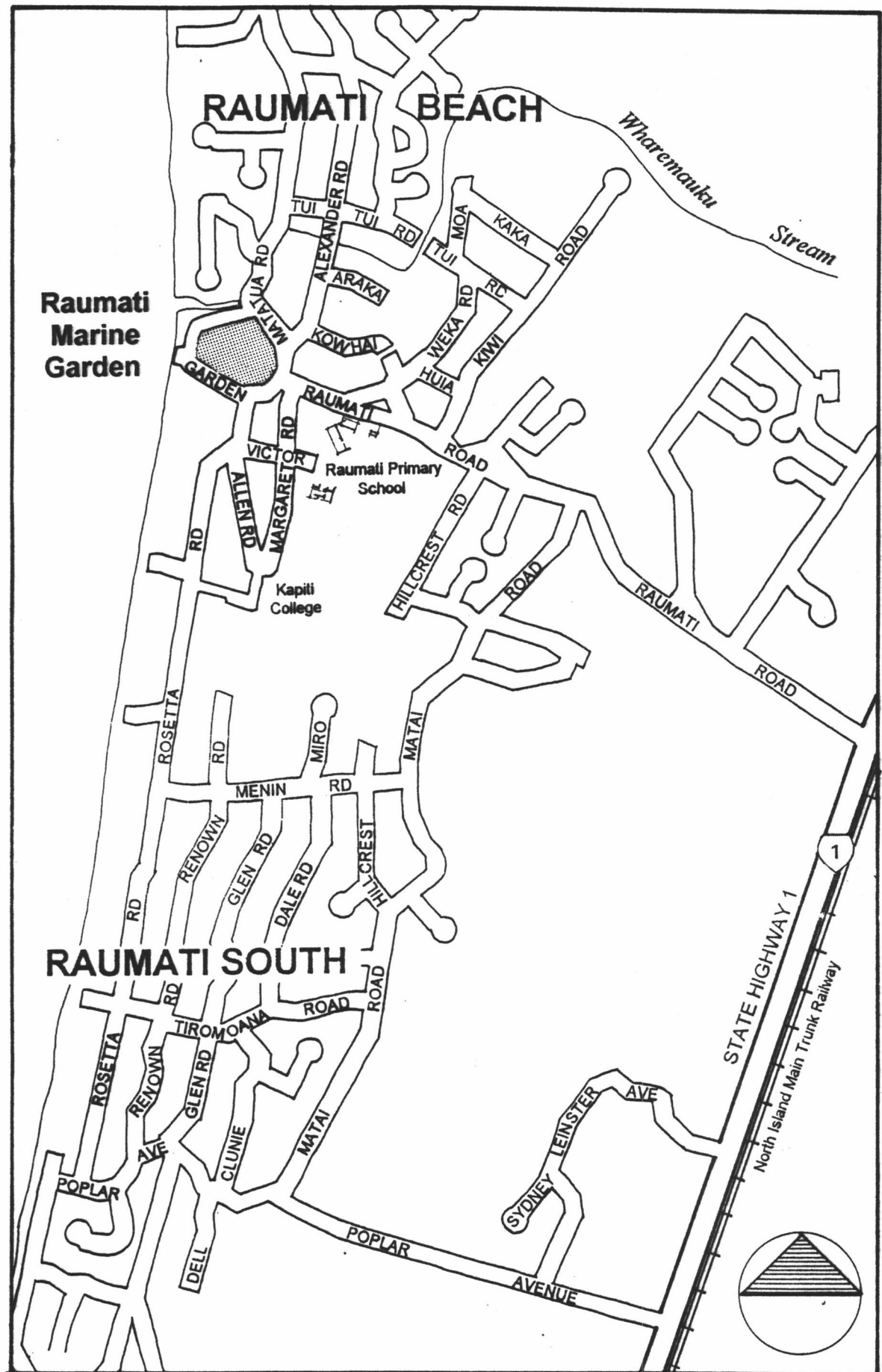
1.2.1 The Gardens are sited on a low sand dune with a naturally undulating topography. The foreshore area occupied by the Raumati Swimming Pool complex is comparatively low lying but the ground rises steeply to the highest point in the site immediately behind the pool. Higher ground extends back around the north and east of the main gardens enclosing a central dell area. Smaller dells occur within the higher ground to the north. The north-east corner of the site has been levelled to form a bowling green. Wharemauku Stream flows out to sea on the northern boundary.

1.2.2 The soil is of free-draining sandy composition with a poorly developed top soil.

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

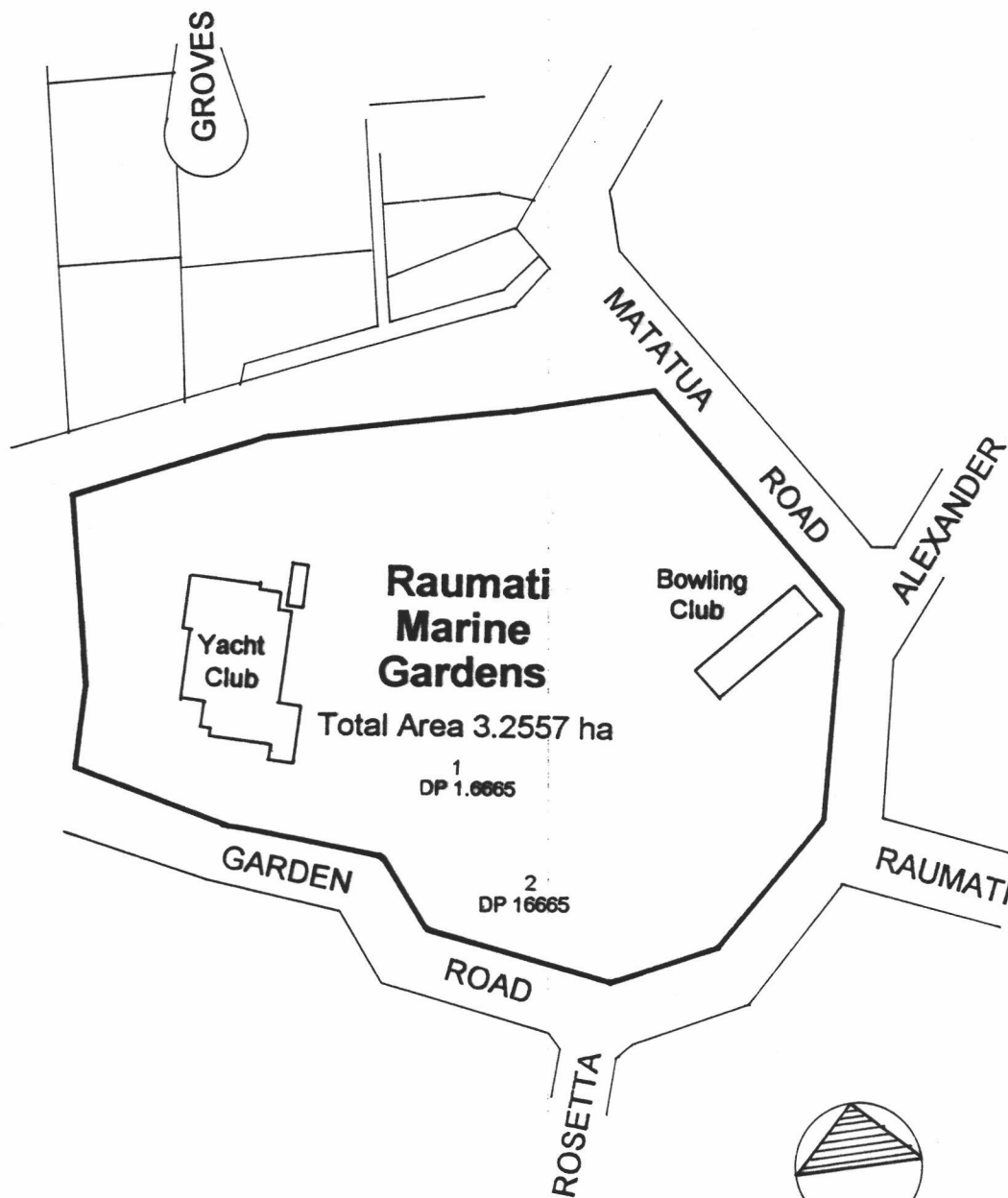
1.2.4 There is a diverse range of vegetation which includes:

- mature canopy trees over much of the site, including Norfolk Island pine, pohutukawa, ngaio, *Pinus radiata* and karo;
- deciduous trees such as ash, planes and beech in the central dell area;
- ornamental shrub planting around the Matatua Road boundary;
- flower beds and a small rose garden near the main entrance;
- two feature planting areas in the smaller dells of camellia and succulent plants, respectively;
- scattered pohutukawas and Norfolk Island pine on lawn areas near the pool;
- marram grass and iceplant on the fore dune area near the seawall.



LOCATION PLAN





Scale 1:2000
Legal Description

1.3 History and Present Use

- 1.3.1 It is evident from the maturity of many of the trees that the Gardens were planted quite some time ago but little is known about the early development.
- 1.3.2 The bowling club was established in 1953 and the toddlers' paddling pool built in the late 1960s. The yacht club was built in front of the swimming pool in 1978.
- 1.3.3 Storm damage in 1977 initiated the extension of the sea wall along the beach frontage and up the sides of the stream. The boat launching ramp was also relocated further from the stream to its present site, parking areas were sealed, and marram and buffalo grass were planted near the beach edge to contain sand drift.
- 1.3.4 In the early 1980s, extensive upgrading of the Gardens and beach front was carried out. This included:
- the removal of a house in the south-eastern part of the Gardens and the redevelopment of this area to site the steam train which was relocated from another reserve;
 - construction of new steps and paths and stone retaining walls around the perimeter;
 - establishment of the rose garden and entrance flower beds;
 - upgrading of the children's play area;
 - construction of carparking in Garden Road.
- 1.3.5 The yacht club went into receivership in 1988 and the upper storey of the building has remained largely unoccupied since then.
- 1.3.6 In 1989 the Kapiti Model Railway Company constructed a building in the steam train area to house a model railway display. The display was completed early in 1993 and opened to the public.
- 1.3.7 Today, the Gardens are popular for passive recreation with a lot of family picnic groups visiting the playground and steam train area in particular. The Raumati swimming pool is the main pool in the Raumati/ Paraparaumu area and also attracts a lot of use, whilst the beach frontage is a popular swimming and boat launching area.

Tasman Sea

Foredunes

Parking

Boat launching

Foredunes

Picnicking

yacht club

swimming pool

Toilets

GARDEN

Viewpoint

Central Dell and
Playground

GARDEN

Parking

House to be removed
and section added to the
Gardens

Stream

Wharekmauku

ROAD

MATATUA

Parking

ROAD

Bowling greens

Bowling Clubrooms

Rose
Garden

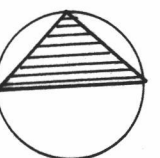
ROAD

RAUMATI

MATATUA

Miniature Train Area

ROAD



Scale 1:1000

Raumati Marine Gardens Site Features

PART TWO: AIM AND OBJECTIVES

2.1 Aim

2.1.1 The Raumati/Paraparaumu shoreline is a major recreational attraction of both District and Regional significance, attracting large numbers of visitors during summer. Further north at Paraparaumu Beach a narrow esplanade reserve has been set aside along the shoreline but at Raumati, residential housing has encroached right on to the foreshore. As one of the few public access points to the beach at Raumati and the only boat launching point, Marine Gardens, with its attractive recreational setting, is a focal point for recreation along this coastline.

2.1.2 The aim of this Management Plan is to manage and develop Marine Gardens for public recreation and enjoyment of the gardens and beach environment.

2.2 Objectives

2.2.1 To maintain and enhance the amenity value of the Gardens, and recognise the coastal character of the site.

2.2.2 To provide appropriate facilities and attractions and manage the Gardens for passive recreation.

2.2.3 To provide appropriate facilities and manage the beach front for public enjoyment of the beach and coastal environment.

2.2.4 To protect and enhance natural features.

PART THREE: POLICIES

ADMINISTRATION AND MANAGEMENT

3.1 Administration

- 3.1.1 Raumati Marine Gardens are administered by the Parks and Recreation Department of the Kapiti Coast District Council under the direction of the Reserves Superintendent. Administration includes not only the organising of day-to-day management but also park financing and long-term planning. Specialist expertise may be sought on occasion to provide advice or specialist service on specific management issues such as erosion control or tree maintenance.
- 3.1.2 The Kapiti Coast District Council has jurisdiction above the mean high spring tide mark but effectively manages activities on the beach and inshore waters as well, since these are an integral part of the recreational activities at Raumati Marine Gardens. This area below the spring high tide mark is subject to Wellington Regional Council coastal management policies.
- 3.1.3 As Raumati Marine Gardens is a public reserve the Kapiti Coast District Council recognises that liaison with the local community and user groups is an integral part of its management, enabling the Council to be responsive to user needs and local concerns. Interested and affected parties include clubs with formal use arrangements, local residents and informal users such as parents whose children use the playground.

Policies

- i The Recreation Reserve classification shall be retained.
- ii The Gardens shall be administered and managed by the Parks and Recreation Department of the Kapiti Coast District Council.
- iii Management of the beach and inshore waters shall comply with the policies of the Regional Coastal Plan.
- iv Specialist expertise shall be sought when required to ensure a high standard of management in the Gardens.
- v Local residents, users of the Gardens and interested community groups shall be consulted about management issues, and public input encouraged.
- vi The management plan shall be reviewed regularly and amended where necessary in accordance with the requirements of the Reserves Act 1977.

3.2 Interpretation of Policies

- 3.2.1 The Policies section of this Management Plan (Part Three) sets out the policies required to achieve the Aim and Objectives identified in Part Two. Each policy area has descriptive paragraphs (eg, 3.7.1) followed by specific

policy statements (eg, 3.7, i, ii, iii, iv). The policy statements are to be read and applied in the context of the preceding related descriptive paragraphs.

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

Policies

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

3.3 Adjacent Land Use

- 3.3.1 Raumati Marine Gardens is located in a residential area and adjacent to the Raumati shops. Although not directly adjoining any private property, concerns may arise about the Gardens for local residents and businesses, such as parking and traffic congestion, user behaviour and rubbish. Open communication between the Council and local residents and businesses can do much to alleviate such concerns.

Policy

- i The Parks and Recreation Department of the Council shall maintain regular communication with local residents and businesses over issues relating to the Gardens.

3.4 Leases and Licences

- 3.4.1 General policies about leases and related funding arrangements are currently being reviewed by the Council. The issue of exclusive uses in reserves and the Council's funding for these uses, which is a matter of community concern, is to be addressed in the review. The following points reflect existing policies and lease holders will be notified of any changes that affect them.

Leases and licences relating to public reserves are issued for uses considered compatible with the aims and objectives of the particular reserve. They are subject to conditions set down by Council policy including standards of behaviour and maintenance and are reviewed annually. The Council's Parks and Recreation Department may have particular requirements for lessees or licence holders to comply with reserve management standards, including maintenance of buildings, colour schemes for buildings and the design and maintenance of equipment.

- 3.4.2 Council policy requires leases and licences to have common tenure periods and anniversary dates to aid administration. Existing leases and licences on Council's reserve lands are gradually being brought in to line with this policy.
- 3.4.3 Currently, the Kapiti Bowling Club holds a lease and licence for use of the bowling greens and the Raumati Swimming Club holds a lease for clubroom facilities in the swimming pool complex. The Kapiti Model Railway Company holds a lease for the building which accommodates the model railway display.
- 3.4.4 The steam train is owned and operated by the Paraparaumu Associated Modellers. The licence is issued by the Ministry of Transport and also signed by the District Engineer subject to satisfactory safety standards.

Policies

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

3.5 Management Contracts

- 3.5.1 Operation of the Raumati Swimming Pool is contracted out to be managed on behalf of the Council.
- 3.5.2 Maintenance requirements at the Gardens are intensive compared to most Kapiti Coast Reserves. Therefore, at some time in the future, the maintenance may be contracted out for appropriately skilled, full-time caretaking.

Policies

- i Management of the Raumati Swimming Pool shall be contracted out on terms to ensure a high standard of service and safety to the public.
- ii The option of contracting out the maintenance of the Gardens shall be investigated.

3.6 Environmental Controls

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

Policies

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

3.7 Signs

3.7.1 Signs are necessary in public parks to:

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

Signs may also be used by lessees and licence holders. These may be to identify their facilities (eg. club room names) or may provide information about concession or similar operations (eg. swimming pool charges and opening times).

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

- A well designed standard sign system will enhance the Council's public image.
- Standard construction is more economic and allows for rapid replacement of damaged signs.
- The effectiveness of existing signs can be reviewed during the replacement programme and new signs adapted to current needs.

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

3.7.4 At Raumati Marine Gardens, the entrance sign on Matatua Road is well designed with sturdy construction, co-ordinated messages and a style and location appropriate to the setting. This same style is used to good effect for a direction sign within the Gardens but is spoilt by the addition of a prohibition sign in different materials and style. Co-ordinated signage would do much to enhance the visual appeal of the Gardens.

Special attention is needed to signage on the beach front where existing signs are poorly maintained and obtrusive.

Policies

- i Sign requirements shall be reviewed and signs upgraded in accordance with a standard Council Parks and Recreation Department sign system.
- ii Signs shall be designed, constructed and maintained to a high standard.
- iii Advertising hoardings shall not be permitted.



The Matatua Road entrance sign (above) gives the basis for a well-designed co-ordinated sign system. The direction sign (left), however, is spoilt by the ill-matched prohibition sign.



MANAGEMENT OF RESOURCES

3.8 Landscape Character

3.8.1 The Gardens

The essential landscape features which distinguish the Gardens are:

- the undulating dune land form with a series of sheltered hollows;
- the well-established framework of mature vegetation;
- the semi-formal, horticultural character of the entrance and main dell area;
- the more informal character of the higher ground and dells to the north and seaward of the main dell.

In combination, these elements provide a varied and attractive setting which invites exploration and is unexpectedly sheltered in this seaside location. There are certain key aspects which need to be considered to preserve the distinctive character of the Gardens.

Firstly, the coastal setting needs to be recognised as a strong influence at the site in terms of both climatic and soil conditions. The Gardens present an ideal opportunity for a planting theme which has a specifically coastal character. The basis of this is already in place with the main vegetation framework of hardy coastal species, such as Norfolk Island pine, ngaio and pohutukawa. Other feature planting, such as a succulent plant area and specimens of banksia and lagunaria, also develop this theme. While the rose garden is acceptable as a self-contained formal area, other ornamental flower beds could feature more plants appropriate to the coastal theme, such as gazania, succulents, grevillea and leucadendron, which all produce the colourful flower displays which are part of the Gardens' attraction.

Recent planting of camellias in the northern dell area needs to be reconsidered as these plants are not naturally suited to dune conditions and are located in the more informal part of the Gardens where planting should reflect a transition from the horticultural central area to the more rugged seaward area.

Secondly, the visual appeal of the Gardens is considerably affected by site furniture and structures. This is discussed more fully in 3.11 and 3.13 below but, in essence, visual continuity and sensitive location of these elements does much to enhance the visual appeal of the Gardens. The stone walling featured around the site, for instance, is a consistent and well-designed theme that complements the planting framework and ground forms.

3.8.2 The Beach Frontage

In contrast to the main Gardens, this area is open to the sea and dominated by parking and the swimming pool/yacht club complex. The extensive sealed area is necessary to accommodate high levels of use and the need for vehicle access to the launching ramp. However, the landscape quality could be improved by more tree planting around the buildings and revegetation of the slope behind to provide a stronger setting. Usage levels



Mature plantings of coastal species provide a distinctive framework of vegetation and a local landmark.



The beach frontage has an open character dominated by the swimming pool/yacht club complex and car parking.

of the extensive mown grass area south-west of the buildings should be observed. If this area is not used a great deal for picnicking and sunbathing, consideration should be given to restoring the sand dune character of marram grass or native sedges where appropriate, taupata and ngaio.

3.8.3 The house which occupies the south-west corner of the Garden is to be removed as a full-time staff presence is no longer considered necessary. The site is then to be redeveloped as part of the main Gardens. It has considerable potential to:

- better integrate the main Gardens and beach front;
- extend the very popular children's play area;
- relieve the constricted pedestrian access behind the swimming pool;
- provide additional space for parking.

The redevelopment will be subject to a comprehensive landscape development plan which will address the above site planning aspects and planting/construction detailing.

Policies

- i The landscape character and amenity value of the Gardens shall be protected and enhanced and greater emphasis given to developing a distinctive coastal planting theme.
- ii The seaward slope of the Gardens shall be revegetated with coastal species to enhance the backdrop of the beach front area.
- iii Additional tree planting of appropriate coastal species shall be carried out around the swimming pool/yacht club complex.
- iv The potential to restore the sand dune ecology to parts of the beach front area, subject to usage levels, shall be investigated.
- v The house site shall be redeveloped as part of the main Garden subject to a comprehensive landscape development plan for the site.

3.9 Vegetation

- 3.9.1 The mature trees in the Gardens are important for the shelter and visual amenity that they provide. These trees must be protected and managed to maintain their health, amenity value and ensure their longevity. Pruning must only be carried out by skilled personnel.
- 3.9.2 Excessive wear and damage to vegetation has occurred on some of the steeper slopes at the seaward end where people have taken short cuts through planted areas. Post and wire fencing has been put in place to protect these areas. This is to be an interim measure only as the fencing is an obtrusive feature. Longer term remedies need to be examined:

- fencing off problem areas temporarily until a dense understorey is established to deter access; or
- developing paths or steps in the problem areas if these are a logical access route in terms of site circulation.

3.9.3 The seaward slopes, currently covered in rank grass and weeds, are to be revegetated when resources permit. Hardy native coastal species are to be predominantly used, such as ngaio and taupata. Appropriate lower growing species need to be used towards the top of the slope to preserve views out from the viewpoint above. These species could include meuhlenbeckia, flax and toetoe. Thorough site preparation, close planting and regular maintenance will be needed to ensure plant survival and avoid weed competition.

Policies

- i A high standard of maintenance of all lawn and planted areas shall be achieved.
- ii Sound horticultural practices shall be applied in the maintenance and management of the Gardens' vegetation with particular attention to possible plant stress caused by the coastal conditions and high use of the area.
- iii The mature trees in the Gardens are a significant landscape feature and shall be protected and maintained for good health.
- iv Recognised revegetation techniques shall be applied when planting the seaward slopes.

3.10 Beach Management

3.10.1 The beach front is subject to erosion and there have been problems in the past with sand drift back onto the site. A timber sea wall has been constructed along the usual high tide level of the beach, but it is essential that stability of the fore dune area behind is also maintained. The high level of both pedestrian and vehicle use at the Raumati Marine Gardens beach front threatens this stability. Parking and vehicle access has, therefore, been sealed to protect the underlying sand.

On the seaward side of this, sand-binding marram grass and some areas of buffalo grass have been re-established, but needs to be monitored for signs of wear from pedestrian use. If this planting cover is excessively worn, measures to direct pedestrian access onto boardwalks or sealed access points may be needed.

Policies

- i Existing measures to maintain the stability of the fore dunes shall be maintained in good order.
- ii The adequacy of the existing measures shall be monitored and alternative protection established if required.

3.11 The Steam Train and Model Railway

3.11.1 A special interest miniature railway theme has been developed in the south-east part of the Gardens, which has proved a popular attraction.

3.11.2 The miniature steam train operates on a small gauge railway track which follows a circuitous route around the theme area, and offers rides to the public. Special features include a tunnel, bridge and "railway station". There is also a turntable and storage shed for the train. Extensive timber round retaining walls have been constructed to provide an even gradient for the track on the undulating site.

Basic safety requirements for the steam train operation are covered by the Ministry of Transport licence under which it operates.

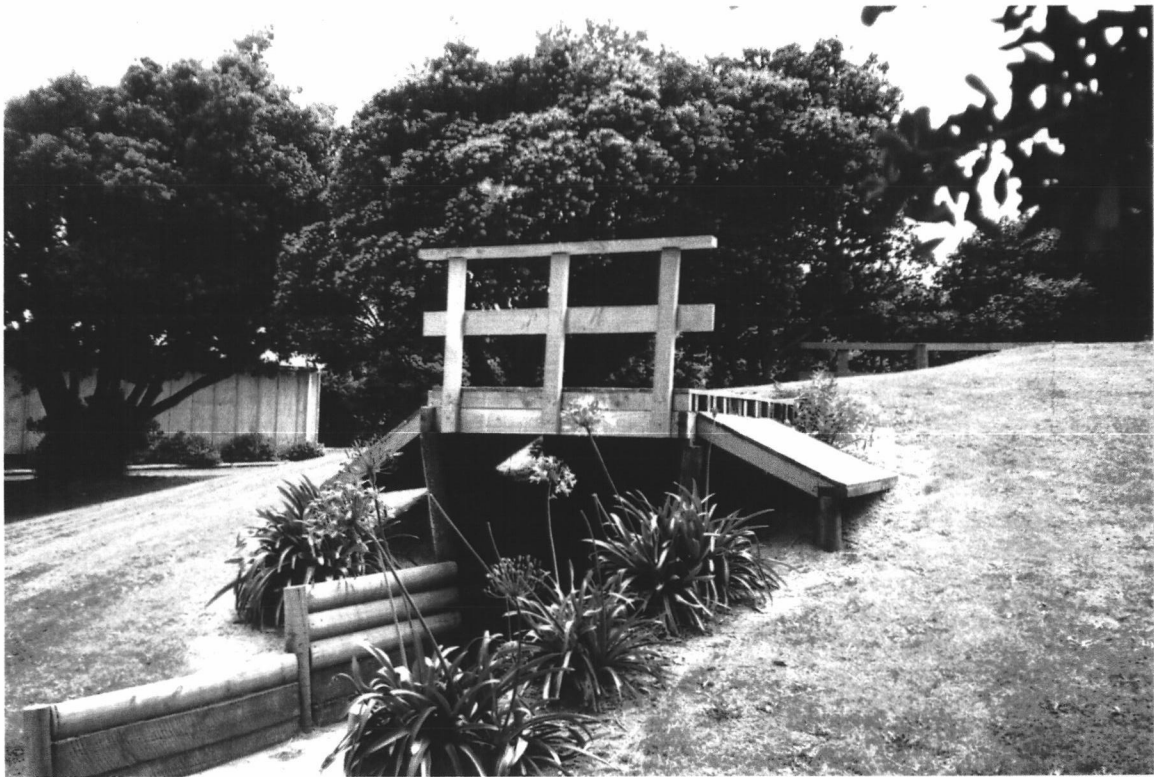
3.11.3 A model railway display is housed in a building opposite the "railway station". This display has been recently opened to the public.

3.11.4 There is potential to improve the visual quality and emphasise the railway theme of this special feature area. Firstly, a critical review of the construction detailing is needed. The quality of construction and detailing of the timber retaining walls and platforms and their integration with ground levels could be improved. Similarly, design of the various hand-rails around the route could be improved, and the need for all of these rails reviewed.

3.11.5 The design of the train shed picks up on typical railway design styles but the "station" and model display building are much less appropriate. For continuity, the dark green colour of the train shed should be brought through to these buildings at least. Consideration needs to be given to adapting the style of these buildings to reflect something more of the traditional railway station style.

Policies

- i The miniature railway attractions shall be maintained to encourage public use of the Gardens.
- ii The steam train and railway track shall be maintained in good order to comply with Ministry of Transport safety requirements.



A critical review of the railway construction detailing is needed. Here, ground levels are poorly integrated with retaining structures and the handrail is clumsy and obtrusive.



The model railway building:- the railway theme could be strengthened by the appropriate adaptation of design details and colour schemes of the three related buildings.

3.12 Children's Play Area

- 3.12.1 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. Where possible, site features such as varied ground forms should be incorporated into the design to extend play opportunities. The site should also provide an environment which encourages year-round use with adequate sunlight, shade, shelter and seating for supervision.
- 3.12.2 The play area at Raumati Marine Gardens, upgraded in the early 1980s, includes swings, slides, climbing structures and a toddlers' paddling pool to which a non-slip surface has just been applied. The area is very popular due to its sheltered and well-treed site.
- 3.12.3 As the play equipment has now been in place for over a decade, a comprehensive review of its safety and design is required in terms of the New Zealand Standard for Playgrounds and Play Equipment 1986. Immediate consideration must be given to:
- the provision of appropriate safety surfacing under all equipment from which there is potential for children to fall;
 - detailed inspection for faults and damage.
- 3.12.4 The design, suitability of equipment and additional opportunities should also be reviewed to assess the need for longer-term upgrading. It should be noted that a range of modular play equipment is now being manufactured which is increasingly used in public playgrounds. This equipment incorporates a range of materials and colour and is designed to meet the New Zealand Standard specification.
- 3.12.5 Consultation with children and parents who regularly use the playground is essential to identify needs and issues.

Policies

- i The playground equipment shall be maintained to a high standard of safety and repair to conform with the requirements of New Zealand Standard 5828, 1986.
- ii Appropriate safety surfacing shall be installed under all play structures as soon as possible.
- iii The playground equipment shall be inspected regularly and thoroughly for damage and faults and any necessary remedial work carried out promptly.
- iv The need for upgrading the play area shall be assessed in consultation with playground users.
- v The Building Department of the Kapiti Coast District Council shall be consulted about the design of any new play structures or alterations to

existing structures, to ensure compliance with the requirements of the Building Act 1991.

- vi Opportunities to enhance visual quality and emphasise the railway theme of the feature area shall be investigated.

3.13 Buildings, Structures and Site Furniture

3.13.1 The design and location of buildings, structures, paving and site furniture can have a major impact upon the visual appeal of the 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.

3.13.2 Buildings

As noted in 3.11.5, the buildings associated with the miniature railway are inconsistent in visual appearance. Options for introducing a more consistent style appropriate to the railway theme need to be investigated. At the very least, the dark green colour scheme of the train shed should be used throughout as this colour is appropriate to both the railway theme and the vegetated character of the Gardens. The same colour scheme should be used on all buildings in the main garden area.

This colour would be inappropriate for the buildings on the beach frontage, however, where grey/brown tones similar to driftwood or sand would better reflect the beach environment. Darker tones need to be used on the roof of the swimming pool complex to visually set the building closer to the ground. A co-ordinated colour scheme along these lines is required to visually unify this set of buildings.

There may be future demand for more built facilities. Proliferation of buildings must be balanced against the objective to preserve the Gardens' open space qualities and, in fact, the house is being removed to extend the open space. The need for and placement of new buildings must be considered in terms of:

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

3.13.3 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.

A critical review of site furniture is required as many of the park benches are in need of upgrading and there appear to be superfluous vehicle barriers near the southern Garden Road parking area. In the long-term, the stone walling, which is a high quality feature around the perimeter of the site, needs to be extended into the interior of the Gardens to replace the somewhat obtrusive timber round walls and improve the continuity of design features.

- 3.13.4 Fencing around the house is likely to be removed, but fencing around the inner edges of the bowling green and the swimming pool complex needs to be screened with vegetation to avoid stark edges around the site.

3.13.5 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

- i All buildings, structures and site furniture shall be of a high design standard and shall be maintained in a state of good repair.
- ii Changing facilities and toilets shall be regularly maintained to a high standard of cleanliness.
- iii The Council's Parks and Recreation Department shall endeavour to achieve unity of constructed features which complement the Gardens' character through co-ordinated colour schemes and consistent design styles appropriate to the setting.
- iv New buildings, structures and site furniture shall be sited to complement the Gardens' character while meeting functional requirements. The addition of new buildings shall be subject to planning approval under the Kapiti Coast District Scheme and shall be considered against the objectives of preserving the Gardens' open space qualities and providing for recreation.
- v All new buildings and structures, and alterations to those existing, shall comply with the requirements of the Building Act 1991.
- vi Fencing shall be maintained in a state of good repair and its visibility reduced with the use of planting and/or landform.

USE AND DEVELOPMENT

3.14 Recreation

3.14.1 Two main types of recreation are accommodated at the Raumati Marine Gardens and beach:

- (i) Passive recreation within the main gardens including picnicking and children's play.
- (ii) Beach-based recreation including swimming, sun-bathing and picnicking, boat launching and walking. Horse-riding is also permitted in the off-season from 1 April to 30 November.

3.14.2 The more organised attractions of the miniature railway feature area and the Raumati Swimming Pool have proved to be compatible with the informal activities and, in fact, attract people to the area. However, the capacity of the Gardens to accommodate any more concession operations on new sites is limited.

3.14.3 The Kapiti Bowling Club has occupied the north-east corner of the Gardens for many years. In line with Council policy regarding private use of reserve land, the club is essentially self-funding and is responsible for the maintenance and management of its own facilities.

3.14.4 Public reserves are used from time to time for special events, such as fetes, festivals and sports competitions. Such events would be inappropriate for the main garden area as it does not have the open space to accommodate large crowds and damage to vegetation may result. The beach front, however, has more open space and could accommodate special events related to beach or sea recreation, such as boating regattas or surf-life-saving competitions.

Policies

- i The amenity gardens shall be managed and developed to encourage passive recreational use and enjoyment of the garden environment.
- ii The beach front area shall be managed and developed to encourage appropriate recreational enjoyment of the beach and coastal environment.
- iii The proliferation of concession-type operations on new sites in the Gardens shall be discouraged so that its open space quality is preserved.

- iv The bowling green shall continue to be operated by the Kapiti Bowling Club as a self-contained area subject to the terms of its lease.
- v Events such as fetes or festivals shall not be permitted in the main gardens.
- vi Events which are related to beach and sea recreational activities shall be permitted on the beach front subject to prior approval from the Reserves Superintendent and compliance with the Regional Coastal Plan.

3.15 Commercial Use

- 3.15.1 The upper floor of the yacht club building, still unoccupied after the club went into receivership in 1988, has been an under-utilised facility. Present indications are that it will be used for a restaurant, a type of use that would be appropriate for the site given the availability of evening car parking.

Policies

- i Commercial use of the upper floor of the yacht club building shall be encouraged provided that it is compatible with the recreational use of the beach front.

3.16 Beach Use

- 3.16.1 Although outside the legal boundaries of the Raumati Marine Gardens, public use of the beach and inshore waters is directly related to management of the Gardens' beach front area. The inshore waters are used for swimming, surfing, surf-sailing and also launching of small craft. There is no reserved area for boating use as there is at Maclean Park, but this should be considered so that conflict and safety hazard can be minimised. Wellington Regional Council approval would be needed for inclusion of such a reserved area in the Regional Coastal Plan and appropriate by-laws.
- 3.16.2 As the beach is an extensive open space, regularly cleaned by the tide, dogs and horse-riding are considered compatible with other recreational uses subject to controls at peak times.

Policies

- i The need for designation of a reserved area for boating in the inshore waters out from the launching ramp shall be investigated in consultation with the Wellington Regional Council.
- ii Horses shall be permitted on the beach from 1 April - 30 November each year.
- iii Dogs shall be permitted on the beach but must be kept on a lead from 11.00am - 7.00pm from 1 December - 31 March each year.

3.17 Access and Parking

3.17.1 Congestion on Matatua Road and conflicts between pedestrian use and vehicle access must be avoided by providing adequate and controlled parking. Angle parking on Matatua Road provides the parking needs for the bowling club. Garden Road brings vehicle traffic off the busy Matatua Road and provides convenient access around the periphery of the Gardens. The parking areas near the playground and on the beach front have been extended and upgraded in the last decade for more efficient use of parking space. Nevertheless, the adequacy of parking will need monitoring and any congestion problems from boat launching and parking of boat trailers addressed. Further rationalisation of parking and access may be possible when the house site is redeveloped. This should be addressed in the development plan for the site.

3.17.2 The level of pedestrian use warrants the development of formed paths and tracks in the Gardens. A central pedestrian axis runs from the main Matatua Road entrance through the central dell to the swimming pool complex. The complex constricts pedestrian access between the gardens and beach front but this should be relieved by opening up of the house site.

Secondary paths direct access to the miniature railway and up on to the higher ground to the north. A critical review of the paths up to the knoll above the swimming pool is needed as short-cuts are being worn through the vegetation and the path layout at the viewpoint is unnecessarily complex. A logical circulation pattern is needed so that paths lead naturally to where people want to go. Development of a roomy viewpoint area with seating is needed on the seaward knoll, as this is the only place in the main gardens area where views of the sea and Kapiti Island can be fully appreciated.

3.17.3 As discussed in 3.10.1 above, pedestrian use levels on the fragile fore dunes need to be monitored and measures taken to protect vegetative cover from damage if necessary.

Policies

- i Public vehicle access shall not be permitted in the main Gardens.
- ii Vehicle access shall be restricted to defined parking areas around the perimeter of the Gardens.
- iii Parking requirements shall be regularly reviewed and the feasibility of extending parking investigated if required.
- iv The circulation pattern of pedestrian paths north of the central dell shall be reviewed and redeveloped if warranted.
- v A look-out area shall be developed on the dune above the swimming pool.
- vi The potential to improve pedestrian access and extend parking by redevelopment of the house site shall be addressed in the landscape development plan for the site.

- vii Appropriate measures shall be taken to protect the fore dunes from excessive pedestrian wear.
- viii Vehicle access shall only be permitted in a restricted area on the beach for the sole purpose of boat launching as required by the Kapiti Borough Beach, Foreshore and Public Reserves By-law.

3.18 Controls and Prohibitions

3.18.1 Public parks inevitably attract activities which are incompatible with management objectives. Although the Council seeks to encourage multiple recreation use of the Marine Gardens, it must impose certain controls to protect them 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.

Policies

- i Unauthorised vehicle access shall not be permitted in the Gardens or on the beach except in designated parking and launching areas.
- ii Dogs shall be permitted on the beach provided they are kept under control and must be kept on a leash in peak times between 11.00am - 7.00pm from 1 December to 31 March each year.
- iii Dogs shall not be permitted in the Gardens.
- iv Horses, golfing and other recreation activities which may damage the Gardens' resources or compromise public safety shall not be permitted.
- v Horses shall be permitted on the beach in the off-season but shall not be permitted between 1 December and 31 March each year.
- vi Littering and rubbish dumping shall be prohibited and offenders may be prosecuted under the Litter Act 1979.
- vii The lighting of open fires shall not be permitted.
- viii Measures to reduce and, if possible, eliminate anti-social behaviour and vandalism shall be investigated and, where appropriate, actioned.

3.19 Development

- 3.19.1 Development, whether it is planting, new buildings or changed uses must be considered in terms of the aim and objectives for the Gardens and, specifically, the likely effects upon landscape character, adjacent properties, patterns and levels of use and opportunities to enhance open space qualities. The only significant development planned is the south-west corner of the Garden after removal of the house there. This shall be subject to a landscape development plan.

Policies

- i Only development that is in accordance with the aim and objectives of the Management Plan shall be permitted.
- ii A landscape development plan shall be prepared for redevelopment of the house site as part of the main Garden.