
REPORT 2
(1215/52/IM)

GLOVER PARK MANAGEMENT PLAN

1. Purpose of Report

To present the results of the draft Glover Park Management Plan (Appendix One) consultation and to seek Committee approval of the proposed amendments to the plan based on submissions received. This report recommends that the amended management plan be adopted.

2. Executive Summary

In May 2004 Council agreed to redesign Glover Park. Part of the redesign was to create the opportunity to activate the commercial edges of the park to attract a broader cross section of park users. As the park is predominantly Recreation Reserve, a management plan is required under the *Reserves Act* (1977) in order for Council to lease land for commercial activity.

The management plan is a working document that sets out the objectives for managing the park and outlines the policies to achieve these objectives. It is the reference for consistent everyday management and future planning of the park by Council.

The management plan has as its principle objective:

..... to manage Glover Park as a lively, attractive and safe public open space and to enable a range of passive recreational activities to occur. (pg 12)

The management plan allows for limited commercial activity to occur on the park that is consistent with the principle objective and other management plan objectives.

The Draft Glover Park Management Plan was publicly notified on 16 October 2004. Following this a two month consultation period was held. Eight written submissions were received (Appendix two). The levels of support for the Draft Glover Park Management Plan were high however it is noted that most submitters used the public consultation process to air views not directly pertaining to the draft management plan but rather existing park use and design, which will be addressed through the redesign.

As well as minor additions and amendments to provide additional clarity to the management plan this report discusses the main issues which were raised by submitters.

The main issues discussed were:

- Alcohol (ab)use
- Public conveniences
- Commercial uses
- Landscape details
- Implementation issues

Some minor amendments to the management plan have been made and it is recommended that the Committee adopt the Glover Park Management Plan.

One submitter has confirmed that he wishes to be heard by the Committee

3. Recommendations

It is recommended that the Committee:

1. *Receive the information.*
2. *Agree to recommend to Council that it approves the Glover Park Management Plan in Appendix one.*
3. *Note that the approval is **not** subject to referral to the Minister of Conservation for approval as the reserve is not a scenic or historic reserve.*

4. Background

On May 25 2004 the Built and Natural Environment Committee approved the concept plan and funding for the upgrade of Glover Park. The purpose of the redevelopment is to address the design issues that currently attract anti-social behaviour. It will encourage more activity in the park in order to improve safety. A key factor to the success of the park upgrade will be in activating the park edges (Midland Park and its relationship with Café Astoria is an example). Provision for the granting of concession licences or leases to occupy these spaces (classified recreation reserve) is required and the Glover Park Draft Management Plan was developed as a mechanism for facilitating this process.

In order to address the need to improve the attractiveness and safety of the park the management plan has the principle objective:

... .. to manage Glover Park as a lively, attractive and safe public open space and to enable a range of passive recreational activities to occur.

To deliver this, the Management plan has the following objectives:

Recreation and Use

- *Encourage use of Glover Park as a recreational destination by enabling a range of activities to take place in the park and by improving public safety.*
- *Enable appropriate short-term events to be held in Glover Park, while ensuring that the park's primary purpose remains as public passive recreational use*
- *Enable appropriate commercial activities to operate within the park while ensuring the passive open space character of the park predominates.*

Park Redevelopment

- *Ensure that Glover Park is developed as a safe public open space that provides spaces and facilities to support a range passive recreational use and events.*
- *Provide a children's playground in Glover Park.*
- *Ensure that Glover Park is retained as a 'green' public open for passive recreational use and public events.*

Infrastructure/Facilities

- *Maintain the park facilities to a high standard to ensure that the structures are functional, safe and adequate to contribute in a positive way to the recreational use and attractiveness of the Park.*

5. Discussion

The main issues that were raised by submitters were:

5.1 Alcohol

There were a number of comments including a signed petition that suggested Glover Park be an alcohol-free zone. These comments are a response to the historical behaviour in the park of alcoholic misuse.

The management plan policies permit commercial operators to apply for a concession licence which will be assessed according to the criteria outlined in the management plan. Criteria include the compliance with WCC bylaws, including noise and liquor control bylaws.

5.2 Public Conveniences

There were a number of comments regarding the need for public conveniences in the park especially as the intention is to attract a broad cross section of users including children (a new play area is part of the upgrade) and caregivers.

Public Conveniences Policy, 2002, did not identify the need for public conveniences in Glover Park. Council however, will be working with local parties to provide the necessary facilities. This approach aligns with Councils development strategy for non-ownership options.

5.3 Commercial Uses

A number of questions were raised about what are appropriate types of commercial activities in Glover Park. There was support for café type uses but that the number of operator concessions would be restricted. A submitter was concerned regarding noise levels and the need to monitor and control noise and a set of guidelines or criteria would need to be developed to guide the granting of concessions for commercial activities in Glover Park. These guidelines or criteria would ensure a consistent approach to granting concessions and fit with the vision and objectives of the management plan.

In response to these questions regarding commercial use, assessment criteria have been developed to ensure appropriate activities and uses occur on Glover Park. The assessment criteria is included in Appendix Three of the management plan.

5.4 Landscape Details

Although outside the scope of the management plan a number of submissions considered the importance of the existing trees to the birdlife in the park. The concept plan has been revised with the intention of retaining significant trees

5.5 Impacts on Ghuznee Street as State Highway

The submission from Transit NZ supports the management plans objectives and policies in particular the assessment criteria to address any possible adverse impacts of events on the state highway network. Park lighting is to be consistent with Transit policy on glare/light sources.

5.6 Wording amendments and additions

A number of small wording additions and amendments have been made to the draft management plan. These are to provide clarity or additional information but do not change the intent of the document. For this reason they have not been individually discussed are underlined within the management plan.

6. Conclusion

The consultation process for the Draft Glover Park Management Plan has resulted in a high level of support for the Plan.

The main issues have been raised within this report. These issues have resulted in minor amendments or additional information for clarification. The main issues discussed were:

- Alcohol (ab)use
- Public conveniences
- Commercial uses
- Landscape details
- Impact on Ghuznee Street
- Implementation issues

There were also minor wording amendments or additions which are highlighted within Appendix One. These minor changes do not change the intent of the document significantly.

The management plan provides the framework for the redevelopment of the Glover Park, to improve its safety and use and for the continued recreational use of the park. Limited commercial activities are provided for to allow more and varied activity in the park.

This report recommends the adoption of the Glover Park Management Plan, subject to any alterations made by the committee.

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Supporting Information

1) Strategic Fit / Strategic Outcome

This project supports objectives 1. to 5 of the KAA's

1.4.4 Activity: Public Space and Centre Development

Making street environments and public spaces attractive and safe

2.1.2 Safety: City safety

Improving the design of the city in line with 'crime prevention through environmental design'

5.3 Open Space recreation

The cities open spaces to provide a wide range of recreational opportunities that do not compromise environmental values.

5.4 Landscape and natural heritage

Features of Wellington's landscape and natural environment with special importance are recognised and, where appropriate, protected.

2) LTCCP/Annual Plan reference and long term financial impact

3) Treaty of Waitangi considerations

4) Decision-Making

This report requires the approval of the full Council

5) Consultation

a) General Consultation

Completed as required under the Reserves Act 1977.

b) Consultation with Maori

Completed as part of Community Services Glover Park project group

6) Legal Implications

None.

7) Consistency with existing policy

Consistent with Council Policy.