

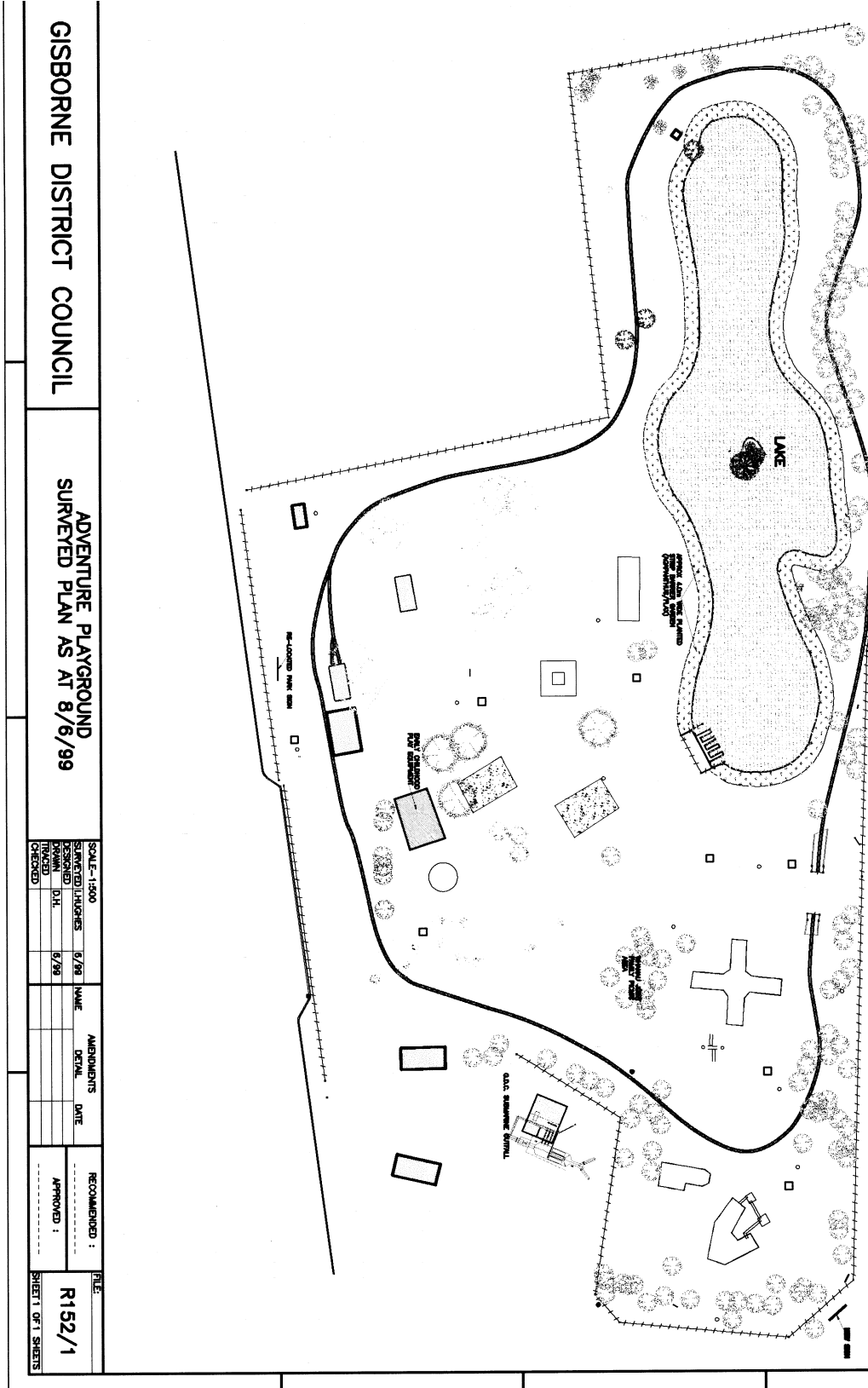
2.0 Location / Access

2.0a The Adventure Playground, Awapuni Road, Gisborne



2.0 Location / Access

2.0b Adventure Playground Site Plan and Development



GISBORNE DISTRICT COUNCIL		ADVENTURE PLAYGROUND		SCALE: 1:200		APPROVED:		FILE:	
SUPERVED PLAN AS AT 8/6/99		DESIGNED		DATE		APPROVED:		R152/1	
		DRAWN		DATE		APPROVED:		SHEET 1 OF 1 SHEETS	
		CHECKED		DATE		APPROVED:			

2.1 Introduction

The naming of this reserve is a reflection of the intent of the culmination of work which was a local Jaycees project. It was officially opened in 1976. The reserve is held for Health Purposes, an indication of its history and is in the process of being classified.

The Adventure Playground will be classified as a Recreation Reserve, with a unique intended purpose. The Adventure Playground has been developed to provide an extensive playground for the children of Gisborne. As children are the target users for this reserve the Adventure Playground Management Plan displays unique and individualised planning, development, and management objectives and policies with a focus on play motivations, needs, and behaviour. The Objectives and Policies of this Management Plan have been written with the goal of providing a playground for play experiences that will stimulate the physical, emotional, creative, social, and spiritual development of children.

We are fortunate to live in a city with plenty of open space where every neighbourhood has at least one neighbourhood reserve. However for the purposes of play these reserves can often be lacking in certain stimuli. Neighbourhood reserves provide *basic* play equipment, this equipment only allows for *basic* play experiences. The Adventure Playground provides enough open space and play equipment to allow for a diversity of experiences. Diversity is a key issue in providing for any recreational experience. It is important that there is a park in Gisborne for children that breaks away from the standard duo of 'mown grass and swings'.

The Adventure Playground is situated between Awapuni Road, Centennial Marine Drive to the East, and Stanley Road to the North, with the Outdoor Theatre on the Southern side. Pedestrian access can be gained from any one of the three street frontages. A car park is provided along Centennial Marine Drive and street parking is available along Awapuni Road. Parking along Awapuni Road can prove a little dangerous when trying to cross young children over this busy road (State Highway). The area has a high traffic flow due to the industrial nature of the location, the State Highway is also the truck route for logging trucks from Juken Nissho Ltd.

The eastern extremity of the reserve houses the sewage treatment plant and the screening operation. Internal discussions predict that these operations will never be moved from the site. All of Gisborne's sewerage gravitates to the outfall, therefore it is unlikely that the receiving area will be relocated. Relocation of the sewerage piping system (Interceptors) would be cost prohibitive. In the event of land based system being installed sewage will always be pumped from this point.

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The odour from the treatment plant can be particularly bad. If the wind is blowing the odour across the reserve being at the Adventure Playground can be unpleasant. Consultants are presently working on a report which will produce options for remedying the odour problem. It is very important to contain this adverse effect and to ensure this incompatible use does not detract from the playground experience.

The Adventure Playground is adjacent Waikanae Beach, 2km south down the East Coast from the Central Business District of Gisborne, on the landward side of Centennial Marine Drive. The industrial area of Gisborne is in close proximity on the western boundary of Awapuni Road. There is limited residential housing around the Adventure Playground. No adequate pedestrian network has been provided to link the surrounding residential area to the leisure open spaces. It is a difficult playground to access without transport.

2.2 Management Planning Objectives

2.2.1 To satisfy the statutory requirements of the Reserves Act 1977 by preparing management plans for reserves under Council's control, management, or administration.

2.2.2 To produce a clear set of policies that will allow Council to develop and manage the Adventure Playground meeting the present and future recreation needs of the community.

2.2.3 To achieve community agreement through consultation on the management of the Adventure Playground.

2.3 Legislation and Classification

Reserve Management Plans are a statutory requirement of the Reserves Act 1977:

"The administering body shall prepare and submit to the Minister for his approval a Management Plan for the reserve under its control, management, or administration" (Section 41 (1)).

"The Management Plan shall provide for and ensure the use, enjoyment, maintenance, protection, and preservation, as the case may require...the development, as appropriate, of the reserve for the purposes for which it is classified" (Section 41(3)).

The Adventure Playground is in the process of being classified under the Reserves Act 1977 as a Recreation Reserve. The Adventure Playground is currently held for Public Health purposes under the Public Works Act 1894.

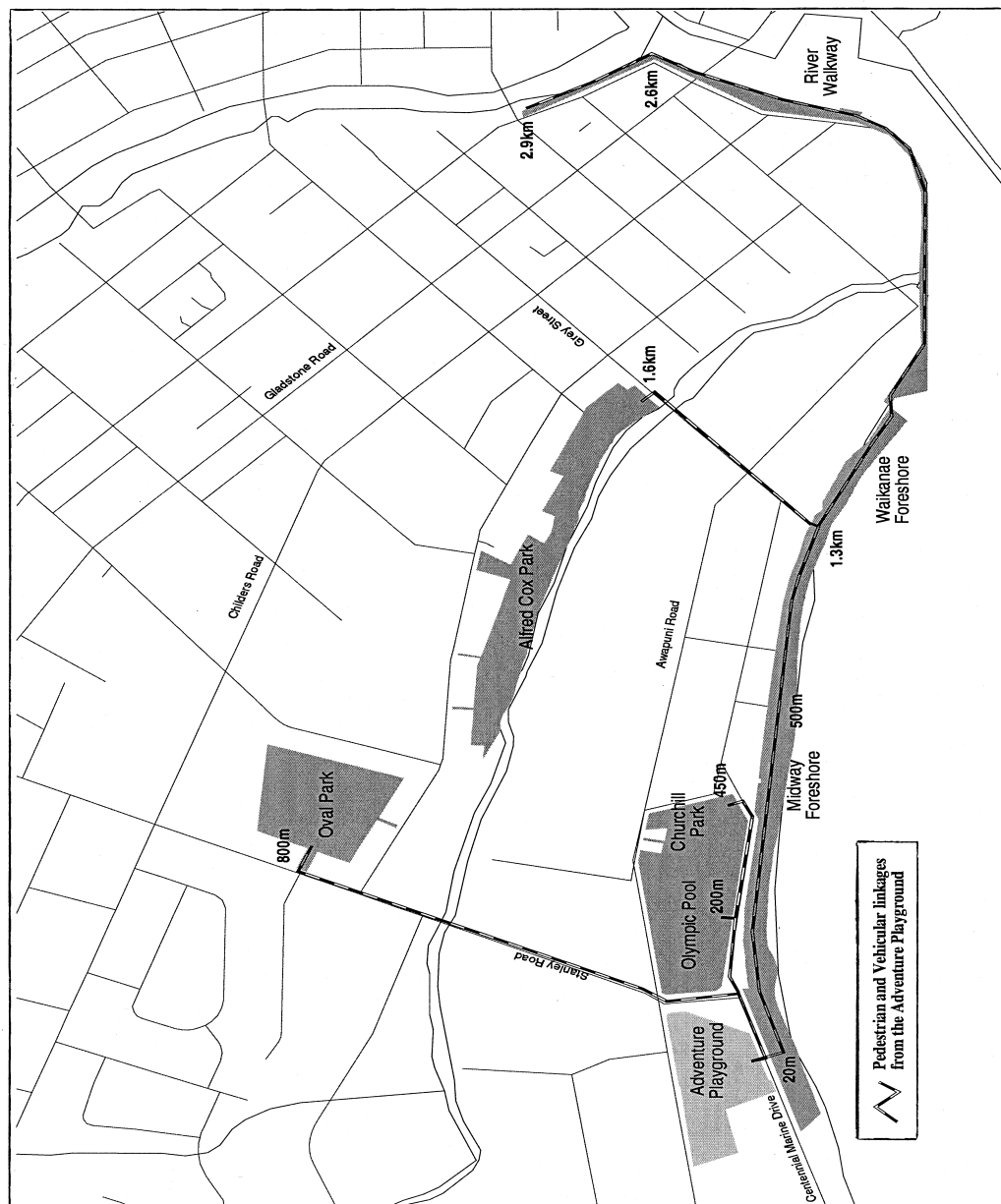
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The Adventure Playground is zoned as a Recreation Reserve in the *Proposed* Gisborne District Combined Regional Land and District Plan. The Resource Management Act 1991 is the statutory basis for the *Proposed* District Plan.

2.4 Status Area

The total area of The Adventure Playground is 12 acres (4.0836 ha) and is described as Parts Waiohiharore A, B and C and part stopped street on the certificate of title. It was gained for the purposes of Public Health. The site houses the sewage treatment plant and this will remain.

2.4a Linkages Between the Adventure Playground and Other Reserves in the Area



2.5 Relationships To Other Reserves In The Area

The Adventure Playground is one of a series of reserves in the Awapuni/Midway Foreshore area. The Adventure Playground is part of a network of reserves in the coastal area offering various recreational opportunities.

The Adventure Playground is a unique reserve in Gisborne. Its intended use as a recreation reserve is to provide an extensive play area for the children of Gisborne. Other prominent reserves in the near vicinity used in a link form with the Adventure Playground provide a range of recreational opportunities to meet the leisure needs of the whole family.

The prominent reserves in the area include; the Olympic Pool, Waikanae and Midway foreshores, the Oval, Churchill Park, and the River walkway. The Adventure Playground is less than 200 metres from the Olympic Pool. The Olympic Pool is opposite the Midway Surf Club on the land side of Centennial Marine Drive.

The Olympic Pool Complex is a business unit of the Gisborne District Council. Entrance fees are reasonable due to subsidisation from the Council. The Olympic Pool complex has four outside pools. One is a racing pool, another is a recreational swimming pool, another is a diving pool with three diving boards of various heights, and finally there is a swimming pool for young children. A hydro-slide and play equipment (including a basket ball hoop) are also provided. There is a shop where one can purchase snacks, lunch, and ice creams and water recreational aids such as goggles. There are several picnic tables dispersed around a large grass area alongside the pools. Most of the picnic tables provided have some form of shade coverage. Portable barbecues can be hired. Complex users are welcome to bring their own portable barbecue if desired.

Alongside the Olympic Pool complex is Churchill Park. Churchill Park is the site of the old Gisborne Gaol built in early 1911 designed by Burr and Mirfield. The building ceased to function as a jail in 1950, when the Gisborne Police Station was designated for the purpose. From the early 1950s the Gisborne City Council operated the Churchill Park motor camp on the reserve land and in the building. This was closed during the 1980s. The Gaol is a part of the Gisborne District Council District Heritage Register. It is suggested that the building be protected on the basis of its historic significance.

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Directly across the road from the Olympic Pool Complex is Midway Beach and the Midway Surf Club. This is a popular surfing spot. The beaches are monitored by trained Surf Life Savers. Midway Beach is a long white sand beach which adjoins Waikanae Beach. Both of these town beaches are very busy in the summer. Public toilets, car parking, changing sheds, showers, and picnic tables are all provided in various places along the Midway foreshore.

To further the beach experience one can walk along the foreshore or the beach to Waikanae Surf Club. This is a 1.3 km walk heading north along the coast from the Midway Beach. Next to the Waikanae Surf Club is Waikanae Park. Waikanae Park has tennis courts, car parking area, and picnics tables placed in popular eating areas where shade is provided and there are undisturbed picturesque views of the bay.

From Waikanae Park there is a proposed walkway to continue from Waikanae Park towards the Port. A bridge would be built to allow the crossing of Waikanae Creek. The walkway will then follow the Tauranganui River (the shortest river in the world) behind the old Wattie's building down towards Reads Quay to complete a 2.6 km scenic walk. This walkway expires in the Central Business District of Gisborne City. The walk can be walked in the opposite direction where walkers may prefer to start in town and walk to the Adventure Playground. Parking is available at both the Adventure Playground and at Reads Quay.

The Adventure Playground is within close proximity to The Oval. The Oval is 800 metres from the Adventure Playground. This recreation reserve has sports fields which are used for rugby in the winter and cricket in the summer.

Another option for reserve linkages is from Waikanae Surf Club to head up Grey Street away from the beach towards town for 300 metres which will bring you to Alfred Cox Park. The easiest access point coming from this direction, especially if by foot, is to enter via the path which runs into the park between Waikanae Creek and the Tourist Centre. Alfred Cox Park is a recreation reserve which runs along Waikanae Creek. Picnic tables are provided and there are long stretches of grass and plenty of trees to provide shade. Every Saturday morning Alfred Cox Park hosts the Gisborne Fleamarket.

Linkages would be improved if there was a pedestrian crossing across Awapuni Road on the Adventure Playground side of Stanley Road, though it is highly unlikely that a pedestrian crossing will ever be placed over this State Highway.

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It is a busy road with an industrial and residential area on one side and on the other side there is an abundance of open space providing land for various recreational opportunities. With Midway Beach, the Olympic Pools, Churchill Park, and Adventure Park. Pedestrian access to these reserves can be very dangerous especially for unaccompanied children.

2.5 Development

a. **New Play Equipment**

When new play equipment is provided it is vital that a choice of different activities is available within the equipment offered, that is, select from a range such as sliding, swinging, balancing, climbing, agility, travelling, rotating, or rocking apparatus. These are vital in the development of children, both physically and mentally. The popularity of the newly placed 'Roktopus' displays the need for play equipment that allows for different motions than the standard play equipment. This new piece of equipment is popular in all the parks where it has been placed. This piece of equipment is bright which catches the eye of young children and is user-friendly for a range of ages. The 'foxbat' flying fox is in the process of being established in the Adventure Playground as requested by the Adventure Playground Management Trust. This flying fox is designed by the same people that designed the 'Roktopus', and should encourage the same level of interest and enthusiasm, if not more.

Safety is an important issue in developing playgrounds and in the selection of play equipment. An important aspect of play is the adventure, creating challenges, and defining risks. However the play equipment users should not be exposed to unnecessary risk and danger. The aim in terms of design, development, and management must be to identify objective danger and keep this as simple and as identified as possible. At the same time maintaining a level of subjective danger where challenge can be found with relatively low real risk and danger levels.

Players cannot be placed in a total cocoon or alternatively in unacceptable danger. The former can produce an environment not conducive to personal development, and the latter an environment that is likely to injure and therefore also hinder personal development.

It is important to develop the Adventure Playground into a playground which **all** children (regardless of age or physical/mental abilities) can access and enjoy. 'Accessibility' in the playground industry means providing safe and challenging play environments for children of all abilities.

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The most significant aspect of making an item of play equipment accessible is to understand that children with disabilities need many of the same challenges as those without disabilities. Gisborne is lacking in play areas with equipment for the disabled, and young children (pre-school ages). There is a high demand for play equipment that will cater for these groups of children.

Reserves planning suggest developing an area specifically for young children (between the ages of 2-5 years old). This area needs different equipment from what is presently provided. This area needs to be compact and separated from the rest of the park for it to be an effective play area for pre-school children. The objective should be to provide a small area where young children feel safe and free to explore. This area must be placed or designed in a way where caregivers can be close to the young children's play area and also be able to watch children that may be using different areas of the park. Design options for suitable play equipment are included in the Appendix (Appendix 6.3).

b. **Shade Provisions**

In the middle of summer the Adventure Playground can become unbearably hot for those partaking in both passive and active recreation. There is enough seating to provide viewing and resting spots but there is no shade to allow protection from the harsh sun. Some seating should be placed under the cluster of big Pine trees for picnicking or simply to provide a cool place to escape the sun. The only problem with having seating under the Pine trees is that it is not close to play equipment and viewing can be difficult.

Where seating is currently provided it is close to the play equipment, but there is no shade. Perhaps some shade providing structures could be built over these tables. Perhaps more trees could be planted but these take some time to grow to a reasonable height where they can provide sufficient shade.

Another option is for sun umbrellas. Umbrellas for these picnic tables could be made available through hiring from the train station with a deposit. The Adventure Playground Management Trust may decide to provide umbrellas for the tables. The table could have a concrete footing in which the umbrella could be locked to with a lockable eye. This would eliminate theft of the umbrellas. The umbrellas would have to be put out every morning and brought in again in the evenings. The Trust could store these umbrellas in the train station. The Cancer Society may donate some umbrellas.

c. **Sewage Plant**

Work on the construction of the first sanitary sewer drains commenced in 1909. The effluent drained into septic tanks, one at the beach end of Stanley Road (next to the Adventure Playground site), and the other near Kaiti Beach. In 1966 work was completed on a sewage collection and disposal scheme which:

- Disposes of untreated comminuted City sewage and trade wastes into the sea via a submarine outfall pipe discharging at a depth of 17 metres, 1830 metres out from Midway Beach.
- Providing a trunk sewer system capable of serving 45,500 inhabitants.

Auckland consultants Tonkin and Taylor Limited are presently working on mitigating odour nuisance emitted from the Stanley Road site. They have produced a report titled Draft Gisborne District Council Options for Mitigation of Odour, Effluent collection, and Milliscreen Plant. Consultants are evaluating which odour prevention method will be most effective for this particular site.

The appropriate method shall be known by July 1999 and the odour issues hope to be resolved by December 1999. The smell can make recreating at the Adventure playground, and anywhere else in the near vicinity (ex Midway Beach) rather unpleasant.

d. **The Adventure Playground Lake**

The Adventure Playground lake contributes to the water environment theme in association with the coastal location of the Adventure Playground (where one can hear, taste and smell the Pacific Ocean). This is where children can use water bikes and boats in the summer months. This is also a place where children can feed the ducks that habitat the lake. The lake contributes to the aesthetics of the Adventure Playground. It is also important as a water resource providing water for the water irrigation system at the Awapuni Sports stadium.

This lake is currently unfenced. The safety of the lake has been a pressing issue since the lakes construction. A young boy drowned in this lake in 1985. Following this incident Council passed by resolution to maintain a ploughed rough strip of land around the perimeter of the lake. This strip should be approximately 4 metres wide to create a warning texture and make difficult the progress of small children towards the lake.

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Reserves Planning suggest that this 4 metre wide strip be reploughed (as it has grown back and is difficult to differentiate this strip from the rest of the lawn) and planted in dense plantings to form a solid vegetation block around the lake. Plantings could include flax grass, low shrubs, flowering plants (Agapanthas) which grow easily and require no maintenance. This 4 metre strip will then form a very visible garden with flowers and low shrubs.

e. **Paths - linkages within the reserve**

There is a need for links to be made in fun and colourful ways to unite all the facilities of the park together. Reserves Planning suggest big round circles (or footprint shapes) of bright colours on the ground going from play equipment next to the sewage plant and then to the train station and to the pond etc with low (child height) road sign style signs showing where things are supported. Instead of using just words on these signs, pictures should be used to compliment as well (see Appendix 6.4).

Play opportunities that are inaccessible and remote from where others are playing is not helpful. Social interaction in this situation is vital to help all children realise the different needs of one another. Particular types of equipment are especially good for this situation, such as double slides, as they safely allow two persons to use the activity simultaneously.

f. **Signage**

The Adventure Playground is lacking in signs. The reserve needs a big eye catching sign on the corner of Awapuni Road and Stanley Road. This sign should work as an advertisement for the reserve. It should disclose the hours the train is running and when the boats are running. Mr Whippy could be encouraged to visit the Adventure Playground at the same time every weekend, and this could also be included on the sign. This sign should also inform of the position of the carpark in relation to the reserve as often people travel to the Adventure Playground along Awapuni Road and are unaware of the carpark provided on Centennial Marine Drive.

Low signs in the style of road signs at children's eye level would be an effective way of giving directions to various facilities within the reserve (a request received via the submission process). Signs pointing to the toilets, and the toddlers area, and the train station and the lake. These would also be linked by the connect the dot (spots or footprint shapes) linkages. The lake needs signs to generate awareness of the dangers of the reserves surroundings.

g. **Seating**

The Adventure Playground has plenty of picnic tables placed around the reserve. Although there is a number of resting opportunities, the opportunities are the same. There is little diversity for passive recreation.

It is suggested that in an area of the reserve (perhaps under the pine trees in the centre of the reserve) several picnic tables be placed together, or extra long picnic tables be supplied to facilitate a Whanau or joint family meeting/eating place. This seating should be placed under shade.

2.6 *Proposed Development*

a. **Proposed Surfing Clubrooms**

A Surfing Club has formally requested that Council consider allowing the Club to construct new Club facilities at the Adventure Playground. The Clubrooms would be built adjacent to the existing public toilet on the Centennial Marine Drive frontage of the Reserve. The Adventure Playground site has been selected as the most appropriate site for such Clubrooms due to its location. The proposed site is close to the foredune area, but not in the foredunes (which would have an adverse effect on the dunes formation and stability). Parking is available. The site also offers undisturbed views of the pipeline area which is one of the most favoured surfing spots within the Gisborne District.

b. **Proposed Millennium Wall**

The proposed Millennium Wall is planned to run for one kilometre along Centennial Marine Drive from Watson Park to the Adventure Playground and is expected to be approximately one metre high. The Adventure Playground Management Trust request that the erection of the Wall begin from Pacific Street progressing towards the Adventure Playground. The Millennium wall will carry the names of people from all over the world. These names will be etched in marble tiles. The planning and design of the wall will involve landscaping including new planting and seating. No final decision on whether the wall will require a resource consent will be made until Council sees the final plans, which are being drawn by Opus.