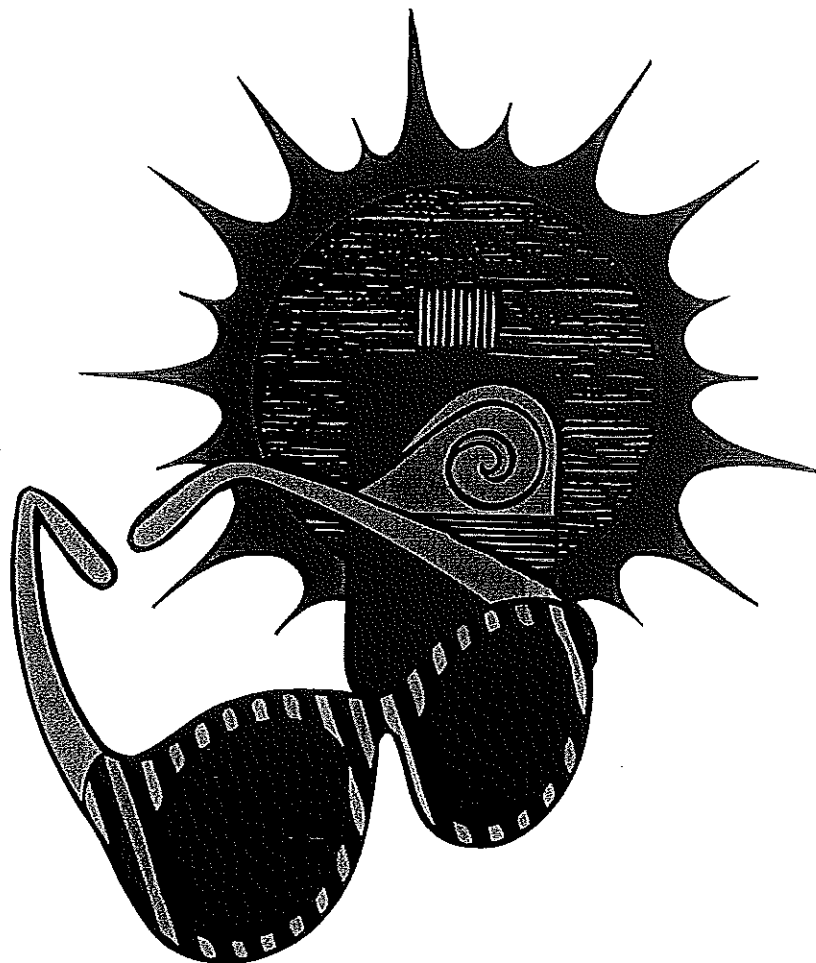


PAIHIA VILLAGE GREEN MANAGEMENT PLAN



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MAIN ISSUES FOR THE VILLAGE GREEN

The Village Green is a key open green space that links the wharf and maritime area into the commercial and parking areas of Paihia.

It provides an opportunity for passive recreation as well as special one-off commercial or non-commercial activities that add to the holiday or festive atmosphere of a seaside resort.

The Village Green is an important focal point for community activities e.g. carol singing, Christmas parade, and children's holiday programs.

The issues, which need to be addressed, are:

1. What is the future "look" or "vision" for the Village Green?
2. What activities should be allowed on the Village Green?
3. Where/Who will the first point of contact for potential users of the Village Green?
4. The need for a booking system for the Village Green
5. What will the fees/charges for use of the Village Green be?
6. How to link the Village Green to the Mary Williams House, commercial area, maritime area and car parking area?

BACKGROUND:

Location:

The Village Green is located at the corner of Marsden Road and School Road, Paihia. The northwestern boundaries border the New Zealand Post Development and the Mary Williams House property on Williams Road. The southern boundary borders the Williams Road car park and School Road. The northeastern boundary borders Marsden Road.

Area:

The land is fee-simple and is comprised of Lots 3, 4, 5 DP 57340 and Lot 1 and Pt 27 DP 11040 and contains 6827m². The property comprises of five separate titles all held together as one Valuation assessment 225-131-00.

Access

While the property has good pedestrian access from all boundaries, these access points are not always well defined e.g. access from Williams Road car park or from Mary Williams House property. Vehicle access is limited to service vehicles and the entrance point is chained off to the general public.

History:

In 1967 the land was sold to the Northland Harbour Board and in 1992 a statute vested its ownership in the Far North District Council. The condition of sale was that the land remains as open space.

Classification/Zoning

The land is zoned Recreation 2 under the Far North District Transitional Plan – Bay of Islands Section. The land has a proposed zoning of Recreation under the Proposed Far North District Plan. The property has no classification under the Reserves Act 1977.

Surrounding Land Use:

The New Zealand Post property and the Williams Road Car park are zoned Commercial 2. The New Zealand Post property is fully developed with a number of retail outlets. The complex has a covered walkway that leads people to and from Williams Road to the Village Green.

While the Mary Williams property is currently fee-simple it is proposed to classify this a Local Purpose (Community Building) Reserve.

Relationship to other Reserves:

The Village Green has a strong historical connection with the Mary Williams House property. Currently there is little connection to this property although Landscape plans have been prepared which better link and encourage movement between the sites.

Across the road is a small headland known as Flagstaff Hill or Maiki Point. While this is not seen as linked to the Village Green when on the hill you look right down on the Green and feel connected.

SITE CHARACTERISTICS

Landforms/Features:

The Village Green is relatively flat and even area approximately 3.0m above sea level. It is predominantly open green space that is mowed to a park like standard. There is a small stream that passes through the property running parallel with School Road. There is some landscaping of the stream area and some seating provided. While there is no theme to the plantings they are of a low growing nature that enhances the openness of the reserve.

The southern part of the property has a small stand of native bush that includes nikau, puhutukawa and various under growth. Here there is a small pedestrian bridge that links the Village Green to the Williams Road car park. As the stream is piped under the car park there are two very large storm water pipes that exit into the stream and these are an eye sore.

Present Use:

The Green is currently managed by the Paihia War Memorial Hall Committee and is used for a number of activities. When cruise ships come into the bay or on summer weekends the local Art and Craft Society hire the Green and display various arts and crafts for sale. The community hold Carols by Candle light and other similar activities. For many years the areas was traditionally used for New Years Eve celebrations. The majority of visitors come to walk, picnic or generally relax in the open environment.

SPECIFIC MANAGEMENT ISSUES:

1. All bookings and payments will now be made through the Bay of Islands Information Office. A sign will be erected on the Village Green directing all enquiries to the Information Office and providing a contact phone number.
2. Existing activities will remain and any activities compatible with the Village Green Management Plan will be approved by the Information Services Administration Co-ordinator.
3. Any activities not compatible with the Village Green Management Plan must be approved by Council.
4. The fees and charges and booking sheets and layout plan are attached as Schedule 1 of the Village Green Management Plan.
5. Prepare a landscape plan that will enhance the landscape character of the reserve and improve pedestrian linkages.
6. Identify the survey boundaries.

GENERAL MANAGEMENT OBJECTIVES

To manage the reserve for recreation and the physical welfare and enjoyment of the public with an emphasis on quality development and maintenance practices.

Landscape

Objective

To maintain and where practicable, enhance the landscape character of the reserve.

Policies

1. There should be a balance between planted areas and areas of open space taking into account the various functions of the reserve.
2. The landscape design of the reserve should develop and enhance the general locality.
3. Where possible the natural features of the reserve shall be retained and incorporated into the locality.
4. An approved landscape plan should form the basis of any future development in the reserve.
5. Clubs and organisations that use the reserve are required to gain the prior consent of Council before affecting changes to the landscape.

Vegetation

Objective

To develop and maintain planting on the reserve that enhances the general environment and which meets its functional requirements.

Policies

1. Consideration should be given to the provision of shelter from wind shade from the sun and food and shelter for birds.
2. Species planted in the reserve should reflect the existing planting in the locality.
3. Planting adjacent to public use areas should take into account the safety of park users.
4. Any trees to be removed should be subject to Council's Tree Removal Policy and the approval of the Works and Facilities Manager.

5. Any planting programme shall be designed so as not to detrimentally affect adjoining residents.
6. Trees shall be maintained in accordance with the standards and techniques of approved arboriculture practice.
7. Adjoining property owners shall be discouraged from planting on reserve land as this practice appears to make the area an extension of private property and can discourage public access.

Noxious and Undesirable Plants

All noxious plants will be controlled in compliance with the Northland Regional Council District Noxious Plants Programme or the Pest Management Strategies of the Northland Region.

Wildlife and Habitats

Objectives

To ensure the preservation and general well being of the wildlife of the reserve.

Policies

1. Wildlife and the wildlife habitat shall be protected and where possible enhanced by every practical means.
2. When new plantings are proposed they should take into account the establishment of berry and nectar producing species to encourage a large and more varied bird population.

Noxious Animals

Objective

To minimise the numbers and impact of noxious animals.

Policies

1. Where noxious animals such as rabbits and opossums become a problem, Council will undertake to control their numbers by methods appropriate to the environment in which the reserve is located.

Archaeological Sites

Objective

To preserve and protect areas and sites of historic significance and archaeological interest in accordance with the Historic Places Act 1993 and the Conservation Act 1987 and the Resource Management Act 1991.

Policies

1. Where relevant all developments and maintenance work in the Reserve will take into account archaeological features.
2. No earthmoving, constructions, removal or planting of trees shall take place in areas of known archaeological features without prior authority of the NZ Historic Places Trust as required under Section 10 of the Historic Places Act 1993.

Cultural Values

Objective

To consult with Tangata Whenua with regard to the management and development of the reserve.

Policies

1. It is recognised that there is a Maori view of the land and the relationship of people to the land. To the Tangata Whenua the spiritual and physical qualities of the land are inseparable and it is not appropriate to attempt to define these values in this document except to say that they are recognised and respected.

PUBLIC AND RECREATION USE

General

Objective

To provide recreational and educational opportunities that are appropriate to the zoning of the reserve and to encourage the public to make appropriate use of the reserve and available facilities.

Policies

1. The reserve will be open to visitors 24 hours a day except in extraordinary circumstances.

2. Recreational activities that are casual, non-commercial and which do not compromise the enjoyment of other park visitors nor adversely affect the environment are permitted as of right on the reserve.
3. Activities that do not meet the above criteria require the permission of Council

Allocation of land and facilities for passive and active recreational use

Objective

To provide an equitable distribution of the land between active and passive recreational users relative to the district scheme zoning.

Policies

1. The right of park visitors to gain recreational enjoyment from the reserve shall be maintained in balance with the use of the reserve by structured activities.
2. When not required for structured activities the Village Green will be available for general recreational use.
3. Council shall annually review the use of the Village Green and the allocation of such land to various user groups or individuals to ensure that the interest of all park users is maintained.
4. The Village Green shall be maintained in a suitable condition relative to the requirements of Council's Town Maintenance Contract.

Dogs

Objective

To keep the use of the reserve by dogs under control.

Policies

1. Dogs are permitted in the reserve provided they are under the owners control at all times. Removal of faeces is the responsibility of the owner.
2. Dogs and their owners shall comply with the relevant Council by-laws.

Dogs shall be excluded from habitat areas.

Commercial Activity

Objective

To permit commercial activity where appropriate.

Policies

1. All commercial activity on the reserve will be subject to Council approval.
2. Temporary advertising displays may be permitted where they are associated with an approved commercial or other activity of limited duration with the approval of Council.

Ancillary liquor licence

Objective

To ensure that the granting of ancillary liquor licences to events does not detract from the primary purpose of the park as an area for the outdoor recreation and enjoyment of the general public.

Policies

1. The use of Village Green for social purposes shall be ancillary to the principal purpose of the park i.e. outdoor recreation.
2. The environmental impact of increased traffic and parking demand and other factors which may be associated with ancillary use of facilities shall be carefully assessed in considering any application for an ancillary liquor licence.
3. The hours of operation for the sale and consumption of liquor shall be those laid down by the Liquor Licensing Authority.

Vehicle access

Objective

To provide motor vehicle access and parking in response to the needs of reserve users within limitations set to maintain the natural qualities of the reserve.

Policies

1. Council vehicles and other vehicles authorised by Council shall have access to these parts of the reserve where their use is necessary.
2. Temporary parking on areas other than those normally used for parking may, with the approval of Council, be permitted for special events.

3. Physical controls on vehicle movements such as barriers, fences, bollard and speed constraints shall be constructed where appropriate.
4. The above policies shall apply equally to motor cycles.

Interpretation and signage

Objective

To provide suitable interpretation and signage in appropriate locations.

Policies

1. Interpretive features should form part of an integrated information system for the reserve.
2. Where appropriate on-site information shall be supplemented with hand held and other information as considered relevant.
3. Signs shall be of a robust design sensitive to the nature of the surrounding area.
4. The number of signs shall be kept to a minimum necessary to provide information about the features and facilities of the reserve and to help promote appropriate use as well as safety and enjoyment.
5. Signs shall be located so as not to become dominant features and not to detract from the reserves scenic qualities.

Park furniture (excluding signs)

Objective

To provide sufficient seats, lights and litter bins of a design appropriate to the reserve.

Policies

1. All park furniture shall be of a design appropriate to their surroundings.
2. Seating facilities should be placed in key locations and have regard to orientation to the sun, shelter from the wind and be clearly visible to the public.
3. Litter bins of an appropriate design should be located where litter could become a problem.
4. Where necessary, paths shall be lit for night use, and the design of such lights should be in scale and character with the reserve.

Lighting

Objective

To provide lighting to facilitate night time use of and access through the reserve where appropriate.

Policies

1. Lighting and night-time use of floodlights shall comply with the requirements of the District Plan.
2. Any new proposals for lights shall require the approval of Council.
3. Cables for light fixtures will be underground.
4. All outdoor lighting will be maintained to the relevant N.Z. Safety Standards at all times.

Utility services

Objective

1. To provide services to the facilities in the park.
2. To minimise the impact of utility services.

Policies

1. The full cost of the provision or upgrading of services will be the responsibility of the user.
2. Where possible utility services should be placed underground.
3. The placement of such services underground should be carefully sited with regard to existing features such as trees.
4. Where possible sites other than reserves should be sought for utility services.

Vandalism

Objective

To minimise the opportunities for vandalism by positive control wherever possible.

Policies

1. Low impact controls such as vehicle barriers, low walls and other aspects of design and layout shall be used to reduce opportunities for vandalism.
2. Regulatory signage shall be kept to a minimum.

Boundaries and fences

Objectives

To encourage a satisfactory transition between the reserve and adjoining properties.

Policies

1. Where necessary, boundaries of the park will be defined in an environmentally sensitive manner.
2. To strive for boundary treatments which meet the needs of adjoining occupants as well as park users.
3. The transition between roads and reserves will be such that the reserve makes a positive visual contribution to the urban environment.
4. Where boundaries are not clear, the survey pegs shall be located and the legal boundaries of the park clearly defined.

Adjacent land use

Objective

To develop and maintain the reserve in a manner which respects the adjacent land use.

Policies

1. Where considered necessary, Council will liaise with adjacent landowners with regard to proposed or existing activities on reserves.

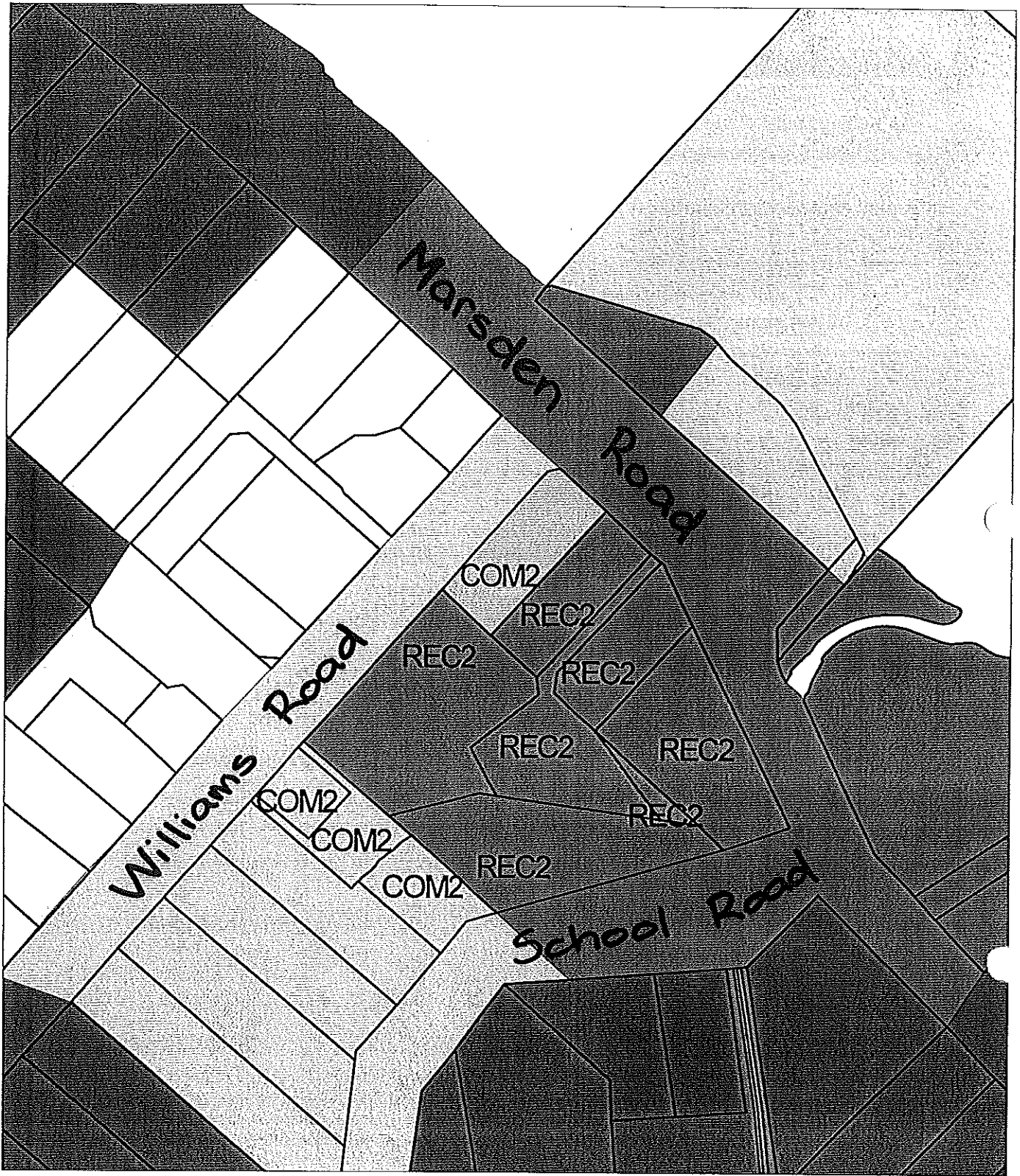
MANAGEMENT PLAN REVIEW PROCESS:

If a management plan is to be effective and remain usable future changes must be recognised and accommodated.

A plan change will be initiated for any of the following reasons:

1. Any proposed new use activity facility or development that is not provided for in the plan and is consistent with the management philosophy and objectives of this plan.
2. Any statutory or legislative change which would render this plan inoperable or illegal.
3. Any major change in recreation needs or any other factor that Council sees as warranting a change to the plan.

The Village Green Management Plan will be reviewed every five years if necessary. The scale of fees and charges will be reviewed yearly.



Property Location: WILLIAMS ROAD PAIHIA

Property Area: :



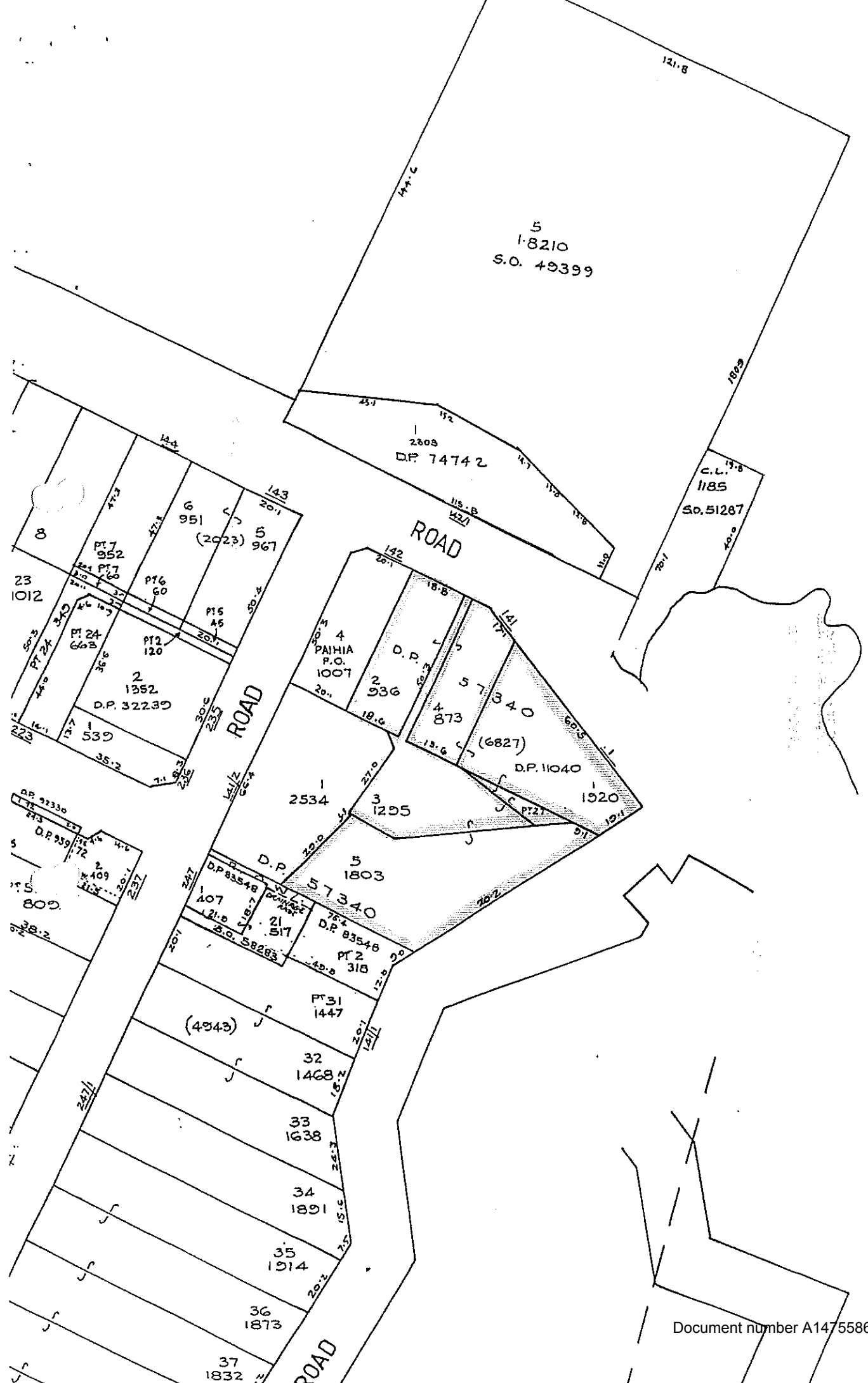
Far North District Council

PROPERTY INQUIRY

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ROAD

Schedule 1

Fees and Charges

Paihia Village Green

Fees can be paid directly to the Bay of Islands Information Centre, The Wharf, Marsden Road, Paihia

Telephone: 09-4027345

Stall holders/Exhibitors (per site space)

Resident of the Far North District Council	\$10.00 Inc GST
Non- Resident	\$20.00 Inc GST

Hire of entire Village Green	By negotiation with Council
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Community Activities e.g. Carols by Candlelight	Free
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Council will review these fees annually in conjunction with the Village Green Management Plan.

**PAIHIA VILLAGE GREEN
BOOKING CONDITIONS AND PROCEDURES
FOR CRAFT MARKET DAYS**

1. Exhibitors activities compatible with the Village Green Management Plan must also comply with the following conditions:-
 - Goods must be made by the craft person selling them
 - Goods sold to local shops cannot be sold on market days
 - Only people residing Warkworth North may apply for a site on market days. Priority will be given to those in the Far North District area.
 - No food is to be sold on market days.
2. Bookings for market days will be taken at the Bay of Islands Information Centre from the first day of the month for the following month.
3. A discount of 10% will be given to group bookings of 6 exhibitors or more.
4. Entry to the Village Green on market days for confirmed site holders will be allowed after 7am on the day. Vehicle access will be locked at 6.30pm.
5. Village Green entrance and walk ways are to be kept clear at all times.
6. Village Green picnic tables and seats are not to be used by site holders. Stalls, including guy ropes, must be 2 metres from park furniture.
7. Vehicles and trailers are to be taken off the grounds after unpacking unless they have a disabled sticker showing.
8. Rubbish and litter is to be removed from the Village Green by site holders at the end of the market day and the Green must be left in its original state.
9. Refunds for cancellations or alterations of bookings are at the discretion of the Bay of Islands Information Centre.

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1 October 2000

Addendum to Booking Conditions and Procedures for Paihia Village Green, Craft Market Days

10. Craft Market days are primarily for the purpose of local crafts people displaying and selling their wares on days when Cruise Ships visit, weekends and public holidays when weather permits. "Local" is intended to be Paihia's community of interest eg. Haruru Falls, Waitangi, Opuia, Russell etc.
11. Activities are to be of a passive recreational nature allowing provision for working displays.
12. Craft Market Days will exclude normal trading weekdays and Special Events ie. School Fairs, Summer Festival activities, Lions, Rotary, local fundraising activities etc.
13. The Bay of Islands Information Centre reserves the right to designate specific sites to individuals and groups where consideration needs to be given to special needs, types of crafts, number of sites booked and nature of activities.

INDIVIDUAL BOOKING FORM PAIHIA VILLAGE GREEN CRAFT MARKET DAYS

Name: _____

Address: _____

Phone No. _____

Paihia Arts and Crafts Society Member Yes No

Fees/charges for exhibitors

- Resident of Far North District \$10.00 per site per day
- Non resident of Far North District \$20.00 per site per day

please tick

Date(s) required : _____

Type of Activity _____

Site No's (refer plan attached) _____

_____ signed

In signing this form I have read and agreed to comply with the attached Paihia Village Green, Booking Conditions and Procedures, for Craft Market days.

Please complete and return with payment to the Bay of Islands Information Centre, Paihia Wharf, Marsden Road, Paihia

Office use :

Date payment received _____

Amount received _____

Received by _____

GROUP BOOKING FORM PAIHIA VILLAGE GREEN CRAFT MARKET DAYS

Group Representative Name: _____

Address : _____

Phone No. _____

Fees/charges for exhibitors

Residents of the Far North District \$10.00 per site per day No. _____

Non residents of the Far North District \$20.00 per site per day No. _____

Group bookings (6 or more exhibitors) 10 % discount

Date(s) required : _____

Types of Activities _____

Site No's (refer plan attached) _____

_____ signed (by group representative)

In signing this form we have read and agreed to comply with the attached Paihia Village Green, Booking Conditions and Procedures, for Craft Market days.

Please complete and return with payment to the Bay of Islands Information Centre, Paihia Wharf, Marsden Road, Paihia

Office use :

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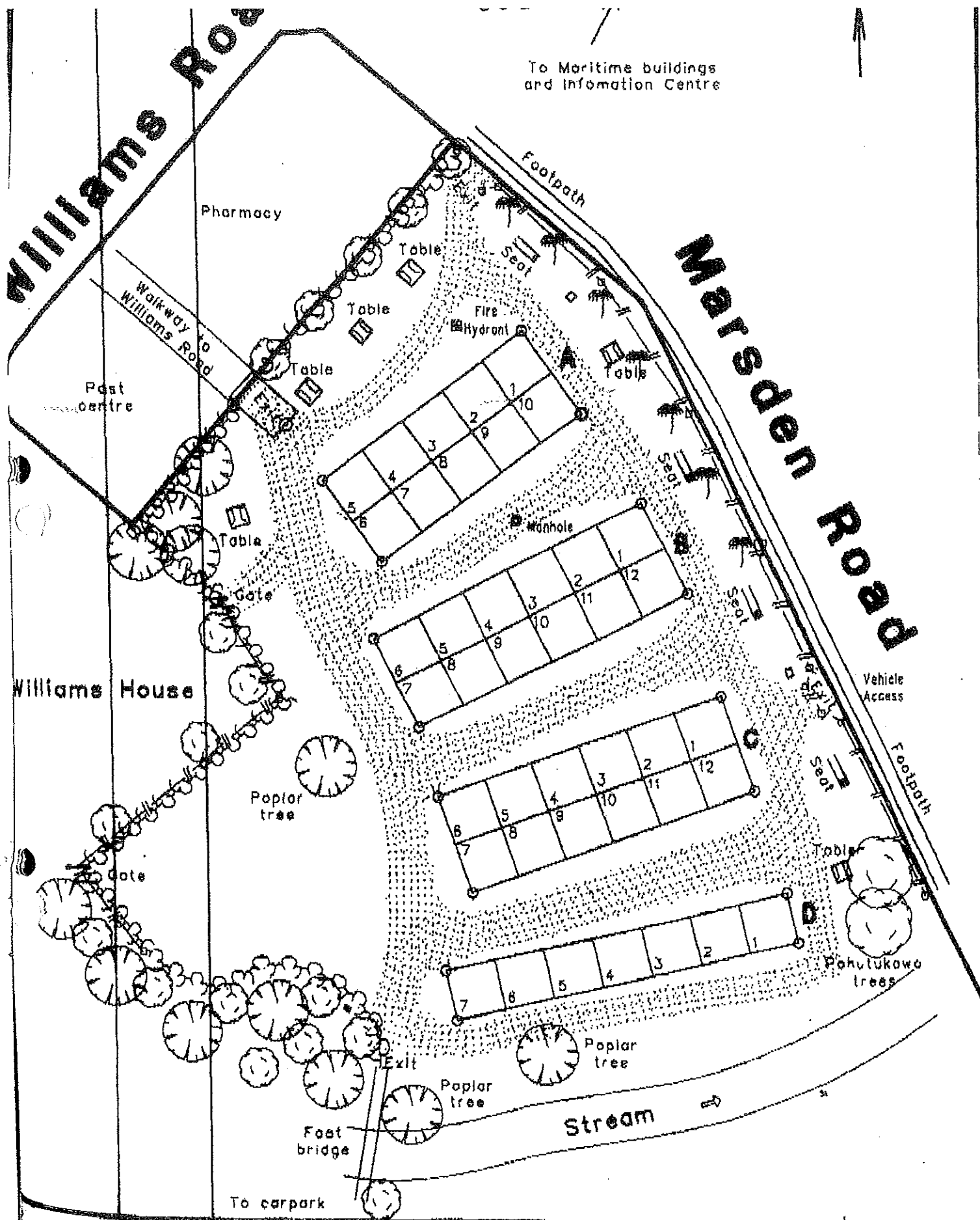
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adopted 6/4/2000

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Palhia Village Green

Scale 1 : 500

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