WILLIAMS PARK MANAGEMENT PLAN 2021

DRAFT

WWW.HUTTCITY.GOVT.NZ

HUTT CITY
TE AWA KAIRANGI

Acknowledgements

Warm appreciation and thanks to all those who participated in meetings, events, and who made submissions, your input was essential in the development of this document.

DRAFT

Division	Parks, Reserves and Recreation
Date created	2021
Publication date	
Review period	2031
Owner	Parks, Reserves and Recreation Planner
Approved by	

Version	Author	Date	Description
V 1.0	Tyler Kimbrell	2021	

Contents

Acknowledgements 2
Part 1: Overview 6
Draft Management Plan 6
Purpose of the Plan 6
Review of a Reserve Management Plan 6
Structure of the Plan 7
A Brief History of Williams Park 8
Description 11
Facilities 13
Reserve Classification 14
Part 2: Planning Process 15
Community Engagement 15
Community Vision 15
Submission Responses 16
What the Submissions Tell Us 18
Management Outcomes 21
Guiding Documents 23
Part 3: Existing Conditions 27
Caretaker's House- Exterior 27
Caretaker's House- Interior 28
Menzshed 29
Tracks 30
Duck Pond 32
Behind the Duck Pond 33
Artificial Tennis Courts 34
Junior Soccer Fields 36
Toilets 37
Pavilion & Open Space 38
Vehicle Entrance 40
Barbecue Area 41
"Zone 3"- Southern Section of Williams Park 42
Beach Volleyball Court 43

DRAFT

Pétanque Piste 44
Grass Tennis Courts 45
Connection to Zone 3 46
Various Connections 48
Part 4: Priority Areas 49
Connection Opportunities 49
Area 1 49
Area 2 49
Area 3 50
Area 4 50
Part 5: Policies 52
Open Space and Natural Features 52
Access and Safety 54
Facilities 57
Engagement 59
Amenities 61
Administration 64
References 66
Appendices 68
Accidental Discovery of Taonga Tūturu & Koiwi Protocol 68
Williams Park Questionnaire 71
Sea-Level Rise 73
Certificate of Title 75
Development Plan 79

DRAFT

Williams Park Planning Area

Part 1: Overview

Draft Management Plan

Items in the current draft management plan are subject to change based on community feedback received during the submission period. As a part of the consultation process, anyone may make a submission on the draft management plan before its adoption, Council welcomes all constructive feedback. Feedback can be related to any part of this plan and to the areas within the park in which this management framework applies. A request to be heard in support of your submission can be lodged with the Hutt City Council Parks, Reserves and Recreation Planner. All submissions should be delivered in writing by **24 September 2021** to williamspark@huttcity.govt.nz or posted to:

Attn: Parks, Reserves and Recreation Planner
Hutt City Council
Private Bag 31912
Lower Hutt 5040

Submitters can also visit https://haveyoursay.huttcity.govt.nz/williams-park-management-plan to make additional comments and comment on the development plan in the appendix of this document.

Purpose of the Plan

Hutt City Council (HCC) is an administering body that has responsibility for managing parks and reserves under the Reserves Act 1977 (the Act). HCC is committed to providing high-quality reserves that benefit both local and regional communities. A part of providing high-quality reserves is preparing reserve management plans which are required by the Act and establishes the reserve's use, development, maintenance, and conservation goals. Reserve management plans create an opportunity for the community to have their say in the management and development of a reserve.

Williams Park, before the development and adoption of this plan, was managed under HCC's omnibus of reserve management plans, including the sports ground management plan, the horticulture management plan, and the facilities management plan. Policies within the relevant plans have been incorporated into this plan.

Review of a Reserve Management Plan

Reserve management plans are required to be under continuous review by s41 (4) of the Act. Best practice calls for management plans to be subject to a full review every ten years. The purpose of

DRAFT

keeping a reserve management plan under continuous review is to ensure that all management practices are consistent with industry standards and with any new legislation or policies. Community priorities may also change over time, and the review process should take account of any current community priorities and their impact on the future use of the park.

Structure of the Plan

Williams Park Management Plan is broken down into multiple sections. The plan takes a holistic view of Williams Park by gaining an understanding of its history, what activities occur in the park currently, and how the park could be enhanced to better reflect community needs and goals. Therefore, each section should be read with all other elements of the plan in mind.

The primary sections of the plan are:

1. An overview of the Reserve Management Plan including,
    I. Williams Park History
    II. Context of the park
2. The planning process for the management plan
    I. Community engagement and survey responses
    II. Key outcomes based on feedback
    III. Key legislation, plans and policies
3. Existing park conditions
4. Priority areas
5. Policies

DRAFT

A Brief History of Williams Park

Early Māori Occupation

A kāinga, possibly named Te Aewa, was located approximately where the houses and road now extend behind Wellesley College. Before earthquakes uplifted the eastern side of the Wellington harbour Te Aewa overlooked a lagoon set behind barrier dunes with a pā (Orua-matoro or Orua-motoro) on the northern headland. Remnants of stone rows that once separated gardens have been found in the valley behind the grass tennis courts.

Oruamatoro may have been occupied at different times by Kāti Māmoe, Ngāi Tara, Kāi Tahu, Ngā Ira, Ngāti Mutunga, Ngā Tama, Ngāti Kahungunu, Te Āti Awa (Ātiawa), and possible other iwi - though not necessarily in this order.

Around 1750-1760, the Ngāti Kahungunu chief Te Hiha, a grandson of Te Umu-tahi, rebuilt the pā. While living at Oruamatoro, he was visited by Te Rangi Kangungu, who came to learn more about the three aspects of warfare, Kura-takahi-puni (omens of success), ruatapuke (retiring to the flank and then attacking), and kawai māro (a fighting formation for a concentrated attack). Gifts of pounamu were exchanged. Later in life, Te Hiha owned a famous patu, Whiti Patatō.

When the *Tory* reached Wellington Harbour in 1839, Te Āti Awa and Ngāti Kahungunu were at war, in part over access to the eastern side of the harbour, elements of Ngā Mutunga and Ngāti Tama having left to the Chatham Islands in 1835.

European Settlement

In a 1927 interview in the *Evening Post* Mr Downs, a resident of Days Bay since the mid-1880s recalled the progression of events that led to the eventual owner being Mr J. H. Williams. Originally called “Hawtrey Bay” by early European settlers, Days Bay was included in the original subdivision made by the New Zealand Land Company. It was the practice at that time to put cash down in England and draw a section, or sections, that a person would not see until they arrived on the shores of New Zealand. Mr Todd arrived in 1840 and upon seeing Days Bay, which he laid claim to in England, for the first time decided that he could not make a living on the land and went instead to live with his brother on the Taieri plains of Otago. Mr Todd left the section to a family named Day, providing evidence as to how Hawtrey Bay became known as Days Bay.

The Days arrived on the *Arab* in 1841 with 13 children when they settled in what would be Days Bay and had three more children while occupying Days Bay. After the loss of their house and the death

DRAFT

of their baby, Ambrose, in the 1848 earthquake, the Days built a 12-ton schooner, the *Flirt*, and in 1849 sailed to Sumner, Banks Peninsula, where they established a hotel.

After the departure of the Days, the land was partially leased to former whaling ship crewmember, William "Okiwi" Brown and his wife, Nan, possibly a former slave. Before the development of a route to the Wairarapa through the Remutaka Ranges, Days Bay formed part of a coastal stock route north. People driving sheep around the coast from Wellington would stop for the night at Okiwi Brown and Nan's whare and stockyards, which seemed to have shifted (in historic records) occasionally between Days Bay and Okiwi-iti (now Rona Bay).

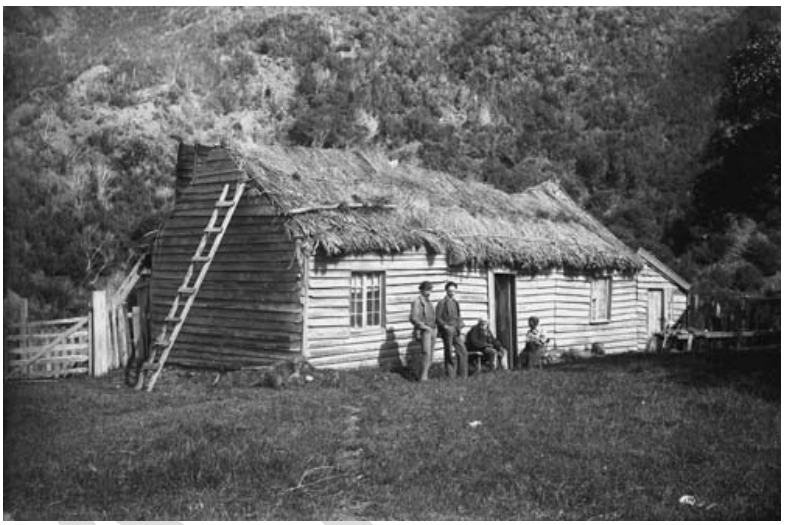


Figure 1 F W Devereux, T H Wyatt, Okiwi Brown and Nan Brown outside the Browns' residence in Rona Bay, Eastbourne. Williams, Edgar Richard, 1891-1983: Negatives, lantern slides, stereographs, colour transparencies, monochrome prints, photographic ephemera. Ref: 1/1-025941-G. Alexander Turnbull Library, Wellington, New Zealand. /records/22911320

Locally known as "Murderer Brown," Okiwi Brown was accused of several murders including that of an orphan boy named Mathew Hobman and a former soldier James Mainey, whose body was found at Windy Point south of Days Bay. People had to be careful to count their sheep, as often after a night in Brown's stockyards one or two sheep seemed to go "missing."

Mr Cridland also leased the land surrounding the Days Bay section after the departure of the Day family by securing a lease from Mr Todd to be able to better work the land and prevent intruders from coming into his land from Days Bay. After Mr Todd's death, Mr Cridland did not act on the option to purchase the leased land and 125 acres of Days Bay was instead purchased in 1890 by Mr J. H. Williams. Upon purchasing the land Mr Williams deviated the road to path nearer the foreshore, built a wharf and planted trees in what is now known as Williams Park. He also removed the old waterman's waiting shed on Queen's Wharf in Wellington and re-established it at Williams Park to serve as the pavilion for two years and then as the pavilion lessee's cottage, and started a ferry service to and from Wellington.

An earlier publication told a different story about the acquisition of Williams Park land by Mr Williams. "Wellington Scenic Reserves- Day's Bay" by E. Phillips Turner published in the Department

DRAFT

of Land and Survey: Scenery-Preservation 1 June 1914 notes that Williams Park was purchased by Mr J. H. Williams from Mr Downes,[1] "who was the first European to acquire the land from the Māoris," approximately 25 years before the 1914 report. There was a small pā on the northern arm of Days Bay and its occupants, according to the report, were "slaughtered by Te Rauparaha." Mr Williams stated that workers often found skulls and other bones while digging around the flat where Wellesley College stands.

Mr Turner highlighted the natural beauty of the reserve and its pristine flora noting that there was not another city in New Zealand with "a reserve like Day's Bay Bush- a specimen of the forest almost the same as it was a thousand years ago." The red beech (*Nothofagus Fusca*) and the black beech (*Nothofagus Solanderi*)[2] can be found nearer sea-level in Days Bay than is typical for those types of trees and was of special botanical interest to Turner. In Turner's ending statement he noted that "enthusiastic nature-lovers fought a hard fight to save this bush; having won, may their interest so survive that such a valuable possession may be rightly used and cared for."

Williams Park

Williams Park was originally developed as a private commercial venture by Mr Williams and then sold to a public company of which Mr Williams was a shareholder. The development of the park in the early 1900s was meant to create a regional destination that included hockey fields and Days Bay House, which is now Wellesley College, as well as picnic areas, a pavilion, a waterslide, tennis courts and a range of other recreation amenities.

In 1914, the company announced plans to subdivide the park for residential development. Wellington residents sought retention of the area as a public park; it was then that Mrs W. R. Williams, who is the namesake of the park and mother of Mr J. H. Williams, made a generous donation to protect it as a public park. Eventually, Wellington City Council purchased 260 hectares from the company for £14,000 and later bought a further 87 hectares of plantation reserve land from the Crown in 1967 for £1,000.

The park was managed by the Wellington City council Parks and Recreation Department until 1 November 1989. On that date, the Borough of Eastbourne was amalgamated with other territorial

---

[1] The spelling of Downs or Downes differs between the *Evening Post* interview and Turner's report.

[2] These scientific names were used by Turner; in 2013 names of the red and black beech changed to *Fuscopora Fusca* and *Fuscorpora Solandri* respectively.

DRAFT

local authorities in the district to become the Lower Hutt City Council. The Local Government Commission which oversaw the amalgamation designated Williams Park to be transferred to the (new) Lower Hutt City Council.

Description

Williams Park is an area of approximately 6.7 hectares including

- Zone 1, the pavilion, duck pond, and open space;
- Zone 2, the natural recreation area east of the pavilion;
- Zone 3, the pétanque piste, beach volleyball and grass tennis courts;
- Zone 4, the junior soccer fields;
- and Zone 5, the artificial and concrete tennis courts.

An aerial image with the different zones can be seen on the following page

Williams Park is known for its open space where people can enjoy picnics, sunbathe, relax and enjoy access to East Harbour Regional Park and Days Bay beach.

DRAFT

Zone 1: Pavilion, Duck Pond, BBQ, Caretaker's House

Zone 2: Tracks, Native Flora

Zone 3: Beach Volleyball, Petanque Piste, Grass Tennis Courts

Zone 4: Junior Soccer Fields

Zone 5: Artificial & Concrete Tennis Courts

Williams Park Zones

Facilities

Williams Park has several different facilities that provide recreation and leisure opportunities. While some facilities since the park's inception have been removed e.g. the water slides, what remains provides opportunities for play, recreation, and leisure.

Current facilities include:

- The pavilion
- Bench seats
- Bins
- Artificial tennis courts
- Various signage
- A BBQ
- A picnic table
- Grass tennis courts
- Beach volleyball court
- A pétanque piste
- Public toilets
- The duck pond
- The caretaker's house
- Bike racks
- Electric vehicle charging station

DRAFT

Reserve Classification

Williams Park is not currently classified under part 3 of the Reserves Act 1977. Classification of a reserve under the Act provides legislative guidance for the use, purpose, and management of reserves. It is a mandatory process under section 16 of the Act.

Section 14 of the Act gives a local authority the ability to declare any land vested in it as reserve provided that the intent to do so is consistent with the public notification requirements outlined in Section 119.

As a part of this management plan, it is intended that Williams Park be classified as Recreation Reserve as defined by section 17 of the Act. A “Recreation Reserve” classification would define Williams Park’s purpose as “an area of land possessing open space, and outdoor recreation values especially suitable for recreation and sporting activities and the physical welfare and enjoyment of the public and the protection of the natural environment and beauty of the countryside, including recreation tracks in the countryside.”

DRAFT

Part 2: Planning Process

Community Engagement

A report was presented to the Eastbourne Community Board in November of 2020 to initiate the development of the Williams Park Management Plan. After the initial report to the council was accepted, notice was put out via newspaper and social media inviting people to comment with their ideas on how the park could be improved. Engagement in the first round of consultation focused on an online presence to create a more accessible submission process and ensure that there was a range of park-users submitting their ideas for the management of Williams Park. Eastbourne Community Board members also canvassed Williams Park during the weekends to get park user feedback on their use of the park and what makes an ideal park, the questionnaire used can be seen in the appendix. The implementation of the "Have Your Say" Williams Park webpage brought in over a hundred submissions and ideas. The number of submissions reflects the importance of the park to people across the Wellington region.

Community Vision

Vision

To preserve the character of the park and to enhance those amenities that will continue to promote Williams Park as a regional destination.

Objectives

- To promote Williams Park as a key regional recreation, leisure, and scenic amenity
- To encourage the use of alternative modes of transportation to and from Williams Park
- To maintain the park as a place of imaginative play for children
- To provide high-quality services and facilities
- To preserve the character of the park
- To ensure that the park is well connected and prioritises pedestrian access
- To support environmental conservation by contributing to biodiversity, habitat preservation, and climate change goals.

DRAFT

Submission Responses

The responses ranged from recommending a redirection of Marine Drive connecting the beach and the park, to leaving Williams Park as is. Every submission made was and remains useful for directing this document and any future developments.

A total of 160 individual submissions were received. This provides the management plan with a useful framework for the development of the park and reflects current use and preferred community outcomes for the park. The following tables show some of the questions and responses that were received during the submission period. For some questions, there are more than 160 responses because submitters gave multiple responses

DRAFT

Improvements That Would Make You Visit More Often & Further Comments

Theme	Percentage of Themes Mentioned
Add Playground	10.2%
Leave As Is	9.6%
Remove Caretaker's House	9.0%
Better Physical Assets	8.3%
More Activities	8.0%
Reorganise Carpark	7.7%
Controlled Beach Crossing	5.2%
Repurpose Caretaker's House	4.9%
Improve Pavilion	4.9%
Improve Duck Pond	4.6%
Improve Connection	3.7%
Better Natural Assets	3.1%
General Upkeep and Maintenance	2.8%
Splash Pad	2.5%
Decrease Parking	1.5%
Against Overdevelopment	1.5%
No Extra Parking	0.9%
No Playground	0.6%
Increase Parking	0.6%
Better Public Transport	0.6%
Uncategorised	9.6%

Figure 2 Themes Categories

Each "further comment" or "improvements that would make you come more often" was categorised into the themes listed above. A single submission could be categorised into multiple themes e.g. the response could mention both improving the duck pond and reorganising the car park. Uncategorised themes are one-off comments such as "good harbour view." The table includes ideas for the caretaker's house from the Williams Park Management Plan Have Your Say webpage.

What the Submissions Tell Us

Improvements and further comments indicate a wide range of opinions among park users. People generally want the park to be preserved as an exceptional open space providing opportunities for imaginative play for kids and providing space for group activities such as barbecuing or picnicking. A significant portion of people also indicated that the park serves its purpose as it currently is and would be opposed to significant changes that would lead to the "Disneyfication" of the park. Any future development should consider the current recreational environment and opportunities to preserve existing open space.

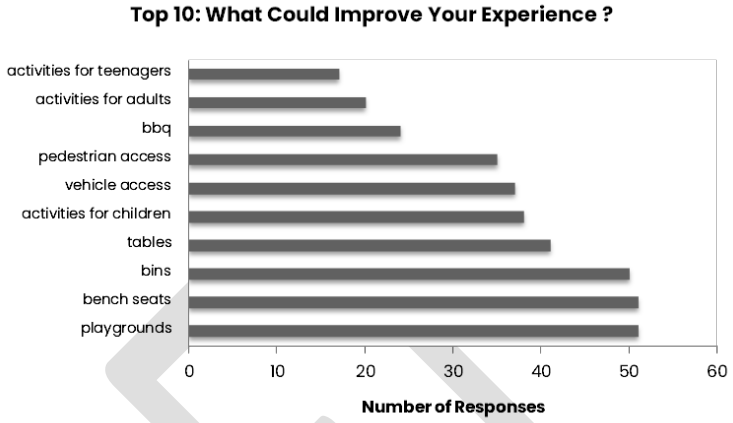


Figure 3 Improving User Experience

Among the top concerns is the car park. Currently, the car park does not provide visual or physical access to the duck pond or zone 3 (pétanque piste, beach volleyball and grass tennis courts). Providing access to the perimeter of the duck pond would increase the opportunity for children to see the ducks in the pond. Having a line of sight from zone 1 (pavilion, duck pond, and open space) to zone 3 would increase the usage of the pétanque piste, beach volleyball courts, and grass tennis courts as well as the additional open space. Opportunities to reorganise the car parking area to provide access to the duck pond and zone 3 while maintaining, as far as practicable, the current number of parking spaces will be considered in a development plan.

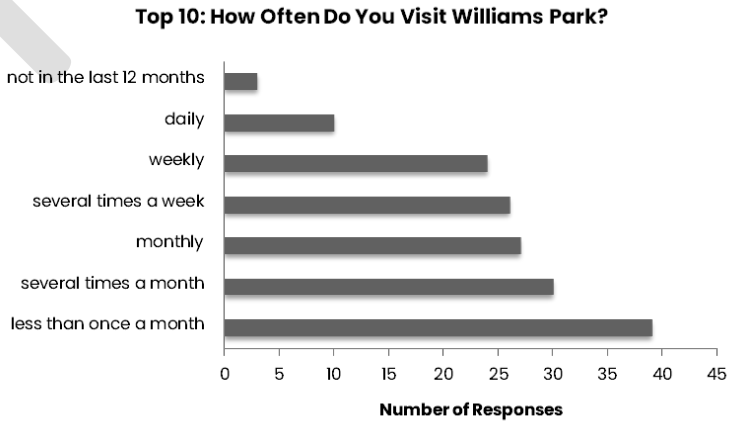


Figure 4 Visitor Occurrence

The current car park also does not provide pedestrian access to Days Bay Beach. Options to move the current vehicle entrance and relocate it to Kereru Road will be explored in a development plan. This would also be in line with the community's view to remove the caretaker's house and better utilise the space that it occupies.

DRAFT

Most submitters only visit Williams Park less than once a month. Williams Park is a destination location for nice summer days; the open fields and proximity to the beach make it less than ideal for days where there is rain or cloud cover or in winter and shoulder seasons. The pavilion does provide goods and services in a sheltered environment during the colder months but this is less likely to be taken advantage of by people who reside outside of the Eastern Bays.

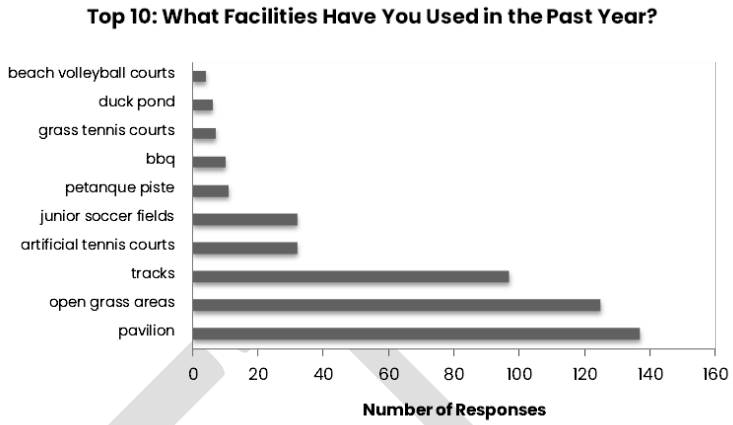


Figure 5 Facility Use

People visit Williams Park for the proximity to the beach and great open space, but the pavilion is one of the most used facilities in the park. The pavilion's offering allows parents to relax while their children play in the fields and provides refreshments for beach-goers looking to take a break from the sun. The pavilion's aesthetic is important to the feel of the park and should be upgraded over time without detracting from the overall aesthetic of the park.

A playground was considered the top improvement that would encourage people to go to Williams Park more often. However, previous consultations to establish a playground were met with contention. Further engagement on the feasibility and desire for a playground where various options for providing a play space that allows children to have unstructured natural play should be considered. Ideally, this would be located near the duck pond to facilitate curiosity for wildlife in young children. It is important that the play space does not detract from the natural open space of Williams Park and maintains imaginative, unstructured play.

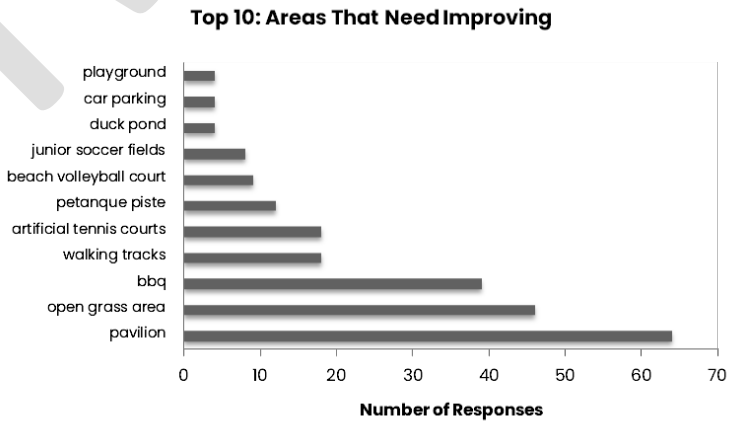


Figure 6 Top Areas for Improving

General improvements of assets also need to be considered. This includes seats, bins, BBQs, tables, signage, etc. The implementation of new facilities should not detract from the aesthetic of the park and should be located in areas that are lacking amenities.

DRAFT

DRAFT

Management Outcomes

Effectively managing Williams Park relies on three key outcomes, Recreation & Leisure Activity, Environmental Conservation, and Heritage Conservation. These outcomes are based on both the submissions and the themes that arose from them and the history of Williams Park.

Recreation & Leisure Activity Outcomes

Providing high-quality recreation and leisure opportunities is important for a well-functioning park.

Submissions identified that one of the most used elements of Williams Park is the open grass areas. Open grass areas provide park users with the freedom to do what they like within the space. Activities range from picnicking and kicking a ball around to having community/ family gatherings. The preservation of this open space will continue to play a key role in Williams Park being a regional destination.

Figure 7 walking track with a view towards the harbour

Tracks are an important aspect of providing recreation opportunities. Currently, Korimako Track is the only main track that is suitable for taking a day trip and exploring the bush behind Williams Park.
Improvements to the existing loop track would provide a short walk for those who are looking to explore Williams Park without spending too much time away from the beach.

Informal sport is an essential part of Williams Park. The tennis courts, junior soccer fields, beach volleyball court and pétanque piste are all publicly available free of charge and provide the community greater opportunity to either try out a new sport or hone their skills. These amenities should be retained and enhanced to ensure that they serve the community for many more years.

Play is considered paramount to a child's development as identified in Hutt City Council documents *Tākaro to Play* and *Go outside and Play*. While a modern playground might not be suitable for Williams Park, opportunities should be explored to implement natural features that would enhance the park's aesthetic and also serve as structures for children to play on.

DRAFT

Environmental Conservation Outcomes

Most of the park is currently landscaped for amenity purposes and not for conservation/ preservation of the natural environment. Therefore maintaining what currently exists of the indigenous forest in zone 2 is important to maintain the natural feel of the park and to provide an entryway into East Harbour Regional Park. Zone 2 consists of many native flora species including Northern Rātā, Black Beech, Mānuka, Kōwhai, Silver fern, and others. Native species should be preserved and protected from human and invasive species encroachment insofar as it maintains the overall health of the forest.

Planting in the park can promote carbon sequestration, biodiversity and amenity goals. Trees for shade, planting to mitigate flooding events and planting for protection from other weather phenomenon are important in maintaining the usability of the park. Where feasible, new plantings in the park should prioritise native species, or flora that provides significant ecosystem services,[3] or nurse species that act to support new native growth.

Development must consider the impact that it will have on wildlife habitat, climate change, and biodiversity; this includes the maintenance of natural and physical assets. Consideration must also be given to the change in sea-level resulting from climate change; Williams Park Seal-Level Rise map in the appendix shows the extent to which the surrounding area may be inundated with water. Any new structures and park furniture will have minimal impact on flora and fauna, and permanent structures (e.g. buildings) should be located away from areas likely to be affected by sea-level rise.

Heritage Conservation Outcomes

There is a long history of Māori and English settlement around Days Bay and there are likely culturally significant sites within Williams Park. Preserving that heritage is vital to maintaining our connection with the history of Days Bay. *Heritage New Zealand Pouhere Taonga Archaeological Guideline Series* provides guidelines for the handling of culturally significant artefacts and assessing impacts of development. Best practices should be followed upon the discovery of artefacts, kōiwi, and any other significant heritage items or land.

Knowledge of the history of Williams Park should be accessible for all those interested in knowing more about the area. Information kiosks should be updated with relevant information for the casual

[3] Ecosystem services are benefits that an ecosystem provides humans that reduces reliance on infrastructure e.g. stormwater mitigation.

DRAFT

passerby and for those who want to know more about the regional area that Williams Park connects to. Spreading this knowledge requires that mana whenua plays a key role in providing the narrative for the area.

Guiding Documents

This plan provides a policy framework for the management and development of Williams Park. It links to a range of regional and city council plans, strategies and management documents required under various empowering Acts.

Key Legislation

The Reserves Act 1977 the purpose of the Act is to provide for reserve acquisition, control, management, maintenance, preservation (including the protection of the natural environment), development and use.

Under the Reserves Act, the key requirements of the Council are to create reserve management plans, declare and classify reserves, and issue leases and licences. The Act applies to all public land that has been vested or gazetted under the Act. If a reserve is vested to a local authority it must be classified based on its primary purpose and each reserve managed in accordance with this purpose.

The Local Government Act 2002 ensures that Council abides by a democratic process that recognises the needs of its citizens and allows the Council to make decisions regarding the activities that it undertakes to support local communities. It also encourages Council to promote the social, economic, environmental, and cultural well-being of local communities and to take a sustainable development approach.

Under the Local Government Act (LGA) Council must take appropriate steps to promote the principles of the Treaty of Waitangi including maintaining and improving opportunities for Māori to contribute to local government decision-making. It is critical within the provisions of the LGA that the Council improve its processes for allowing Māori to contribute to decision-making processes and that information is provided to Māori for the relevant purposes.

Consultation is a vital requirement under the LGA and to the creation of reserve management plans as it provides the community opportunities to be heard regarding all Council decisions and ensures that the people who have an interest or will be affected by the decision are properly informed. The council must consider the ideas and comments submitted as part of a decision-making process.

DRAFT

The Resource Management Act 1991 promotes several *Matters of National Importance* that pertain to the parks and reserves activity. This includes the preservation of the natural character of the coastal environment, protection of significant indigenous vegetation, maintenance and enhancement of public access along waterways, and protection of the natural environment from inappropriate subdivision. The Resource Management Act (RMA) also promotes generally the protection of the natural environment and its intrinsic values, and the efficient use of goods and services to mitigate the effects of climate change.

Reserve Management Plans are a means by which the Council promotes the protection of the natural environment and fulfils a portion of its obligations under the RMA. Parks and reserves are also subject to the provisions in the District Plan which promote the sustainable management of the Council's natural and physical resources.

As a condition of resource consent financial contributions are required to mitigate the increased demand on parks and reserves resulting from land-use intensification. These financial contributions are to be used *in reasonable accordance with the purposes for which the money was received*.

The Conservation Act 1987 Section 4 of the Conservation Act 1987 requires administrators managing lands that are subject to the Reserves Act to give effect to the principles of the Treaty of Waitangi.

Hutt City Council Plans and Strategies

The Lower Hutt District Plan was prepared by Hutt City Council under the Resource Management Act 1991 and is currently undergoing review. The District Plan sets policies, rules, and regulations for development and sets a land use and zoning framework for the City; it also ensures that growth considers climate change as a critical element to development plans.

Most of the parks and reserves within Hutt City Council's jurisdiction are zoned as General Recreation Activity Area, including Williams Park. The General Recreation Activity Area includes both public and privately-owned recreation space that supports organised and informal recreation.

The District Plan also supports the collection of reserve financial contributions upon the application to subdivide. Reserve contributions are based on the intensity of the land use, change in character, and mitigation efforts. Reserve contributions are used to improve facilities and amenities in parks and reserves.

DRAFT

Tākaro to Play recognises play as an essential element of cognitive, physical, social and emotional development for children. The report found that children in Lower Hutt have fewer opportunities for play due to a lack of time, permission, and space; it also recommends that future Council policies focus on providing opportunities for children to engage with their two favourite activities- playing games and water play.

Go Outside and Play guides the provisioning of play spaces and playgrounds in Lower Hutt. Hutt City Council understands that not every park needs a traditional playground to be considered a play space. Go Outside and Play recognises this and recommends that each site be assessed for appropriate implementation of play spaces.

Reserves Strategic Directions Identifies the need to build a reserve network that protects the natural environment and public open space, brings benefits to the city, and contributes to the health and wellbeing of the Low Hutt residents. It guides the Council's direction for acquiring reserve land to meet the needs of a growing population and changing demographic.

Hutt City Council's Long Term Plan Council's long term plan sets out the priorities for the next 10 years. It includes what Council will do, how much it will cost and how Council will fund it. The document is reviewed on a three-year cycle to ensure relevancy.

Hutt City Council's Carbon Reduction Plan *In development*

Other Legislation and Policy Statements relevant to reserve management

Biosecurity Act 1993

Building Act 2004

Environment Act 1986

Fencing Act 1978

Freedom Camping Act 2011

Fresh Water Policy Statement 2014

Hazardous Substances and New Organisms Act 1996

Health Act 1956

Health and Safety in Employment Act 2015

Heritage New Zealand Pouhere Tāonga Act 2014

National Biodiversity Policy Statement 2007

New Zealand Coastal Policy Statement 2010

New Zealand Walkways Act 1990

DRAFT

Safety at Work (Hazardous Substances) Regulations 2017

Sale and Supply of Liquor Act 2012

The Health Act 1956

The Heritage New Zealand Pouhere Taonga Act 2014

Notable Plans, Policies, & Strategies

Greater Wellington Regional Pest Management Plan 2019-2039

Heritage New Zealand Pouhere Taonga Archaeological Guidelines Series No. 7: Guidelines for the Finding of Artefacts

Heritage New Zealand Pouhere Taonga Archaeological Guidelines Series No. 8: Koiwi Tangata

NZ Transport Agency Waka Kotahi Pedestrian Planning and Design Guide

Tracks and Outdoor Visitor Structures SNZ HB 8630:2004. (2004). Standards New Zealand Paerewa Aotearoa.

DRAFT

Part 3: Existing Conditions

Caretaker's House- Exterior

1. Eastern side
2. Side Yard facing SW
3. Northern side
4. Northern side facing east
5. SW corner

The caretaker's house is disconnected from the other areas of the park and the condition of the exterior is substandard. The structure and fencing surrounding the structure block access, both visual and physical, to zone 3 of the park. While it was previously used as a residence for the lessees of the pavilion it no longer serves that purpose and has been vacant for several years. Removing the structure and fencing and opening up the area will provide opportunity for the space to be better utilised and for the park to have a more cohesive and connected feel.

Caretaker's House- Interior

1. Kitchen facing entrance
2. Bedroom at SW corner
3. Bathroom
4. Living room
5. Kitchen

The interior of the caretaker's house shows signs of significant wear. In its current state, there is no opportunity for the house to be utilised for any purpose. Should the house be removed, all materials should be dealt with in an environmentally and socially responsible manner.

Menzshed

1. Car park entrance facing east
2. Car park entrance facing east alternate view 1
3. Car park entrance facing east alternate view 2

The Menzshed area is currently occupied by two structures, the main Menzshed building and a historic jailhouse. This area is the entryway to the tracks and behind the duck pond. However, the lack of wayfinding[4] means the tracks are easily missed. There is some signage in the duck pond adjacent to the Menzshed area and it serves its purpose well, but the two structures obstruct the view to the tracks and the area generally appears as though it is a parking area for the Menzshed.

A development plan should take into consideration increasing pedestrian access to the area and facilitating access to the tracks and potentially behind the duck pond (see the section on “Behind the Duck Pond” on page 33).

[4] Ways in which people orient themselves in physical space and navigate from place to place.

Tracks

1. Entrance to Lower Pond Loop
2. Lower Pond Loop narrows and becomes inaccessible
3. Days Bay Lookout Track
4. Days Bay Lookout Track with erosion from rain
5. Korimako track entrance
6. A bench seat and harbour view from Korimako Road
7. Steps to/ from Lower Loop Pond track and duck pond
8. Low Loop Pond track
9. Entrance to track from car park north of the pavilion

Overall, the tracks are in average condition. Erosion after significant rain events should be repaired promptly to prevent further degradation of the tracks.

Signage for the tracks is dated and is beginning to degrade. Upgrades to this signage should be considered in the near future.

The Lower Loop Pond track is in poor condition and no longer exists to the extent that it may have once been. There is no signage showing the entrance to the track and as can be seen from photo #2 ends rather abruptly with overgrown vegetation and an eroding/ narrowing path. The entrance begins to the left of the Korimako track sign as can be seen in photo 1 and exits via the stairs in photo 7.

Korimako track provides good exploration opportunities and beautiful views over Williams Park and the harbour. Better wayfinding should clearly show track entrances from within Williams Park.

DRAFT

1

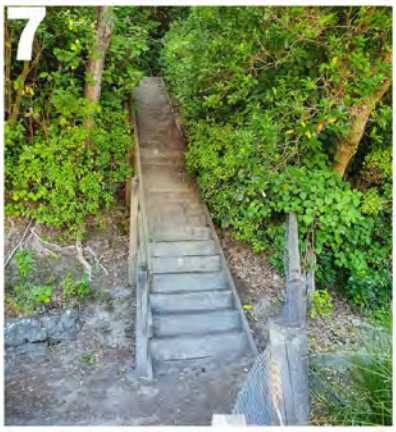
2

3
to Days Bay Lookout

4

5
EAST HARBOUR REGIONAL PARK
Korimako Road Track entrance

6


7

8

9

Duck Pond

1. Car park adjacent to the duck pond
2. Southern end walkway sign
3. Southern end facing north
4. A bench seat on the western side
5. Facing north with walkway sign

Duck pond maintenance was often brought up in the submissions and people generally enjoy having the duck pond as a scenic amenity. Unfortunately, access to the duck pond is poor because of cars parked at the fence line as can be seen in image 1. There are two bench seats where one could sit and feed/ watch the ducks (image 4); however, these are accessed by squeezing between cars, which is not ideal for prams and wheelchairs.

Behind the Duck Pond

1. Bench seat
2. Facing west
3. Path facing north
4. Beginning of path facing north

There is a small accessway from where the steps lead to the Lower Pond Loop track (image 7 in "Tracks" on page 30). This area has the potential for a short loop walk around the pond. The area would need to be fenced a few metres from the edge of the duck pond for safety as it is deeper at the southern end. This gap between the fence and the pond could also provide duck nesting areas if it was planted with suitable low growing vegetation. Development or alteration of the pond should give effect to the guidelines for ponds put out by Greater Wellington Regional Council.[5] Further exploration of requirements for the path and suitable vegetation is needed before implementation.

[5] http://www.gw.govt.nz/assets/council-publications/SoYoureThinkingAboutaPondWeb.pdf

Artificial Tennis Courts

1. Artificial court SE corner facing NW
2. Artificial court NE corner facing south
3. Artificial court NW corner facing SE
4. Artificial court SW corner facing NE
5. Overview facing north
6. Concrete court SE corner facing NW
7. Concrete court eastern side facing west
8. Concrete court NE corner facing SW
9. Concrete court NW corner facing SE
10. Concrete court SW corner facing NE

The artificial and concrete tennis courts, although ageing, are in useable condition. The fencing surrounding the courts needs upgrading. The courts will also likely need to be upgraded soon.

The open space adjacent to the courts (image 5) could be better utilised to support more activities within the park. Some of the ideas from submissions that could potentially be located in this space are a children's bike circuit, a playground, a dedicated dog area, a picnic area with tables, a BBQ, and bins, or a splash pad. More investigation is needed to determine the best use of the space and should be included in a development plan.

DRAFT

1

2

3

4

5

6

7

8

9

10

Junior Soccer Fields

1. Eastern side facing south
2. NW corner facing east
3. NW corner facing SE
4. SE corner facing west
5. Easter side facing west

The junior soccer fields are a great resource for kicking a ball around, hosting small tournaments, hosting events, and generally utilising the open space on a nice day. The grass is relatively flat and in good condition. Connection to the space is poor with no access from the artificial tennis courts (see image 1 of "various connections" on page 48) or from the street (image 3), and no formal path from the pavilion to the soccer fields. The fields can also become boggy after significant rain.

The soccer goals available for public use are in poor to average condition.

Toilets

1. Men's toilets facing south
2. Public toilets sign
3. Women's toilets facing north

Williams Park toilets were refurbished in 2015/16 and according to a building condition assessment done by Urban Plus Limited will likely need minor refurbishment by 2026/27.

Signage for the toilets is lacking. Image 2 shows the only sign to the public toilets and if you can see the sign you are likely to have already seen the toilets. Signage should be located strategically around the park noting the location of the toilets.

Pavilion & Open Space

1. NE corner facing south
2. NW corner facing east
3. NW corner facing SE
4. Eastern side facing west
5. Northern side facing SE
6. Northern side facing west

The pavilion was constructed in 1955 and refurbished in 1994/95. The pavilion provides both indoor and outdoor seating that allows parents/ guardians to keep an eye on their children as they play in the large open space. The majority of the respondents to the survey indicated that they use the pavilion more than any other amenity in Williams Park and that they would like to see the structure upgraded to suit more modern aesthetic preferences.

The open space currently serves its purpose well. Children can engage with the space in an unstructured manner allowing freedom for imaginative play. On a nice day, children and families spread out across the open area enjoying the sun, kicking a ball, and generally running around. There are opportunities to climb trees and the hedge in image 4 & 6.

The hedge is a unique element in the park. While it does obscure the view to the junior soccer fields and perhaps creates a bit of disjointedness; the branches within the hedge are woven in such a way that children can go from one end to the other without touching the ground. This type of exploration and nature play is foundational to making Williams Park a unique place and destination.

DRAFT

DRAFT

Vehicle Entrance

1. North of zebra crossing facing south
2. West of zebra crossing facing east
3. North of zebra crossing facing north
4. South of zebra crossing facing south
5. Car park facing west

On a busy day, the vehicle entrance is crowded with people coming from the beach to Williams Park and vehicles trying to enter from Marine Dr. While there is another vehicle entrance off Kereru Rd, most people enter through the main gate and exit from Kereru Rd. Vehicles can get backed up from pedestrian traffic, causing frustration for commuters going to Eastbourne and for people wanting to enjoy Williams Park. Investigation into whether a controlled crossing is more suitable for the area should be undertaken.

Options to move the entrance of the park should also be considered. This will likely decrease interaction between vehicles and pedestrians making a safer and more comfortable transition from beach to park.

Barbecue Area

1. Middle of BBQ area facing north
2. Middle of BBQ area facing south

The barbecue area is not functional or attractive. The low timber border makes accessibility an issue, but without it, vehicles park on the grass. The user survey identified that the improvement of the BBQ is a top 3 priority.

In conjunction with the removal of the caretaker's house, this area could either be expanded to be more suitable for picnics and family functions, or the area could be moved to zone 3 to create a family zone (see the section on "zone 3" page 42). Further investigation for options to improve the area is needed.

“Zone 3”- Southern Section of Williams Park

1. Northern side facing NE
2. The western side facing east
3. NW corner facing SE
4. Eastern side facing west

Zone 3 is accessed from the main car park in Williams Park just south of the Menzshed and caretaker’s house. Zone 3 is separated from the rest of the park by Kereru Rd and visually separated by vegetation and the caretaker’s house. It is also visually separated from Marine Dr/ Days Bay Beach by the large hedge on the western edge of the area, as can be seen in image 4. The area is an open space with a beach volleyball court, pétanque piste, and grass tennis courts but is not well used.

The lack of use is likely caused by poor visual and physical connection to the rest of Williams Park and Days Bay Beach (see “connection to zone 3” page 46). Opportunity for this area is abundant and the community survey indicated such. The area has potential as a fully developed activity zone that could include a shelter, barbecues, and casual sporting areas.

Beach Volleyball Court

1. Northern edge facing SW
2. NE corner facing west
3. NE corner facing south

The beach volleyball court is in good condition and the volleyball net can be obtained from the pavilion. However, the use of the court is likely low because of the disconnection between zone 3 and the main park/ Days Bay beach.

Pétanque Piste

1. Facing east
2. Facing west

The pétanque piste is in good condition. The picnic table and bench seats however need refurbishment to make it an ideal spot to relax and watch pétanque or volleyball.

Grass Tennis Courts

1. Eastern side facing west
2. NW corner facing east
3. SE corner facing west
4. SE corner facing NW
5. SW corner facing east

The grass tennis courts are in overall average condition. The grass and fence surrounding the court are in good condition; however, the net is in poor condition. One of the posts has fallen over as can be seen in image 1 and image 4. The net should be replaced with a higher quality net.

Connection to Zone 3

1. SW corner facing NE
2. SW corner facing west
3. Moana Rd entrance facing west
4. Moana Rd entrance facing north
5. Corner of Moana Rd and Marine Dr facing north

Lack of Connection to zone 3 is the main reason for the low use of this part of Williams Park. There is an informal connection to Marine Dr or desire line[6] (image 2) that people seem to use rather than the "formal" access (image 4) from Moana Rd. This is likely due in part to the lack of signage at the entrance from Marine Dr and Moana Rd. The grade-separated path from the main entrance to the corner of Marine Dr and Moana Rd is in disrepair (image 5) and is not welcoming to foot traffic. Options for better street-side signage and access should be explored, specifically, access from the southwest corner of zone 3 (image 2).

A formal path should connect the western edge of zone 3 to the pavilion (image 1).

DRAFT

[6] A path created caused by human or animal traffic. A desire line usually indicates the shortest route between an origin and a destination. It is generally good practice to implement formal connections where desire lines exist.

DRAFT

Various Connections

1. NE corner of junior soccer fields facing SE
2. Between Menzshed and caretaker's house facing SE
3. Car park entrance from Marine Dr facing north

Overall connection in Williams Park is lacking and visitors will likely only utilise the open space near the pavilion and the duck pond because these areas are visible upon arrival. The goal for providing more connection is to increase usage in all areas of the park. Image 1 shows a desire line from the artificial tennis courts to the junior soccer fields; options to create formal access should be explored.

Image 2 shows the connection from the car park to zone 3. There is no indication from the car park or anywhere in zone 1 of Williams Park that this connection exists. Nor is there any signage that shows zone 3 is a part of Williams Park. Creating a path from the pavilion to zone 3 would likely increase the use of this section of the park.

Image 3 shows the entrance to the car park looking north. There is an opportunity here to connect to the main park entrance and junior soccer field entrance

DRAFT

Part 4: Priority Areas

See the map at the end of this section for reference

This section should be used to guide the draft development plan. The following are high-level development goals from the community survey and are subject to change following further feedback and engagement.

Connection Opportunities

Connection and flow of travel for pedestrians is a major concern for Williams Park, as identified in Part 3: Existing Conditions. The map at the end of this section identifies potential routes for optimal pedestrian travel and aims to connect all sections of the park through paths.

- Paths should be made with appropriate materials and to the relevant standards i.e. the walking path through the bush area to the east of the duck pond will be materially different than the path connecting from the pavilion to zone 3.
- Paths should have appropriate directional signage to other sections of the park and amenities both within and outside of the park e.g. Days Bay Beach and East Harbour Regional Park tracks.

Area 1

Area 1 includes the barbecue lawn and the caretaker's house. On a fine day, the barbecue is utilised for friends and family gatherings but is otherwise separated from the other open space areas and ignored by most park users. The caretaker's house hasn't been occupied for several years and the structure is beginning to deteriorate. The structure also blocks the view from the open space area near the pavilion to zone 3 of the park contributing to its disjointedness and lack of use.

- Remove the caretaker's house and expand the open space area to improve sightlines and make the space more appealing.
- The development plan should explore further options to utilise the space more efficiently.

Area 2

Area 2 includes the duck pond, "behind the duck pond", and the portion of the car park adjacent to the duck pond. The main concern at this location is the lack of access to the duck pond for children and the potential risks posed by having park users and vehicles interacting.

DRAFT

- Separate the car park and the fence line to allow pram and wheelchair access.
- Determine whether allowing access behind the duck pond is feasible and what steps need to be taken to ensure that vegetation and wildlife are protected from human interaction.
- There may be additional opportunities to create an open space or play space between the duck pond and the pavilion.

Area 3

Area 3 lacks visual and physical connections to other areas of the park. The future of this area largely depends on quality connections with the other areas of the park. With better signage and physical and visual connections, the area is likely to attract more users and add to the amenity of Williams Park.

- Creation of a gathering/ picnicking area that would allow groups to enjoy the pétanque piste, volleyball courts and open space.
- Increase physical and visual paths to the area.

Area 4

Area 4, adjacent to the artificial & concrete tennis courts, once was home to a mini-putt course and is now an open space area available for various activities. The space has the opportunity to house the different amenities identified in the consultation such as a fenced dog area, bike track, picnic area, or simply left alone to be open space. The development plan will identify the area's highest use potential and the most positive outcome for the park users and the surrounding community.

DRAFT

Williams Park Priority Areas

Part 5: Policies

Open Space and Natural Features

1. Open space network

1.1. Maintain and enhance open space areas for leisure activity

1.2. Create visual and physical connections between open space areas

1.3. Promote walking tracks within zone 2 of the park and maintain quality connections to East Harbour Regional Park.

1.4. Work alongside the Greater Wellington Regional Council where the planning and development of Williams Park may affect access to East Harbour Regional Park.

1.5. Create accessible pedestrian connections to Days Bay beach.

2. Waterways

2.1. Clear waterways from any debris that may cause the flow of water to be significantly reduced or causes damage to the walking tracks in zone 2.

2.2. Regularly maintain the inlet and outlet to the duck pond to reduce stagnant water.

3. Heritage Conservation

3.1. Handle culturally significant findings such as artefacts, taonga tūturu, and koiwi according to the appropriate Heritage New Zealand Pouhere Taonga Archaeological Guidelines Series.

3.1.1. Upon accidental discovery of taonga or koiwi the "Accidental Discovery of Taonga Tūturu & Koiwi Protocol" in the appendix will be followed.

3.2. Encourage commemorative and informative features that acknowledge the history of Days Bay and those who occupied the land before the development of Williams Park.

4. Tracks

4.1. Maintain tracks to the "walking tracks" standard as detailed in SNZ HB 8630:2004 Walking Track and Structures Standards.

4.2. Explore options for including a loop track in the scope of a development plan.

DRAFT

5. Vegetation

5.1. Enhance the biodiversity, wildlife habitat, and amenity value of the park by planting appropriate[7] locally native flora.

5.2. Plant and maintain aesthetic/ functional trees and shrubs increasing amenity value and protecting visitors during significant weather events such as strong winds, rain, or intense sun.

5.3. Work to remove organisms classified as pests in the Greater Wellington Regional Pest Management Plan 2019-2039 (or equivalent) from the park.

5.4. Protect locally indigenous flora within the forested area of Williams Park (zone 2).

5.5. Maintain exotic flora within zone 2 that provides ecosystem services or promotes the regrowth of locally indigenous flora, or where preservation is in the interest of the public for scenic purposes and does not infringe on locally indigenous flora's ability to thrive.

6. Climate Change

6.1. Promote carbon sequestration goals by prioritising the planting of native flora

7. Wildlife

7.1. Promote the health of ducks around the duck pond by implementing signage indicating what a duck's dietary requirements are.[8]

7.2. Protect wildlife by ensuring development does not infringe on critical habitat.

7.2.1. Ensure that an ecology/ horticulture advisor is aware of any maintenance or developments in the park to safeguard wildlife habitat from potential damage.

DRAFT

[7] A horticulture advisor should be consulted to determine what flora is appropriate for the area.

[8] Cut seedless grapes, cooked rice, birdseed, peas, corn, oats and chopped lettuce are more suitable to a duck's dietary needs.

Access and Safety

8. Public Access and Travel

8.1. Areas not used for specific recreation activities[9] will be available for public use.

8.1.1. The public's use of areas for specific recreation activities can only be restricted when a group or person(s) have made a booking or have a lease agreement.

8.2. Areas may be temporarily closed off from public use for park maintenance and safety concerns.

8.3. Encourage alternative modes of transportation for visiting Williams Park to reduce the demand for car parking.

8.4. Create more accessible bicycle parking.

8.5. Develop paths that are favourable to pedestrians and link all zones within Williams Park.

8.6. Create safer pedestrian access to Days Bay Beach by investigating options for moving the main vehicle entrance to the car park.

8.6.1. Assessment using NZTA's guidelines for the selection of pedestrian crossing facilities should be undertaken to determine what level of pedestrian crossing is most suitable. This should take into consideration peak summer times.

8.7. Establish better access and visibility to zone 3.

8.8. Any improvements will take into consideration future planned development such as the Eastern Bays Shared Path.

8.9. Accessibility will take into consideration the needs of all people and abilities.

9. Signage and Wayfinding

9.1. Include Te Reo in all signage.

9.2. Implement signage that does not detract from the aesthetic of the park and its natural features.

9.3. Install information/ interpretation signage in high traffic areas to inform park users of various park amenities and shares the history of Days Bay/ Williams Park.

9.4. Directional signage should be visible and indicate paths connecting to various features or amenities.

9.5. Formalise desire lines using appropriate path solutions (painting, concrete, gravel, steps, etc.)

---

[9] Areas designated for specific recreation activities, including the junior soccer fields, artificial tennis courts, beach volleyball court, pétanque piste, and grass tennis courts.

DRAFT

10. Sale of Liquor

10.1. The Pavilion shall be entitled to apply for an appropriate on-licence under the Sale and Supply of Liquor Act 2012.

10.2. Where groups or organisations run an event and an appropriate on-licence has been obtained under the Sale and Supply of Liquor Act 2012, alcohol can be sold according to that licence within the licence area subject to the approval of the park's asset manager.

10.3. All provisions in Hutt City Council's Control of Alcohol in Public Places Bylaw shall be adhered to.

11. Fires

11.1. The lighting of fires is not a permitted activity anywhere in the park.

11.1.1. This includes open-air fires and contained fires.

11.1.2. This includes the lighting of fireworks.

12. Parking

12.1. Parking design will not infringe on the open space feel or the aesthetic of the park.

12.2. Separate vehicle parking from pedestrian areas and paths to a feasible extent.

13. Motor Vehicles

13.1. Motorised vehicles shall not be permitted in zones 2-5.

13.1.1. Exemption will be given to maintenance vehicles used by approved contractors.

14. Fencing

14.1. Fencing will give consideration to maintaining the view towards Days Bay Beach.

14.2. Fencing will consider managing effects derived from prevailing winds around the tennis courts and junior soccer fields.

15. Unmanned Aerial Vehicles and Model Aircraft

15.1. Prohibit the use of unmanned aerial vehicles, including drones, and model aircraft in all zones of the park.

15.1.1. An exception will be given to Council and Council contractors to manage the park.

DRAFT

16. Dogs

16.1. Consistent with Council's Dog Control Policy dogs are only allowed in Williams Park while on a lead.

16.1.1. Install visible signage that dogs should be on a lead at all times.

DRAFT

Facilities

17. Structures

17.1. Any refurbishments and alterations made to structures will complement the surrounding environment.[10]

17.2. Any new construction will take into consideration the surrounding environment and the needs of the community.

17.3. Refurbishments and new construction will take into consideration climate change resilience and the use of renewable energy/ sustainable building practices.

17.4. All structures, new and existing, will have appropriate maintenance and care until the end of their useful lives.

17.5. The siting of any new structures will ensure that the structure is appropriately protected from natural hazards and sea-level rise.

18. Caretaker's House

18.1. The caretaker's house should be removed to create space that can bring greater benefits to the park experience.

18.1.1. A development plan will be created and consulted on before the realisation of any major improvements following the caretaker's house removal.

18.1.2. In the interim, the area that the caretaker's house occupies should be converted to open space.

18.2. All materials removed from the site of the caretaker's house should be dealt with in an environmentally and socially responsible manner.

19. Days Bay Pavilion

19.1. Encourage the occupiers of the pavilion to offer a variety of goods and services.

19.2. Consider options and work with pavilion occupants to improve the aesthetic of the pavilion.

20. Public Toilets

20.1. Public toilets shall be open during normal business hours.

---

[10] The development plan noted in policy 41 will include design guidelines outlining the intended aesthetic of Williams Park and its facilities.

DRAFT

20.2. Public toilets should be maintained to reasonable cleanliness.

20.3. Refurbishments of the toilets will consider people of all abilities.

20.4. Implement signage noting the location of the toilets in all zones of the park.

21. Artificial Tennis Courts

21.1. The artificial tennis courts are available for casual public use, free of charge, with the following exceptions.

21.1.1. During set times during normal school hours, Wellesley College has leased use of the artificial tennis courts.[11]

21.1.2. Where a group or event has made a booking for the exclusive use of the artificial tennis courts.

DRAFT

[11] Average daily use is expected to be 1 to 2 hours in the afternoon

Engagement

22. Iwi Mana Whenua

22.1. Iwi and hapū will be informed of developments and proposed activities before implementation.

22.2. Seek local iwi and hapū guidance for culturally sensitive design and information – including bilingual signage and information kiosks.

22.3. Facilitate discussion and assist local iwi and hapū in participating with the development of facilities in the park.

23. Community

23.1. Park users and the wider community will be consulted on any significant development in the park that deviates from this plan or the development plan.

23.1.1. This includes management and development documents as well as physical developments.

24. Greater Wellington Regional Council

24.1. Council will work with Greater Wellington Regional Council in promoting and accessing East Harbour Regional Park's track network.

25. Internal Stakeholders

25.1. The Parks and Gardens Division of Council will work with other Hutt City Council divisions to ensure that the development of the park is integrated into the framework and promotes the objectives of other strategies and projects.

26. Neighbours

26.1. Council will work with neighbours on issues of common interest such as flooding, boundary fencing, and access.

27. Lease and licence holders

27.1. Council will work with lease and licence holders on issues of common interest such as asset maintenance and condition, access, and activities.

DRAFT

28. Community, recreation and volunteer groups

28.1. Council will work with the community, recreation and volunteer groups on issues of common interest such as funding, sponsorships, community projects, events and activities.

DRAFT

Amenities

29. Park Furniture

29.1. All park furniture should have a consistent aesthetic and should complement the surrounding environment.[12]

29.2. Council may remove park furniture if the asset deteriorates below acceptable condition, where there is no longer a demonstrated need for the asset, or the asset no longer meets design guidelines.

29.3. Provide seating in areas with high levels of use such as in front of the pavilion.

29.4. Provide seating near specific recreation activity areas such as the beach volleyball court and pétanque piste.

29.5. Picnic tables should be provided near existing barbecues and future barbecues.

29.6. Bins should be located near areas with high levels of use e.g. near the pavilion, specific recreation areas, and barbecue areas.

30. Lighting

30.1. Lighting shall not be implemented in locations or in a manner that would spill into residential areas.

30.2. Lighting should only be provided for on walking paths where there is likely to be night-time foot traffic.

30.3. Lighting should only be provided if there is a clear public benefit and where crime prevention through environmental design standards can be achieved.

31. Play Facilities

31.1. Development of play facilities (if any) will take into consideration the intent of the park as being a place for explorative and imaginative play.

31.2. Play facilities should include natural materials and features.

31.3. Equipment in Williams Park should not reflect typical play features that you would find in parks such as Avalon Park.

31.4. The location of play features should enable appropriate parent/ guardian supervision.

31.5. Play facilities should appeal to ages 5-12.

---

[12] The development plan noted in policy 41 will include design guidelines outlining the intended aesthetic of Williams Park and its facilities.

DRAFT

31.6. Play facilities will meet relevant standards and safety requirements.

31.7. Any proposed play facilities will be included in a development plan to be consulted on.

32. Temporary Markets & Events

32.1. Temporary markets and events are permitted activities in zones 1, 3, & 4.

32.2. A wide range of events should be encouraged in Williams Park.

32.2.1. This includes sporting, leisure, markets, and entertainment events.

32.3. Open space areas should be preserved to facilitate these events.

32.4. All events shall not permanently affect the quality of the park and its amenities.

32.5. Appropriate licences and permissions must be obtained before the event.

32.6. All events must comply with appropriate Council policies and bylaws including but not limited to:

32.6.1. Hutt City Council District Plan

32.6.2. Parks and Reserves Bylaw

32.6.3. Public Places Bylaw

32.6.4. Control of Alcohol in Public Places Bylaw

32.6.5. And, Trading in Public Places Bylaw

33. Duck Pond

33.1. The duck pond will be managed for all park users to be able to access and enjoy.

33.2. Access issues adjacent to the car park and behind the duck pond should be explored in the development plan.

33.3. Inlets and outlets will be cleared of any debris that would cause water circulation to be significantly hindered.

33.4. Debris should be cleared from the pond regularly to maintain cleanliness and reduce unpleasant odours.

34. Barbecues

34.1. Portable gas barbecues are permitted except if there is a fire ban in place.

34.2. Options to improve or alter existing barbecue facilities and the open space around them will be investigated to provide better family/ friend gathering options in the park.

34.3. Options to implement barbecues in zone 3 should be included in the scope of a development plan.

DRAFT

35. Public Art

35.1. Permanent public art will only be allowed after consultation with the community and with Council approval.

35.2. The scale and type of artwork must not detract from the aesthetic of the park.

35.3. Artwork must not interfere with the use of the park.

35.4. The artwork shall not excessively increase maintenance costs for the park.

35.5. Public art shall give effect to Council's Arts and Culture Policy

DRAFT

Administration

36. Health and Safety

36.1. Identify all hazards within the park and take appropriate action to minimise risk for park users.

36.2. Access for emergency services will be maintained at all times.

37. Leases and licences

37.1. Leases and licences must comply with the relevant sections of the Reserves Act 1977 and the primary purpose of a Recreation Reserve.

37.2. Council may choose not to renew a lease or licence beyond the originally agreed upon expiry.

37.3. Lessees and licensees must comply with all relevant Hutt City Council policies and bylaws.

37.4. Temporary concession licences may be granted for special events provided that:

37.4.1. The occupiers of the pavilion are unable to provide the service

37.4.2. The occupiers of the pavilion are unable to meet the expected demand for services during the event

37.4.3. A concessions application is submitted and the relevant fee is paid

37.4.4. Vendors comply with all relevant Hutt City Council policies and bylaws including the District Plan, Parks and Reserves Bylaws, Trading in Public Place Bylaw, and concessions licence agreement.

37.4.5. Vendors and operators must display licences from other regulating bodies.

37.5. Leases and licences should be reviewed regularly, ensuring that their requirements still meet the intended purpose of the park.

38. Bookings

38.1. Bookings can be made through the appropriate contractor for the exclusive temporary use of any specific recreation activity area

38.1.1. Bookings are subject to a standard fee set by the long-term and annual plan process

38.1.2. Casual bookings should be made at least 24 hours in advance

38.1.3. Bookings for large events should be made well in advance and should have obtained or be in the process of obtaining all applicable licences and consents.

38.2. Manage bookings to ensure a balance between organised and casual use of the park to meet community needs.

DRAFT

39. Encroachments

39.1. Encroachments resulting from residential development are prohibited.

39.1.1. If an encroachment exists it will be removed from Council land at the owner's expense.

40. Easements

40.1. Easements shall be permitted to convey necessary services such as electricity, sewer, and water to facilities within the park that support the park's purpose.

40.2. Implementation of easements, utilities, and communications stations that are unrelated to the purpose of the park is prohibited.

40.2.1. An exception will be given under extraordinary circumstances where the only suitable option is to locate an easement, utilities, or communication station within the park; and the implementation of the easement, utility, or communication station has a wider community benefit.

40.3. Easements should fit the purpose of a Recreation Reserve defined by the Reserves Act 1977.

41. Reserves Act Administration

41.1. Ensure that all activities abide by the Reserves Act and any other Council policies.

41.2. Classify Williams Park as a Recreation Reserve under s17 of the Reserves Act to reflect the current use of the park.

41.3. Carry out a formal review of this management plan by 2031 unless an earlier formal review is warranted.

42. Development Plan (see appendix)

42.1. A development plan will be created with the implementation of this management plan; the development plan will:

42.1.1. Give effect to the objectives, vision, and community outcomes detailed in this management plan.

42.1.2. Include a conceptual landscape plan

42.1.3. Prioritise improvement of the areas noted in "Part 4: Priority Areas"

42.1.4. Include design guidelines outlining the preferred aesthetic for Williams Park and its facilities.

DRAFT

References

Department of Lands and Survey: Scenery-Preservation. (21 March 1914) *Report for the year ended 21st March 1914: Together with Statement of Accounts and Schedule of Lands Acquired and Reserved During the Year Under the Scenery Preservation Acts*. Appendix to the Journals of the House of Representatives, 1914 Session I, C-06 https://paperspast.natlib.govt.nz/parliamentary/AJHR1914-I.2.1.4.16.

Evening Post. (13 December 1927). Volume CIV, Issue 134. 3 December 1927. Page 17. https://paperspast.natlib.govt.nz/newspapers/EP19271203.2.130

Hutt City Council. (April 2002). *Bush Reserves Management Plan.*

Hutt City Council. (April 2002). *Facility Reserve Management Plan.*

Hutt City Council. (August 2001). *Amenity Horticulture Reserve Management Plan.*

Hutt City Council. (August 2008). *Encroachment and Disposal Policy on Reserves.*

Hutt City Council. (December 2017). *Parks and Reserves Bylaw 2017.*

Hutt City Council. (February 2016). *Dog Control Policy 2015.*

Hutt City Council. (March 2018). *Significance and Engagement Policy.*

Hutt City Council. (May 2003). *Sportsground Reserve Management Plan.*

Hutt City Council. (n.d.) *Amended 2018-2028 Long Term Plan.*

Hutt City Council. (n.d.) *Policy on Private Use of Hutt City Council Land.*

Hutt City Council. (n.d.). *City of Lower Hutt District Plan.*

Hutt City Council. (n.d.). *Reserves Strategic Directions 2016-2026.*

Hutt City Council. (October 2018) *Hutt City Local Alcohol Policy.*

Hutt City Council. (September 2019). *Smokefree Outdoor Public Places Policy 2019-2022.*

Hutt City Council. (2012). *Go Outside and Play*

Hutt City Council. (2018) *Tākaro to Play*

DRAFT

DRAFT

Appendices

Accidental Discovery of Taonga Tūturu & Koiwi Protocol

Definitions

The Act: for this section "the Act" refers to the Heritage New Zealand Pouhere Taonga Act 2014

Archaeological Site: means, subject to section 42(3) of the Act

a) any place in New Zealand, including any building or structure (or part of a building or structure), that-
   I. was associated with human activity that occurred before 1900 or is the site of a wreck of any vessel where the wreck occurred before 1900; and
   II. provides or may provide, thorough investigation by archaeological methods, evidence relating to the history of New Zealand; and
b) includes a site for which a declaration is made under section 43(1) of the Act.

Koiwi: human remains

Taonga tūturu: an object that-

a) Relates to Māori culture, history, or society; and
b) Was, or appears to have been,
   I. Manufactured or modified in New Zealand by Māori; or
   II. Brought into New Zealand by Māori; or
   III. Used by Māori; and
c) Is more than 50 years old

Protocol

If Māori artefacts or taonga tūturu as defined by the Protected Objects Act 1975 or koiwi are discovered during earthworks or development within Williams Park:

- All works must immediately cease and an archaeologist will be consulted to determine whether the taonga or koiwi is a part of an archaeological site as defined under the Heritage New Zealand Pouhere Taonga Act 2014.
- If the archaeologist confirms the area as being an archaeological site defined by the Act, the site will be excluded from any further works.

DRAFT

- If taonga tūturu is found, the site will be secured in such a way as to not further harm the artefact
    - The archaeologist will inform Heritage New Zealand Pouhere Taonga and relevant iwi or hapū.
    - The archaeologist will inform the Chief Executive of the Ministry for Culture and Heritage or the within 28 days of the find.
    - The Ministry for Culture and Heritage in consultation with the appropriate iwi or hapū will decide the rightful custodianship of the taonga following the provisions of s11 of the Protected Objects Act 1975.
- Heritage New Zealand Pouhere Taonga and the appropriate Mana Whenua organisation (see section "potential Mana Whenua organisations to consult") will be informed of the discovery.
- After the declaration of the archaeological site is made notice must be given setting out the terms of the declaration to
    - The affected owners
    - To every other person with a registered interest in the site
    - To the relevant local authorities
    - To the appropriate iwi or hapū
- If the site cannot be avoided an application under s44 of the Act will be made to modify the archaeological site.
- No works shall be carried out within 15 working days of Authority being granted to allow time for appeals to be submitted under s58 of the Act.
- All conditions attached to the Authority under s52 of the Act will be met.

Potential Mana Whenua organisations to consult

Any number of these organisations shall be consulted upon the finding of Māori artefacts taonga tūturu or koiwi depending on the type of artefact and the location of its discovery.

- Te Rūnanganui o Te Āti Awa kit e Upoko o Te Ika a Māui Incorporated
- Wellington Tenths Trust
- Waiwhetū Marae,
- Taranaki Whānui,
- Te Tatau o Te Pō Marae,
- Ōwhiti Urupā Trust,
- Te Puni Urupā Trust,

DRAFT

DRAFT

Williams Park Questionnaire

Next page

DRAFT

WILLIAMS PARK MANAGEMENT PLAN

INFORMATION SHEET QUESTIONNAIRE

How often do you visit Williams Park?

- ☐ Daily
- ☐ Several times a week
- ☐ Weekly
- ☐ Several times a month
- ☐ Monthly
- ☐ Less than once a month
- ☐ Not in the last 12 months
- ☐ Never
- ☐ Other: _____

What facilities do you use most often while at Williams Park (you may check more than one)?

- ☐ Pavilion
- ☐ BBQ
- ☐ Junior soccer fields
- ☐ Artificial tennis courts
- ☐ Grass tennis courts
- ☐ Open grassy areas
- ☐ Beach volleyball courts
- ☐ Pétanque piste area
- ☐ Tracks
- ☐ Other: _____

Please list your top 3 priority assets that need improving in the park (e.g. the pavilion, BBQ, tennis courts, etc.)

1.
2.
3.

What is currently lacking in the park (check those that apply)?

- ☐ Access **pedestrian** or **vehicle** (circle those that apply)
- ☐ Activities for **adults**, **teenagers**, or **children** (12 and under) (circle those that apply)
- ☐ Formal recreation activities i.e. organised sport
- ☐ Informal recreation activities e.g. kicking a ball around
- ☐ Asset types- **BBQs**, **bench seats**, **bins**, **tables**, **signage**, **playgrounds**, **other**:_____ (circle those that apply)
- ☐ Quality landscaping
- ☐ Other: _____

If you had to choose one, what is the most important factor in making a great park?

- ☐ Accessibility
- ☐ Closeness to nature
- ☐ Aesthetics
- ☐ Variety in recreation activities
- ☐ Open space
- ☐ Other: _____

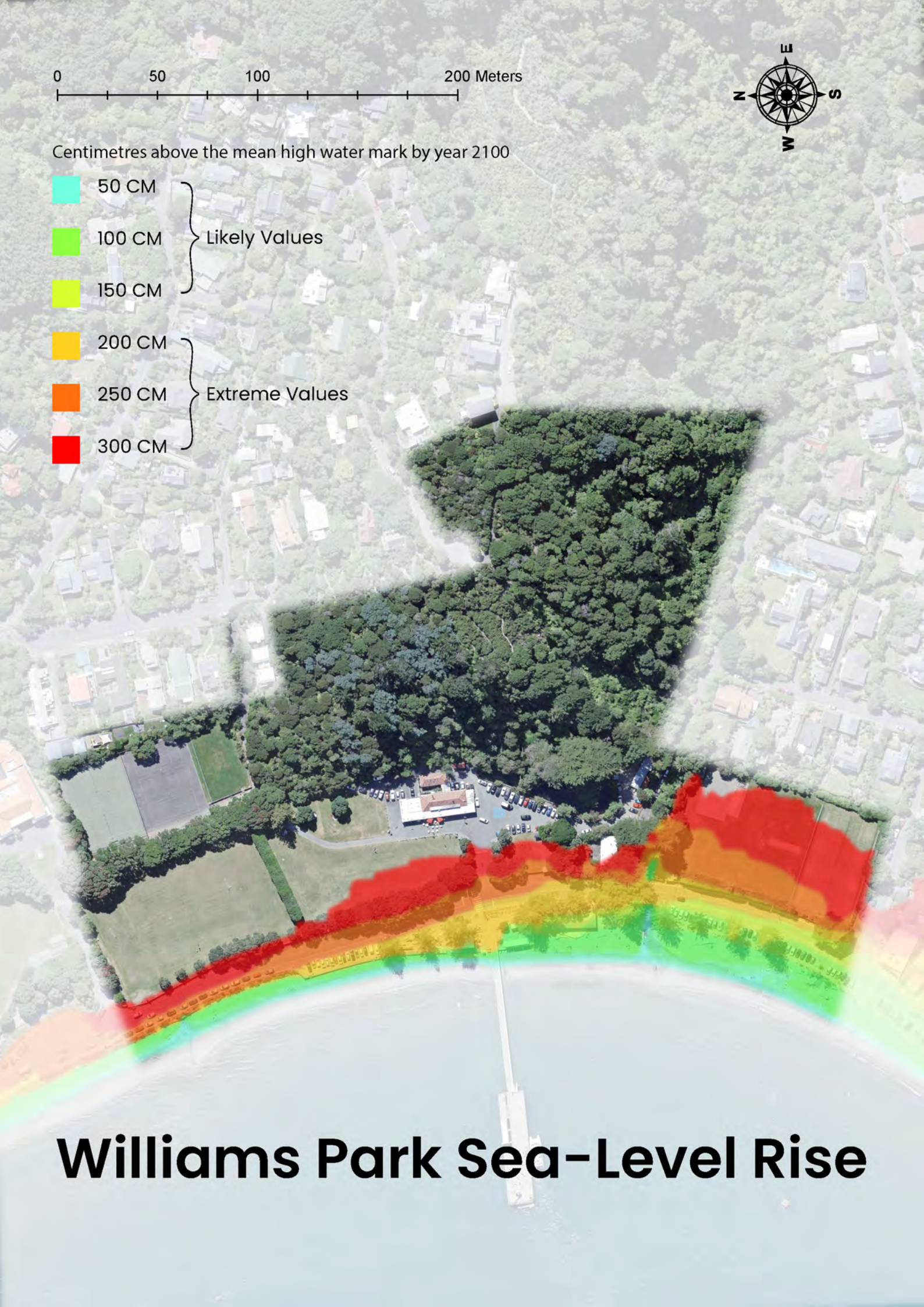
What city do you live in?

- ☐ Hutt City
- ☐ Wellington
- ☐ Porirua
- ☐ Upper Hutt
- ☐ Other: _____

Sea-Level Rise

Next Page

DRAFT



Williams Park Sea-Level Rise

Certificate of Title

Next page

DRAFT

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy

R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier	**WN49C/741**
Land Registration District	**Wellington**
Date Issued	05 February 1997

Prior References
WN24D/895

Estate	Fee Simple
Area	6.6876 hectares more or less
Legal Description	Part Section 33 Harbour District

Original Registered Owners
The Hutt City Council

Interests

Subject to right of way over part marked B on DP 86864 created by Transfer B721601.3 - 12.5.1999 at 11.45 am

The easement created by Transfer B721601.3 is subject to Section 243 (a) Resource Management Act 1991

LTO 69

References:
Prior C/T 24D/895
Document No. B.559252.2

REGISTER

No. 49C/741

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

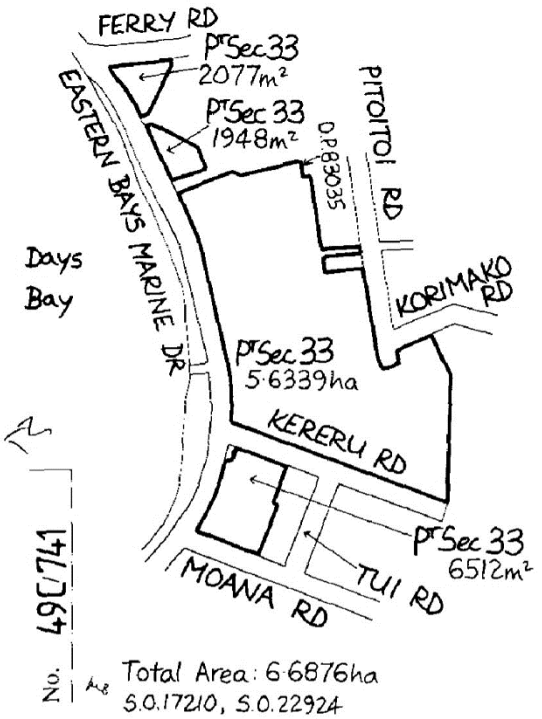
This Certificate dated the 5th day of February one thousand nine hundred and ninety-seven under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that THE HUTT CITY COUNCIL

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 6.6876 hectares more or less situate in the Hutt City being parts Section 33 Harbour District

DISTRICT LAND REGISTRAR WELLINGTON, N.Z.

Assistant Land Registrar



No. 49C/741

Subject to a right of way over part herein marked B DP 86864 appurtenant to Lots 51, 52 & 53 Deeds Plan 308 CsT 354/163, 400/224 & 400/198 and Lot 1 DP 86864 CT 54B/640 created by Transfer B721601.3
12.5.1999 at 11.45

(The above easements are subject to Section 243(a) Resource Management Act 1991)

for RGL

CERTIFICATE OF TITLE No. 49C/741

69358—TBA/2/96

Development Plan

Next Page

DRAFT

Eastbourne Williams Park Existing Plan

Marine Dr
Pitoitoi Rd
Korimako Rd
Pavilion
Play area
Pedestrian &
cycling access
Bus
BBQ
Carparks (27-29)
Pond
Loop trail
Duck watching
New vehicular access
(4)
(6)
Menzshed
Crossing point
Kereru Road
Main ridge trail
Tui Rd
Moana Road
N
Eastbourne Williams Park Development Plan - Option A
0
25 m
HUTT CITY
28th June 2021, HCC (RC)

Eastbourne Williams Park Development Plan - Option B
N
Marine Dr
Pitoitoi Rd
Korimako Rd
Tui Rd
Moana Road
Main ridge trail
Kereru Road
Crossing point
Menzshed
(4)
(6)
Loop trail
Pond
BBQ & duck watching
Carparks (38)
Bus
Pedestrian & cycling access
New vehicular access
Pavilion
Play area
0
25 m
HUTT CITY
28th June 2021, HCC (RC)