



South Wairarapa District Council

Centennial & Considine Park Development Plan



Adopted by Council on 10 August 2011

CENTENNIAL AND CONSIDINE PARK

DEVELOPMENT PLAN

This document is the Action Plan for the Landscape Concept Plans dated April 2011 (Appendix 1). The Development Plan is to be read in conjunction with the Centennial and Considine Park Reserve Management Plan 2009.

Key design elements:

- Overall cohesion of planting, fencing and pedestrian circulation
- Linkages between the two parks
- Encouraging pedestrian access throughout the parks, including pony club paddock
- Enhance the open space aspects, and rural nature of the site

Major Action: FENCES

1. Remove and replace ALL park fences for the length of Princess Street, including Centennial Park, around into Kitchener Street.
2. Reposition the fence length alongside Considine Park paddock to 13.5m back from the sealed carriageway, with post and two-rail fence to approximately 1.1m high. Preferably stained.
3. Replace the fence at Considine Park near swimming pools with low (600mm) post and single rail fence. Preferably stained.
4. Replace the fence at Centennial Park with low (800mm) post and two-rail fence. Preferably stained.
5. Create three additional pedestrian entries into Centennial Park from the street, as shown on plan, with 3 featuring entry pillars reminiscent of local farm homestead gates.
6. Leave a 3m wide gap with either movable rail, or gate, off Princess Street for regular maintenance vehicles into Centennial Park.
7. Incorporate a gate along Pony Club (PC) fence to allow occasional large machinery access into Centennial Park.
8. Configure new walkway entry with off-set rail fencing where proposed walkway through Centennial joins the starting point of the existing walkway, to retain open access for pedestrians, but a visual barrier to prevent horses escaping. Include a gate, to hook fully back against the fence unless needed.
9. Remove majority of post and wire fence between the open space/paddock and the walkway.
10. Replace the entry gate and fence into the walkway off Dublin Street West with new culvert supports, recessed post and rail entry pillars and centre the gate (and signage).

CENTENNIAL PARK

Key actions:

1. Clear shrubby vegetation for half the length of the Kitchener Street boundary, to allow views into park. Reinstate as lawn.
2. Bulk up planting at the rear (west) of the park, to screen adjacent residence, in consultation with same adjoining residential neighbours.
3. Create feature entry points as shown on plan.
4. Extend the existing walkway through into the park, with access from two of the new entry points.
5. Add 2 picnic tables and 1 bench seat.
6. Add signage to publicise the park's existence to visitors to Martinborough.
7. Remove the rose garden and reinstate as lawn.
8. Add more shade trees as shown on the plan. Staking and mulching each one so they can be easily mown around.

WALKWAY

Key actions:

1. Limb up all Olive trees, to leave clear trunk at least 1.5m high if possible.
2. Add seating at intervals, as shown on plan.
3. Bulk up existing native tree planting with appropriate species, staking and mulching every tree planted.
4. Limb up Poplars and Alders along the shelter-belt stretch leading to Dublin Street West, also to allow better mowing maintenance through to boundary fence.
5. Install exercise stations at intervals along the walkway loop, in consultation with the Youth Group.

CONSIDINE PARK - NEAR SWIMMING POOL

Key actions:

1. At the original entry walls/gates along Princess Street, add a new concrete footpath (1.6m wide) through to the swimming pool building entry.
2. Include bollards along the length of this new footpath at 3m intervals, to prevent cars from parking over the path.
3. Add decorative planting either side of the entry gates (eg *Aristea major*).
4. Investigate appropriate heritage colours for the entry walls, based on historical evidence, ready for possible repaint.
5. Push the boundary back to 2m from the footpath, incorporating the new low rail fence, leaving an informal entry gap at the far end, by PC clubhouse.
6. For traffic management, a painted 4 rail fence may be required to the south of the entry gates. TBC.
7. Clear old road seal from the final 10m from the entry gates, and reinstate with lawn. Place bollards at this end.

8. Limb up all existing shrubs (Feijoa, and Rhododendrons) to give clear trunk to approximately 1.6m from ground level.
9. Connect the proposed lime walkway loop extension to the concrete path. This walkway passes between the swimming pool and the PC clubhouse, through an off-set rail fence, and around the outside of the Considine Park paddock, to link with the existing walkway.
10. Allow a 20m clearance for PC vehicles turning/reversing trailers into their lockable shed.
11. Add feature trees as shown on the plan, staking and mulching each one so they can be easily mown around.
12. To screen the unsightly concrete block swimming pool building, plant nine Ribbonwood (*Plagianthus regius*), mulched with bark, and under-planted with mountain flaxes (*Phormium cookianum*).
13. Incorporate appropriate signage (eg Opening hours) visible from Princess St to encourage the public to use the swimming pools, and walkway loop.
14. Inside the swimming pool area, construct a pergola along the side of the concrete building, with inbuilt seating, and an evergreen climbing plant over the top (eg Star Jasmine (*Trachelospermum jasminoides*)).
15. Inside the swimming pool area, level the concrete surfaces around the paddling pool.
16. Install four poles and a shade sail over the concrete at the end of the main pool.
17. Install double gates to the vehicle entry to the pools, off Dublin Street West so they can be closed at night.
18. Investigate potential for pool toilets to be accessed by park users, from paddock area.

CONSIDINE PARK – OPEN SPACE/PADDOCK

Key Actions:

1. Clear and level all stumps along Princess Street boundary, and reinstate as grass
2. Plant row of Pin Oaks (*Quercus palustris*) at 15m centres for the length of the paddock as shown on overall plan, 2m from the rail fence. (*Note that plan shows these trees as Oriental plane trees at 12m centres. The tree species and spacing was changed at the August 2011 Council meeting at the community's request.*)
3. Limb up and tidy all existing Eucalyptus and conifers from the roadside of pony arena to Centennial Park, planning to strategically remove these trees as the Pin Oaks reach a suitable size (5-10 years).
4. Plant specimen trees within the paddock as indicated on the overall plan, particularly beside the pony jumps. Stake and mulch every tree
5. Create a secondary vehicle entry into Considine Park by the Pony Club clubhouse, particularly for winter use. May also be later used to access potential active recreation activities.

6. Develop screen planting in the camp ground corner, to soften the edges of the open space, provide additional shelter, and screen part of the camp from the paddock in this disused corner. Keep the planting at least 3m from the camp fence, to allow mowing to be maintained in this area.
7. Ensure the arena is kept free of fencing for at least 1.5m back from the edge of the sand surfacing. This is shown on the overall plan.
8. Plant single species of evergreen hedging on the inside of the arena fence, on all four sides (eg *Pittosporum eugenioides* or *Olearia lineata*). The remainder of the perimeter to be kept sprayed by PC.

List of plant species for native areas/screening along walkway routes:

Kowhai (*Sophora sp*), *Olearia paniculata*, Broadleaf (*Griselinea littoralis*), *Corokia cotoneaster*, *Coprosma robusta*, *Pittosporum tenuifolium*, *Olearia lineata*, Mountain flax (*Phormium cookianum*), Mapou (*Myrsine australis*), coloured Manuka cultivars (*Leptospermum scoparium* eg 'Red Damask'), Hebe Wiri hybrids

List of plant species for rear (west) end of Centennial Park:

Background: Vanilla tree (*Azara microphylla*), Broadleaf (*Griselinea littoralis*), *Viburnum sp*, Camellia, *Olearia*, Myrsine, Mountain flax (*Phormium cookianum*).

Front lower planting: *Ceanothus sp*, *Aristea major*, *Hebe diosmifolia*, *Dianella nigra*, *Dietes bicolour*, *Viburnum davidii*.

SPECIMEN TREES FOR CENTENNIAL AND CONSIDINE PARKS

Princess Street, main avenue:

Pin Oaks (*Quercus palustris*) x 17 – **at 15m spacings** (note that plan shows 21 *Oriental plane trees* at 12m spacings). No trees are to be planted around Arena, just evergreen hedging.

In paddocks, and in parks:

<i>Prunus shirotae</i> Mount Fuji – Flowering Cherry	x8
<i>Quercus canariensis</i> - Algerian Oak	x4
<i>Acer platinooides</i> – Norway Maple	x2
<i>Ulmus procera</i> – Golden Elm	x4
<i>Podocarpus totara</i> – Totara	x2
<i>Liriodendron tulipifera</i> – Tulip tree	x1
<i>Quercus fastigata</i> – Upright oak	x3
<i>Eucalyptus ficifolia</i> – winter flowering gum	x3

<i>Ulmus parvifolia</i> - Chinese Elm	x3
<i>Ulmus horizontalis</i> – horizontal elm	x3
<i>Plagianthus regius</i> – Ribbonwood	x9
<i>Sophora tetraptera</i> – Kowhai	x6
<i>Aesculus hippocastanum</i> – horse chestnut	x2
<i>Quercus palustris</i> – Pin Oak	x3

Recommended planting requirements:

1. Stakes - At least one 25x25mm x 1m pointed, treated stake shall be used to stake every tree within the screening areas. Any shrubs near 700mm high at the time of planting may require a smaller stake 25x25mm x750mm. Specimen trees will require two 50x50mm 1.6m treated pointed battens, depending on tree height at planting.
2. Ties - Rubber (stretchy) or hessian ties are to be used for tying trees to stakes.
3. Fertiliser - At least four slow release fertiliser tablets (GWRC supplies) to be added to each specimen tree hole at time of planting, and one per shrub and flax hole.
4. Water gel crystals - to be added to every plant hole at time of planting (mixed with loose soil) – half a cupful of wet gel for shrubs and flaxes, 2 cupfuls for native trees, and at least 3 litres for each specimen tree.
5. Mulch – Screen planting: a bark or shredded pine mulch to be installed, 100mm deep, and between 500-700mm diameter around each plant, to assist with maintenance and ongoing plant survival. Specimen trees: 100mm deep, 1m diameter around each tree. Keep the trunks clear of contact with the bark to prevent rotting.
6. Also recommended for drier areas, to create a ‘well’ for every plant, so the ground level around the plant itself is lower than the surrounding ground (50mm). This helps with water retention during watering, by reducing run-off.

Appendix 1: Centennial and Considine Park Concept Plan

