Asset Management Plan - Provision of Asset Guidelines

The Recreation and Leisure Strategy provides the necessary high level directions to determine resource and funding allocations. Establishing criteria for the various asset groups will assist and guide the decision making processes to determine appropriate levels of provision and allocation of resources along with funding commitments. Guidelines have therefore been developed to achieve this and published as an appendix to the Reserves and Facilities Asset Management Plan. The Asset Management Plan / Provision of Asset Guidelines will be used when requests for facilities and park/reserve development are received from the community to provide staff with tools to research and report recommendations to Council.

The following groups of recreation and leisure activities have been identified;

- Boat Ramps, Jetties, Wharves, Pontoons and Seawalls
- Car Parks and Vehicular Road Access
- Art, Cultural, Heritage and Facilities
- Facilities - Community Indoor
- Hard courts – Tennis, Netball, Basketball, Cricket Wicket and Multi Use Surfaces
- Land Provision and Sports fields
- Skate Park, Skate Pathway, Playgrounds and Barbeques
- Swimming Pools
- Toilets
- Walkways and Cycle ways

There are many other Council owned assets, however they have not been included in the above because they are operational and maintenance orientated; e.g. monuments, statues, bollards, fences, gates, floodlights, refuse bins, retaining walls, septic tanks, shelters, pergolas, tables, seating and signage.

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Criteria that will influence the future provision of recreation and leisure requirements have also been identified as key drivers for the activities;

- Existing Recreation and Leisure Strategy
- Demographic Assessment
- Demands, Trends and Needs, Assessment
- Funding arrangements - funding options
- Council and other providers
- Indicative costs
- Operations and Maintenance Impacts
- Current and future location of activities
- Comparative Policies and Guidelines (Other Councils)
- Cultural Significance
- Location, accessibility, site suitability
- Opportunity/timeliness
- Social cultural economic and environmental implications
- Reserve Management Plans and Community Plans (if appropriate)

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Reserves Technical Levels of Service

Grass Mowing

Type A – used for fine lawns or very high profile sites. Should not exceed 35mm grass height. Typically 40 to 50 cuts per year. These sites include the Omokoroa Area Office /visitor centre and WBOPDC Barkes Corner site.

Type B – the most common standard for high profile reserves & cemeteries. Should not exceed 60mm grass height. Typically 30 – 50 cuts per year.

Type C – The standard applied to specific sports fields as follows. This mowing type typically generates 30-50 cuts per year depending on the level and type of use:

(i) Winter (1 April – 30 Sept)	Rugby Field	75mm max height, mowed to 40mm
	Soccer Field	40mm max height, mowed to 20mm
	Hockey Field	40mm max height, mowed to 20mm
	Other Sports Fields	75mm max height, mowed to 40mm
(ii) Summer (1 October – 31 March)	Cricket	35mm max height, mowed to 20mm
	Other Sports Fields	75mm max height, mowed to 40mm

Type D – General standard for Passive Reserves. Should not exceed 90mm grass height. Typically 20 - 30 cuts per year.

Type E – Applied to less used passive reserves or reserve margins. Should not exceed 200mm grass height. Typically 8 - 12 cuts per year.

Type F – Seldom used reserves or margins where a lesser standard than E is required. Should not exceed 400mm grass height. Typically 1 - 5 cuts per year with a flail or slasher type mower.

Toilet Cleaning Frequency

Minimum cleaning frequencies range from daily to twice per week depending on the season and site usage. Additionally, any public complaints received about toilet serviceability are acted upon within prescribed times.

Litter Bin Emptying and Loose Litter Removal

As a minimum requirement, bins shall be serviced twice per week. They should not overflow or emit an unpleasant odour within a 2 metre radius. Any loose litter at the site will also be removed. Council's general policy is to limit the number of bins provided and encourage visitors to take their refuse away.

LTP Reserves Levels of Service Categories

The LTP Recreation and Leisure Strategy, provides for a basic range of public facilities. As such, Reserves have been divided into three distinct Level of Service categories as follows;

Organised Sports Reserve:
Includes all reserves with outdoor facilities for organized & informal sports eg, sports fields, hard courts. Some larger reserves are used for other purposes as well. Excludes similar land provided by schools, clubs & marae.

Neighborhood Amenity Reserve:
Includes all neighborhood reserves & amenity open spaces. Excludes esplanades in rural areas & coastal reserves (e.g., Island View esplanade, Bowentown domain,)

Community Facilities Reserve:
Includes all reserves for community buildings. Excludes similar land provided by schools, clubs & marae.

Council would manage esplanade and coastal reserves on an individual basis in accordance with its classification under the Reserves Act 1977. Council would work with community groups to facilitate these outcomes.

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6.0 Reserve Specific Policy

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6.1 Adela Stewart Drive Reserve

		Current Inventory	
Location	Adela Stewart Drive, Athenree	1 Hard court	Medium standard
Classification	Recreation Reserve		
District Plan Zone	Residential		
ID	49		
LTP Category	Neighborhood Amenity		
Area	0.4497 Ha		
Current State	Neighbourhood Park and Hard court		
Previous RMP	Waihi Beach Ward RMP September 2007		
Concept Plan	No		
Grass Mowing Standard	(0.3810 Ha) Type D – Does not exceed 90 mm grass height. Mowed to within 45 mm of the ground		

Background:

- ❑ Maintain as neighbourhood reserve for sporting and passive recreational needs.

Reserve Issues:

- ❑ Community input to future use of reserve needed.
- ❑ Sub standard fence on eastern boundary needs replacing.
- ❑ Reserve would be improved with bollards.
- ❑ Additional signage required
- ❑ Important local community facility.
- ❑ Opportunity for semi structured community activities, e.g. petanque court.

Reserve Management Policy:

6.1.1 Continue to develop as the primary tennis and sports field recreation facility for the Athenree Community.

6.1.2 Freedom Camping is prohibited in the reserve including any associated roads/car parks.

6.1.3 Generic objectives for Recreation Reserves and generic policies apply.

LTP Approved Actions	Cost Estimate	Priority	Project No
Resurface existing court	95,000	2020/21	321701
Capital Development (New)	2,000		

6.2 Aongatete Domain

Location	Corner Of State Highway 2 And Morton Road	**Reserve Inventory**	
Classification	Crown Owned Recreation Reserve	2 Picnic tables 1 Bench seat Playground equipment Seating Hard court Toilet Car park	Basic 2 medium Basic 1 medium, 1 basic
LTP Category	Organised Sports Reserve		
ID	45		
Area	0.4381 Ha		
District Plan Zone	Rural		
Previous RMP	Katikati Ward RMP August 2008		
Concept Plan	No		
Overview	Rural réserve with hard court		
Grass Mowing Standard	(0.3300 Ha) Type D – Does not exceed 90 mm grass height. Mowed to within 45 mm of the ground		
Toilet Cleaning Frequency	2 per week and every 3 days during summer and school holidays		

Background:

- 2 tennis courts with associated toilet block, basic play equipment, 3 picnic tables and parking.
- A local community tennis club was disbanded several years ago. Informal tennis continues to be played here.
- The club's clubhouse building has been removed from the reserve.
- A shelter belt on the State Highway boundary removed to prevent shading of highway.

Reserve Issues:

- Renewal of hard court surface.
- Noise from the adjacent State Highway (State Highway).
- Possible future road widening (State Highway).
- Lack of public hard courts in Katikati Ward although there is potential for hard courts at Moore Park.

(Continued next page)

(From previous page)

Reserve Management Policy:

6.2.1 Continue to maintain the basic hard court facility with line markings for tennis.
6.2.2 Investigate whether renewal of hard court surface is justified.
6.2.3 Roadside area used as an informal park and ride facility which may need to be formalised.
6.2.4 No further development or expansion of the facility to be undertaken.
6.2.5 Freedom Camping is prohibited in the reserve including any associated roads/car parks.
6.2.6 Generic objectives for Recreation Reserves and generic policies apply.

LTP Approved Actions	Nil

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6.3 Athenree Historic Reserve

Location	Pohutukawa Drive, Athenree	**Current Inventory**	
Classification:	Historic Reserve	1 Footpath	Medium
District Plan Zone	Residential		
ID	142		
LTP Category	Neighborhood Amenity		
Area	.0944 Ha		
Current State	Used with adjoining Foreshore reserve as open space reserve.		
Previous RMP	Waihi Beach Ward RMP September 2007		
Concept Plan	No		
Grass Mowing Standard	(.0706 Ha plus 0.0144 Ha) Type D – Does not exceed 90 mm grass height. Mowed to within 45 mm of the ground (includes adjoining recreation reserve).		

Background:

- ❑ Maintain with adjoining Foreshore reserve as open space and passive recreation.

Reserve Issues:

- ❑ Historic significance of site associated with the nearby Koutunui and Anatere Pa.
- ❑ Part of U13/8 estuarine margin vegetation of moderate wildlife and botanical value.

Reserve Management Policy:

6.3.1 Manage and protect historical significance of reserve.
6.3.2 Protect and enhance native vegetation along coastal edge.
6.3.3 Manage the reserve for the protection of the natural character and wildlife values of the harbour.
6.3.4 Generic objectives for Historic Reserves and generic policies apply.
6.3.5 Freedom Camping is prohibited in the reserve including any associated roads/car parks.
6.3.6 Access for future walkway/cycleway along adjacent Foreshore Reserve and into/through reserve.

LTP Approved Actions	**Nil**

6.4 Athenree Homestead Reserve

Location	Athenree Road, Athenree	**Current Inventory**	
Classification	Local Purpose Reserve Historic Homestead and Fee simple	1 Homestead Toilet Athenree Railway Station Garden Shed Historic Trees	Medium Now cafe
District Plan Zone	Rural. Built Heritage Historical Homestead Category A		
ID	177		
LTP Category	Community Facilities Reserve		
Area	2.8244 Ha		
Current State	Historic homestead		
Previous RMP	Waihi Beach Ward RMP September 2007		
Concept Plan	Conservation Maintenance Plan May 1998. Landscape Plan Sept 1998		
Toilet Cleaning	Responsibility of Athenree Homestead Trust through Service Delivery Contract		

LTP Approved Actions	**Nil**

Background:

- Leased to Athenree Homestead Trust from September 1998 to August 2031 with further rights of renewal.
- Athenree Homestead Trust restoring homestead.

Reserve Issues:

- Homestead entrance is on road reserve.
- Appropriate signage.
- Old railway station relocated and turned into café.
- Trust plans to extend Homestead to complete renovations.
- Old dwelling removed.

Reserve Management Policy:

6.4.1 Council/Trust will be required to obtain a Heritage NZ Authority before undertaking any work at Athenree Homestead.

6.4.2 Generic objectives for Historic Reserves and generic policies apply.

6.4.3 Tree maintenance will require suitably qualified arborist.

6.4.4 Freedom Camping is prohibited in the reserve including any associated roads/car parks.

6.5 Athenree North Foreshore Reserves (Includes Road Reserve)

		Current Inventory	
Location	Athenree.	2 Boat ramps	Medium
Classification	Local Purpose and Recreation Reserves (Includes Road Reserve – Pohutukawa Drive)	4 Bollards 6 picnic tables	
District Plan Zone	Residential	2 Playground equip	Basic
ID	86	2 Jetties 5 Seating	
LTP Category	Neighborhood Amenity Reserve	Toilet (Waione Ave)	Basic
Area	3.7309 Ha	3 Litter Bins	
Current State	Walkway, picnic area, boat launching and harbour protection.		
Previous RMP	Waihi Beach Ward RMP September 2007		
Concept Plan	No		
Grass Mowing Standard	(2.9104 Ha) Type D – Does not exceed 90 mm grass height. Mowed to within 45 mm of the ground		
Toilet Cleaning Frequency	Every 2 days		

Background:

- ❑ Maintain as harbour side walkway/cycleway & small boat launching area.
- ❑ Aesthetic harbour interface.
- ❑ Contiguous with and complimented by, unformed road.

Reserve Issues:

- ❑ Identify road reserve area used as reserve and reclassify.
- ❑ Part of u13/8 estuarine margin vegetation of moderate wildlife and botanical value.

(From previous page)

- Access between walkways limited to connections from roading network.
- Coastal erosion.
- Encroachment / boundary definition. Parking and traffic movement.

Reserve Management Policy:

6.5.1 Protect and enhance native vegetation along harbour edge.
6.5.2 Maintain for harbour protection, ecological values and wildlife conservation purposes.
6.5.3 Undertake control of environmental weed species and native riparian planting as required.
6.5.4 Investigate walkway/cycleway connection to Dr North Reserve.
6.5.5 Continue to secure remaining areas of esplanade reserve around the harbour (as identified in the District Plan) to achieve continuous access and riparian margin protection.
6.5.6 Maintain existing formed public access.
6.5.7 Investigate designating road side at Waione Ave as reserve.
6.5.8 Freedom Camping is prohibited in the reserve including any associated roads/car parks.
6.5.9 Generic objectives for Recreation and Local Purpose Reserves and generic policies apply.

LTP Approved Actions	Cost Estimate	Priority	Project No
Vest road reserve as recreation reserve	Admin budget		
Landscaping, minor capital development	20,000	2018/19	260702
Walkway development	17,000	2018/19	260722

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6.6 Athenree South Foreshore Reserves

		Current Inventory	
Location	Athenree Road, Athenree		
Classification	Local Purpose Esplanade Reserves		
District Plan Zone	Rural		
ID	25		
LTP Category	Neighborhood Amenity Reserve		
Area	2.5308 Ha		
Current State	Walkway and harbour protection.		
Previous RMP	Ward RMP September 2007		
Concept Plan	No		
Grass Mowing Standard	(.0783 Ha) – Sandleigh Drive; Type D – Does not exceed 90 mm grass height. Mowed to within 45 mm of the ground		

Background:

- ❑ Maintain as harbour side walkway/cycleway and riparian protection margin and aesthetic harbour interface.
- ❑ Important unformed road reserve linkages.

Reserve Issues:

- ❑ Access to reserves limited to connections to roading network.
- ❑ Limited public access available.
- ❑ Opportunity to create better walkway/cycleway linkages to surrounding neighborhood as subdivisions occur.
- ❑ Opportunity to promote access to foreshore reserve.
- ❑ Opportunity to provide walkway/cycleway connection from State Highway 2 to harbour's edge.

Reserve Management Policy:

6.6.1 Protect and enhance native vegetation along harbour edge.
6.6.2 Maintain for harbour protection, ecological values and wildlife conservation purposes.
6.6.3 Maintain existing formed public access to and along harbour margin. (Refer next page)

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Reserve Management Policy :(From previous page)

6.6.4 Undertake control of environmental weed species and native riparian planting as required.
6.6.5 Continue to secure remaining areas of esplanade reserve around the harbour (as identified in the District Plan) to achieve continuous pedestrian access and riparian margin protection.
6.6.6 Allow for and where appropriate, construct linkages from council owned paper roads to Local Purpose esplanade reserve to achieve pedestrian access to the harbour.
6.6.7 Freedom Camping is prohibited in the reserve including any associated roads/car parks.
6.6.8 Generic objectives for Local Purpose Reserves and generic policies apply.

LTP Approved Actions	Cost Estimate	Priority	Project No
Landscaping allowance	10,000	2018/19	260720
Capital development allowance, including seating, bollards	10,000	2018/19	260721

6.7 Athenree Motorcamp

Location	Waione Avenue, Athenree	**Current Inventory**	
Classification	Local Purpose Camping Ground Reserve	Camping ground improvements owned by lessee.	
District Plan Zone	Residential		
ID	32		
LTP Category	Camping Ground Reserve		
Area	1.7525 Ha		
Current State	Leased as a holiday park.		
Previous RMP	Waihi Beach Ward RMP September 2007		
Concept Plan	No		

Background:

- Leased to Athenree Holiday Park Hot Springs Ltd from 1 April 2009 to 31 March 2035.

Reserve Issues:

- Maintained by lessee.

Reserve Management Policy:

6.7.1 Manage and control camping ground in accordance with generic policy P17 Camping.
6.7.2 Freedom Camping is prohibited in the reserve including any associated roads/car parks.
6.7.3 While Council is satisfied there is sufficient need for a camping ground, and that other recreational use should not have priority in the public interest, the current lease for the camping ground may be renewed at Council's discretion.

LTP Approved Actions	Nil

6.8 Beach Road Reserve

Location	Beach Road, Waihi Beach	**Current Inventory**	
Classification	Recreation Reserve	1 picnic table	Basic
District Plan Zone	Residential		
ID	214		
LTP Category	Neighborhood Amenity Reserve		
Area	0.3411 Ha		
Current State	Neighbourhood Park		
Previous RMP	Waihi Beach Ward RMP September 2007		
Concept Plan	No		
Grass Mowing Standard	Type D – Does not exceed 90 mm grass height. Mowed to within 45 mm of the ground (includes Plunket building lawn)		

Background:

- Maintain as neighbourhood reserve.
- Refer to the adjoining Waihi Beach Plunket Reserve RMP.

Reserve Issues:

- Improved signage and bollards required.

Reserve Management Policy:

6.8.1 Develop Beach Road Reserve for its open space amenity and community green space values including appropriate native revegetation planting.

6.8.2 Freedom Camping is prohibited in the reserve including any associated roads/car parks.

6.8.3 Generic objectives for Recreation Reserves and generic policies apply.

LTP Actions	Signage and bollards (NEW)	$15,000

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6.9 Beachhaven Holiday Park

Location	Leo Street, Waihi Beach	**Current Inventory**	
Classification	Fee Simple - Corporate Land	Improvements owned by lessee.	
District Plan Zone	Residential		
ID	1006		
LTP Category	Camping Ground Reserve		
Area	1.6999 Ha		
Current State	Leased as a holiday park.		
Previous RMP	Waihi Beach Ward RMP September 2007		
Concept Plan	No		

Background:

- Leased to Vickian Ltd from 1 October 2011 to 30 September 2032.
- Maintained by lessee.
- Improvements owned by lessee.

Reserve Issues:

Reserve Management Policy:

6.9.1 Investigate changing status to Local Purpose Reserve.
6.9.2 Freedom Camping is prohibited in the reserve including any associated roads/car parks.
6.9.3 Manage and control camping ground in accordance with generic policy P17 Camping.

LTP Approved Actions	Nil

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6.10 Binnie Road Reserve (Play centre)

		Current Inventory	
Location	6 Binnie Road, Katikati	Improvements owned by lessee.	
Reserve Classification:	Local Purpose (Play Centre)		
LTP Category	Community Facilities Reserve		
ID	48		
Area	0.0809 Ha		
District Plan Zone	Residential		
Current State	Leased as Play centre		
Previous RMP	Katikati Ward RMP August 2008		
Concept Plan	No		
Overview	Play centre		

Background:

- Entire reserve area occupied by Katikati Play centre.
- Leased to WBOP Play centre Association from 1 Oct 2014 to 30 Sept 2034.
- Suburban residential location, RSA retirement village opposite.
- Improvements owned by lessee.

Reserve Issues:

- Reserve managed by Play centre group.
- Future planning required for when lease expires.
- No general public access or function.

Reserve Management Policy:

6.10.1 Maintain lease to Katikati Play centre.
6.10.2 Freedom Camping is prohibited in the reserve including any associated roads/car parks.
6.10.3 Generic objectives for Local Purpose reserves and generic policies apply.

LTP Approved Actions	Nil

6.11 Bowentown Domain

Location	Bowentown	**Current Inventory**	
Classification	Recreation Reserve	3 Boat ramps 3 Jetties 1 Camping ground	
District Plan Zone	Rural and residential	3 Car parks	1 Medium, 2 Basic
ID	98, 375, 376, 377, 378, 379	Clubrooms 3 Toilets	 Medium
LTP Category	Neighborhood Amenity Reserve	Playground equipment Walking tracks	 Basic
Area	139.6012 Ha	19 Picnic tables	Medium
Current State	Beach, boat ramps, walking tracks, dune vegetation, park, open space.	1 Cricket wicket 1 Petanque court Cycle trails	
Concept Plan	Adopted Sep 2007 See attached – 1 to 16.		
Previous RMP	Management Plan for Waihi Beach Coastal Reserves; September 2000. Waihi Beach Ward RMP September 2007		
Grass Mowing Standard	Fire break and Hillsides (7.8430 Ha) Type E – Does not exceed 200 mm grass height. Mowed to within 60 mm of the ground Accessways (0.1030 Ha) Type D – Does not exceed 90 mm grass height. Mowed to within 45 mm of the ground Oceanside Dunes Car Park (0.0225 Ha and 0.1630 Ha) Type D – Does not exceed 90 mm grass height. Mowed to within 45 mm of the ground Bowentown Park (1.8183 Ha) Type D – Does not exceed 90 mm grass height. Mowed to within 45 mm of the ground Boat Club (0.3705 and 0 1816 Ha) Type B – Does not exceed 60 mm grass height. Mowed to within 30 mm of the ground Pio's Shores Walkways (0.6900 Ha) Type D – Does not exceed 90 mm grass height. Mowed to within 45 mm of the ground Plom Road to Head Land (0.6850 Ha) Type E – Does not exceed 200 mm grass height. Mowed to within 60 mm of the ground Anzac Bay Picnic Area (0.6307 Ha) Type D – Does not exceed 90 mm grass height. Mowed to within 45 mm of the ground		
Toilet Cleaning Frequency	Anzac Bay toilet Every day and twice daily during summer and school holidays Oceanside toilet Every 2 days and twice daily during summer and school holidays Boat club toilet Every 2 days and twice daily during summer and school holidays		

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Background:

- Large reserve with seven land parcels with a coastal ribbon of Road Reserve.
- Beach and harbour visitor destination.
- Leases to Bowentown Boating and Sport Fishing Club 1 March 1998 to 28 February 2018 with 20 Yr ROR; Waihi Beach Coastguard Volunteer Association to 20 Jan 2046 and Bowentown Beach Holiday Park Ltd 1 February 1985 for 30 yrs with 30 yr right of renewal.

Reserve Issues:

- Acknowledge significant cultural heritage values.
- Coastal erosion and access to beaches.
- Balancing significant recreational, cultural and environmental values.
- Safety of informal car parks off Seaforth Road.
- Conflicts exist with car parking, vehicle movement and passive use of the Reserve.
- Improve cycle & road access.
- Improving walkway/cycleway networks and connections to reserve areas.
- Local community reserve for sporting, cultural and passive recreational needs.
- Barbeques needed at Anzac Bay.
- Opportunity for Tangata Whenua to be involved with reserve management and implementing Concept Plan.
- Firebreaks are important to protect environmental values and form an integral part of the walkway/cycleway network.

Reserve Management Policy

6.11.1 Overflow peak season parking to be managed appropriately.
6.11.2 Implement Concept Plans to recognise all of the reserve values and manage effectively.
6.11.3 Recognise, protect and co-manage waahi tapu and archaeological values in association with Tangata Whenua and Heritage NZ.
6.11.4 Enhance historical, cultural and environmental recognition of the reserve through appropriate signage and interpretation panels.
6.11.5 Continue weed control through weed removal and native revegetation to displace weeds and enhance natural environmental values.
6.11.6 Protect and enhance the natural coastal environment through planting and controlling visitor impacts.
6.11.7 Maintain and enhance pedestrian access through the reserve to the harbour and coast.
6.11.8 Accelerate the natural coastal shrub land development process to enhance the coastal environment and suppress weeds.

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6.11.9 Utilise native planting, including shade trees, for public recreation and enjoyment.
6.11.10 Ensure that long term walkway/cycleway development is consistent with conservation and cultural values.
6.11.11 Replace firebreak fencing at Anzac Bay
6.11.12 Investigate opportunities for, and seek to establish pedestrian linkages as appropriate.
6.11.13 Investigate appropriate name / names for this reserve and its component parts.
6.11.14 Investigate opportunity to develop this reserve as a "remote" sub-regional park.
6.11.15 Investigate redesignating road reserve to Recreation or Esplanade Reserve.
6.11.16 Freedom camping is permitted within the large formed car park on Seaforth Road subject to Bylaw restrictions.
6.11.17 Freedom camping is permitted within part of the central grassed area at Anzac Bay subject to Bylaw restrictions.
6.11.18 Freedom Camping is prohibited in the reserve (Balance and Holiday Park leased area) including any associated roads/car parks.
6.11.19 Continue Coast Care activities working with the Community to protect the natural coastal environment and enhance public access therein.
6.11.20 Generic objectives for Recreation Reserves and generic policies apply.
6.11.21 Refer Reserves and Facilities Bylaw in relation to horses on beaches and reserves.

LTP Approved Actions	Cost Estimate	Priority	Project No
Bowentown Heads – liaise with DOC re heritage	Admin budget		
Coast Care	CC budget		
Vest unformed road as reserve	Admin budget		

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Property No	Description	Area (ha)	Status	Parcel No
98	Lot 2 DPS 75873	67.3610	Rec Res	1000/29
377	Sec 94 SO 47352	20.8400	Rec Res	1000/2160
378	Sec 92 SO 47352	32.3800	Rec Res	1000/2191
379	Lot 1 DPS 75873	2.9932	Rec Res	1000/27
375 Coast Guard	Lot 1 DPS 66798	.1503	Rec Res Domain	1000/5593
376 Fish Club	Allot 103 SO 42596 Pt Allot 19 SO 5737	.4047 .0150	Rec Res Domain Road	1020/390 1020/496
Camp Ground	Lot 1 DPS 42492	3.4935	Rec Res	1000/5445

CONCEPT PLANS	
1 of 15 (1/15)	Dune Area North
2 of 15 (2/15)	Dune Area South
3 of 15 (3/15)	Mananui Historical Site
4 of 15 (4/15)	Te Kura a Maia Historical Site
5 of 15 (5/15)	Pio Road - Boat Ramp
6 of 15 (6/15)	Bowentown Park
7 of 15 (7/15)	Amenity/Carpark Seaforth Road
8 of 15 (8/15)	Amenity/Carpark Seaforth Road
9 of 15 (9/15)	Amenity/Carpark Seaforth Road
10 of 15 (10/15)	Amenity/Carpark Seaforth Road
11of 15 (11/15)	Amenity/Carpark Seaforth Road
12 of 15 (12/15)	Papaunahi Park
13 of 15 (13/15)	Tui Park (Bowentown Boulevard)
14 of 15 (14/15)	Pio Shores Reserve
15 of 15 (15/15)	Pio Shores Drainage Reserve
Last Plan	Former leased Area (FLA)

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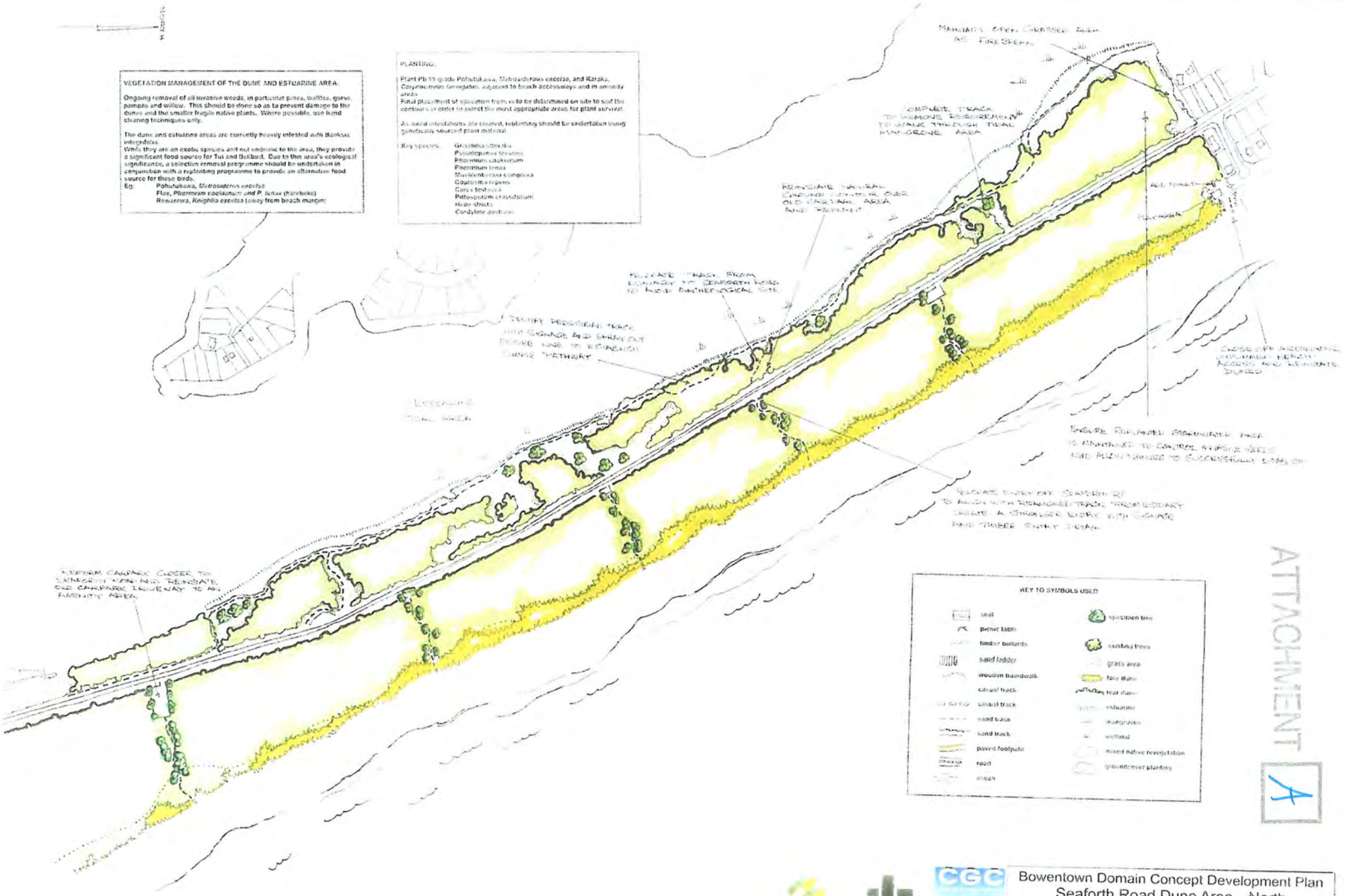
DUNE AREA NORTH
1/15
AMENITY CAR PARK AREAS
7, 8, 9, 10, & 11/15
DUNE AREA SOUTH
2/15
BOWENTOWN PARK
6/15
PAPAUNAHI PARK
12/15
PIO ROAD BOAT RAMP
5/15
TUI PARK
13/15
PIO SHORES DRAINAGE RESERVE
15/15
FORMER LEASED
AREA
PIO SHORES RECREATION RESERVE
14/15
MANANUI SITE
3/15
KURA A MAIA AND
TE HO PA SITES
4/15
NOTE : 3/15 REFERS TO THE CONCEPT PLAN REFERENCE



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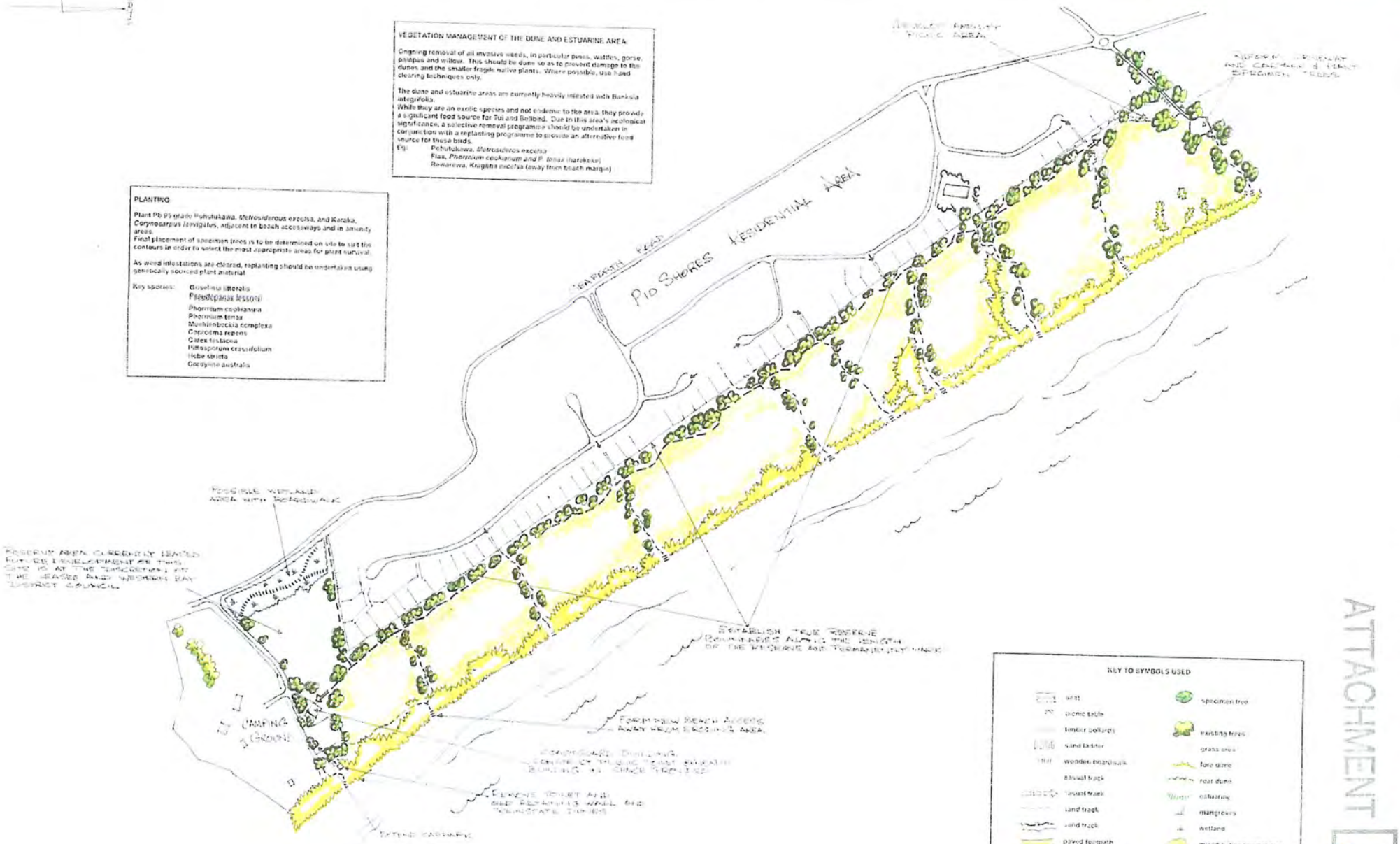

Bowentown Domain Concept Development Plan
Seaforth Road Dune Area—South

Sheet 2 of 15
Date December 2004

SCALE: 1:2500 at A1
JOB # 5431—02

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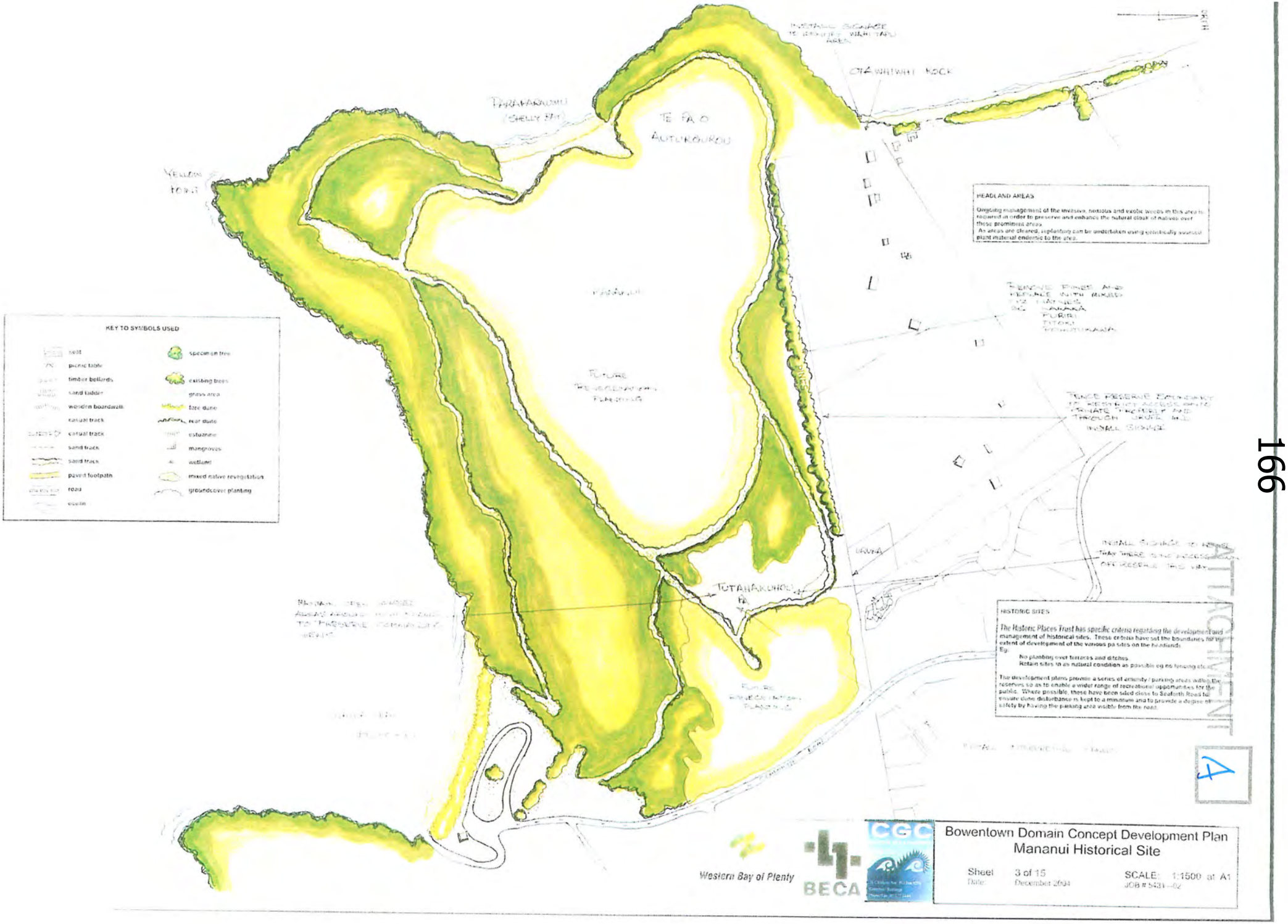
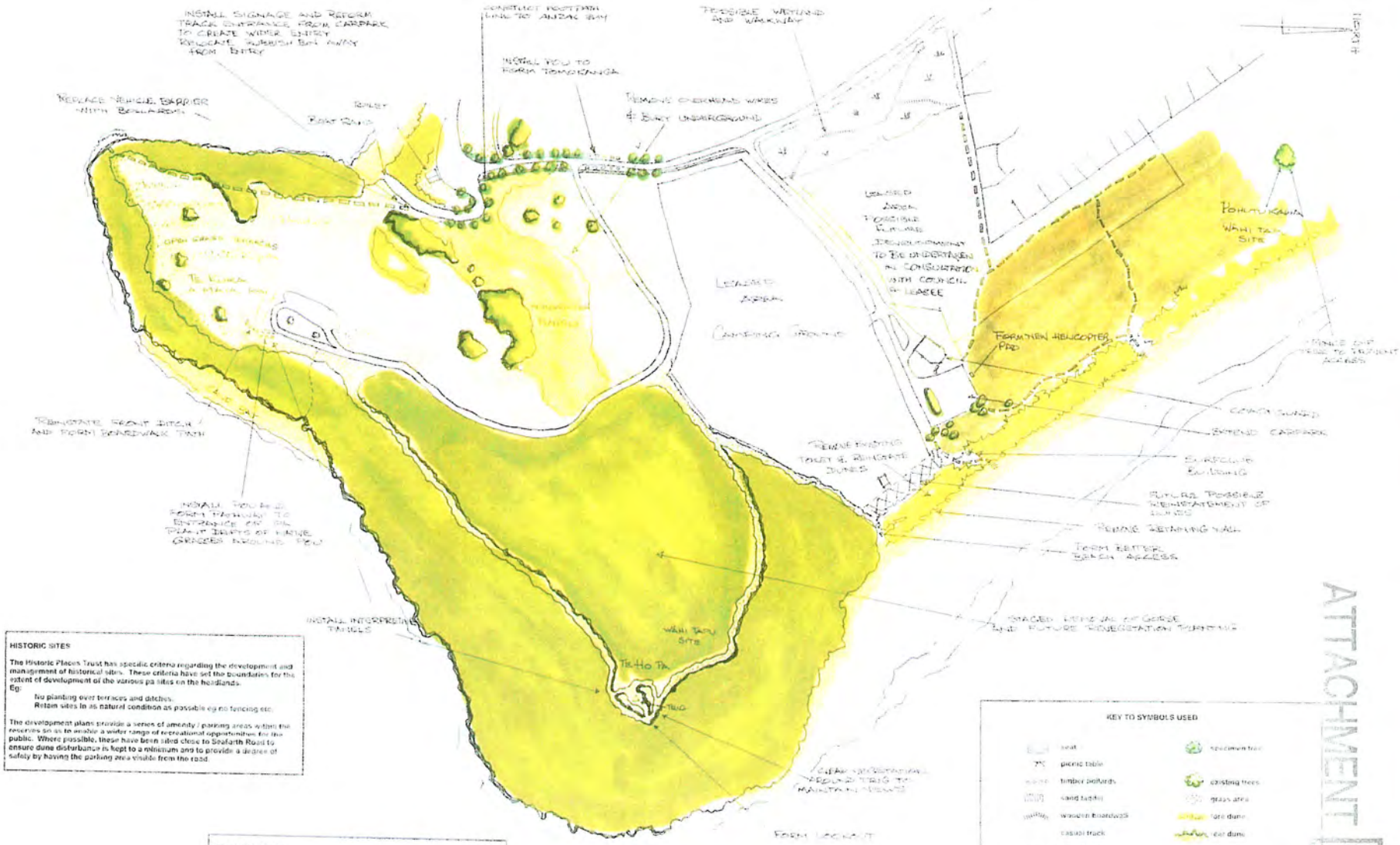

KEY TO SYMBOLS USED
seat
picnic table
timber bollards
sand ladder
wooden boardwalk
carpark track
carpark track
sand track
sand track
paved footpath
road
ocean
specimen tree
existing trees
grass area
fore dune
rear dune
estuarine
mangroves
wetland
mixed native revegetation
groundcover planting
TE PA O AUTUKOUROU
TUTAHAKUHOU PA
HEADLAND AREAS
HISTORIC SITES
Western Bay of Plenty
BECA
Bowentown Domain Concept Development Plan
Mananui Historical Site
Sheet 3 of 15
Date: December 2004
SCALE: 1:1500 at A1
JOB # 5431-02



ATTACHMENT 4

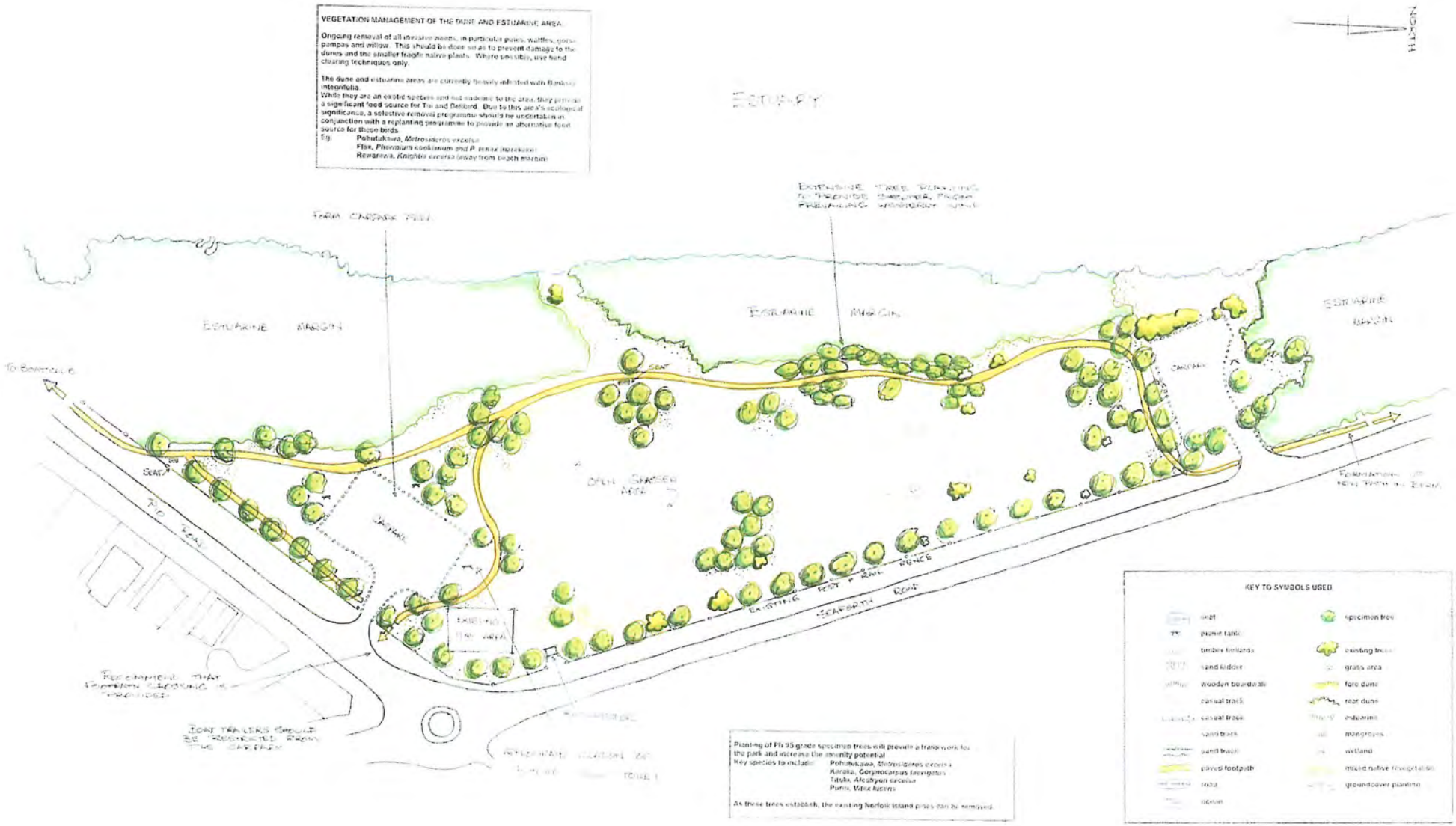
Bowentown Domain Concept Development Plan
Te Kura a Maia Historical Site

Sheet 4 of 15
Date: February 2005

SCALE: 1:1500 at A1
JOB # 5431—03

ATTACHMENT A

ATTACHMENT A



VEGETATION MANAGEMENT OF THE DUNE AND ESTUARINE AREA

Ongoing removal of all invasive weeds, in particular pains, wattles, gorse pampas and willow. This should be done so as to prevent damage to the dunes and the smaller fragile native plants. Where possible, use hand clearing techniques only.

The dune and estuarine areas are currently heavily infested with Banksia integrifolia.
While they are an exotic species and not endemic to the area, they provide a significant food source for Tui and Belibird. Due to this area's ecological significance, a selective removal programme should be undertaken in conjunction with a replanting programme to provide an alternative food source for these birds.
Eg. Pohutukawa, *Metrosideros excelsa*
Flax, *Phormium cookianum* and *P. tenax* (harakeke)
Rewarewa, *Knightia excelsa* (away from beach margin)

Planting of Ph 95 grade specimen trees will provide a framework for the park and increase the amenity potential
Key species to include: Pohutukawa, *Metrosideros excelsa*
Karaka, *Corynocarpus laevigatus*
Titoki, *Alectryon excelsa*
Puriri, *Vitex lucens*

As these trees establish, the existing Norfolk Island pines can be removed.

Western Bay of Plenty

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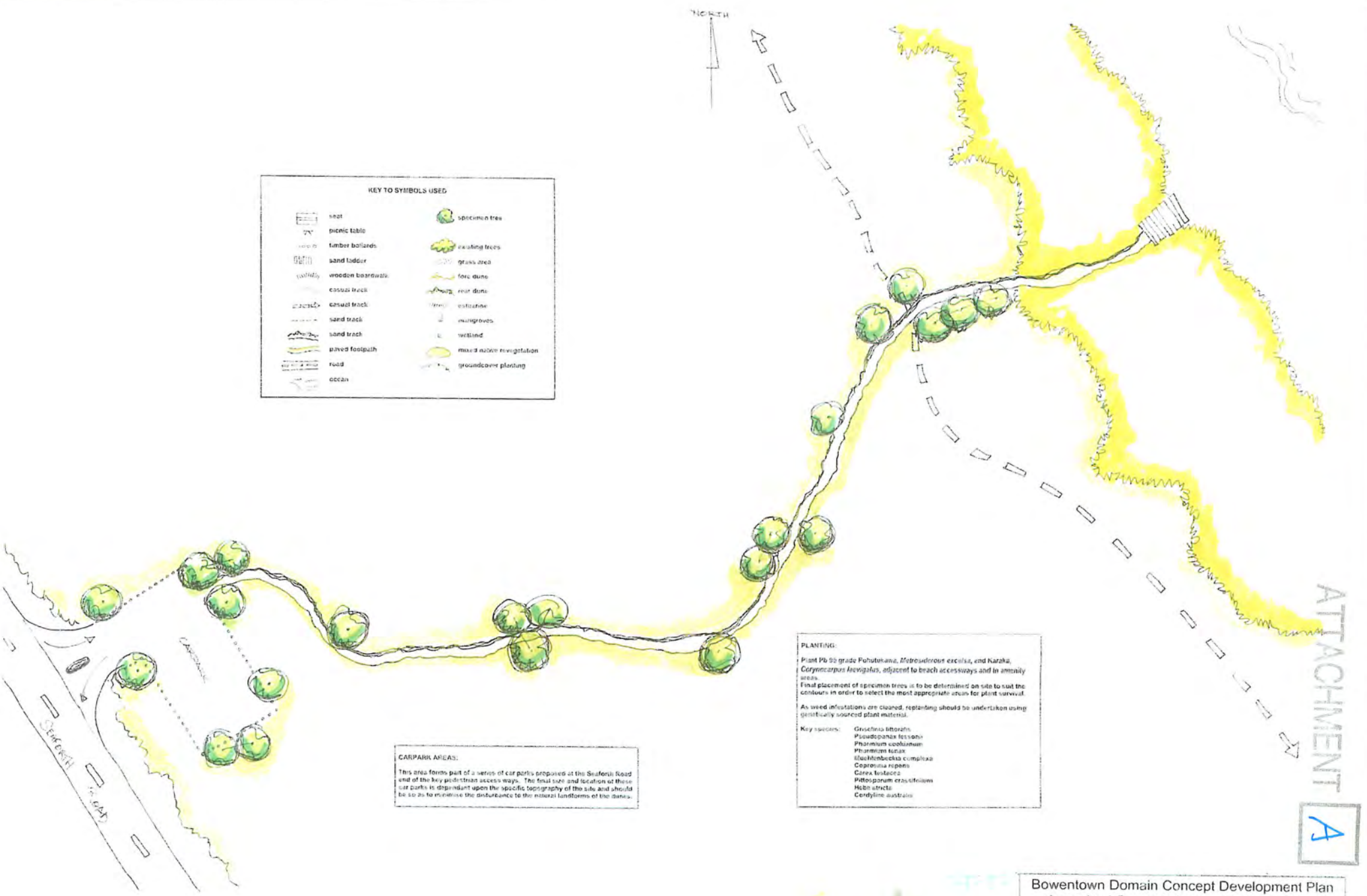
Bowentown Domain Concept Development Plan
Bowentown Park

Sheet 6 of 15
Date December 2004

SCALE: 1:500 at A1
JOB # 5451-02

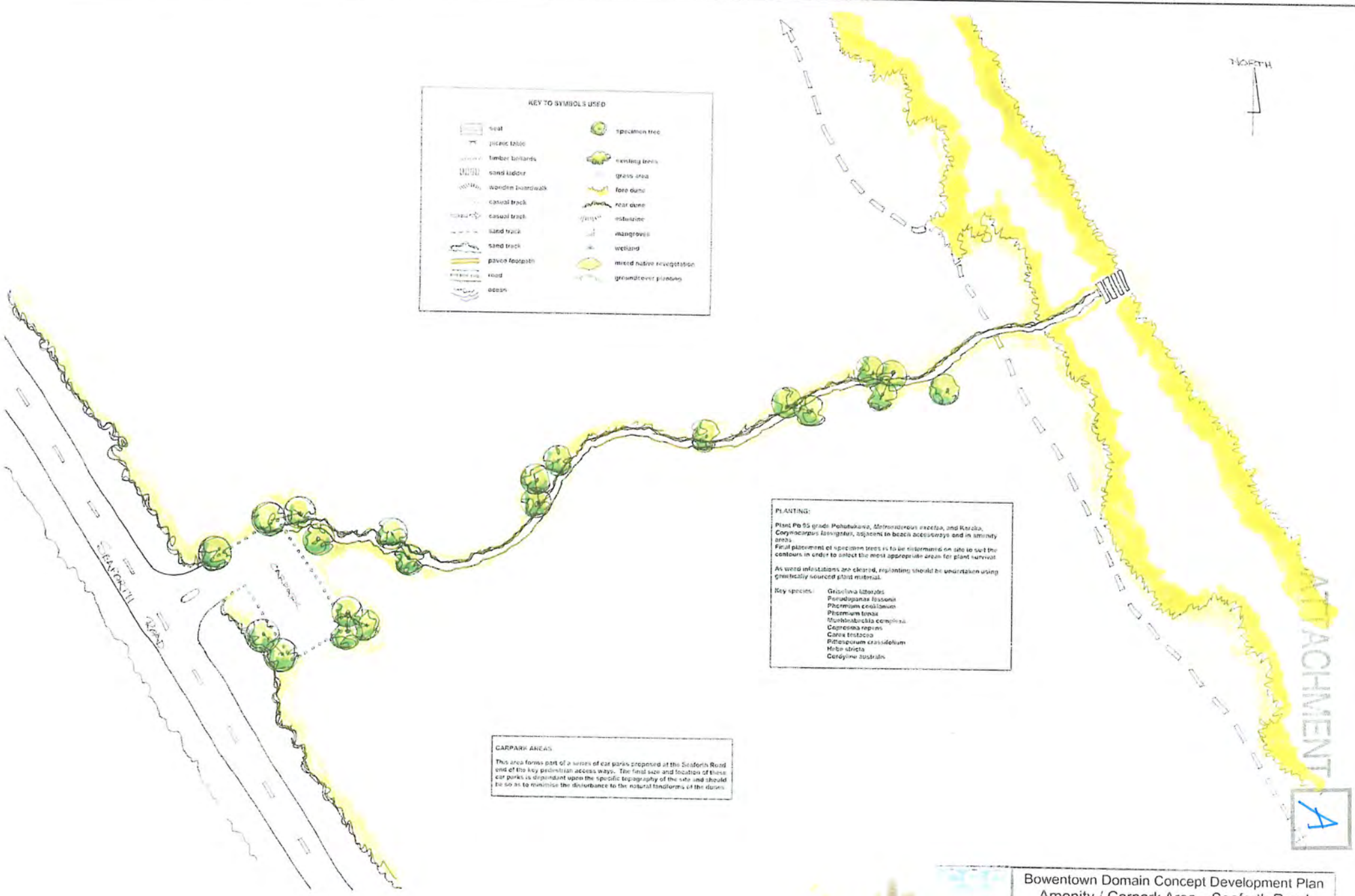


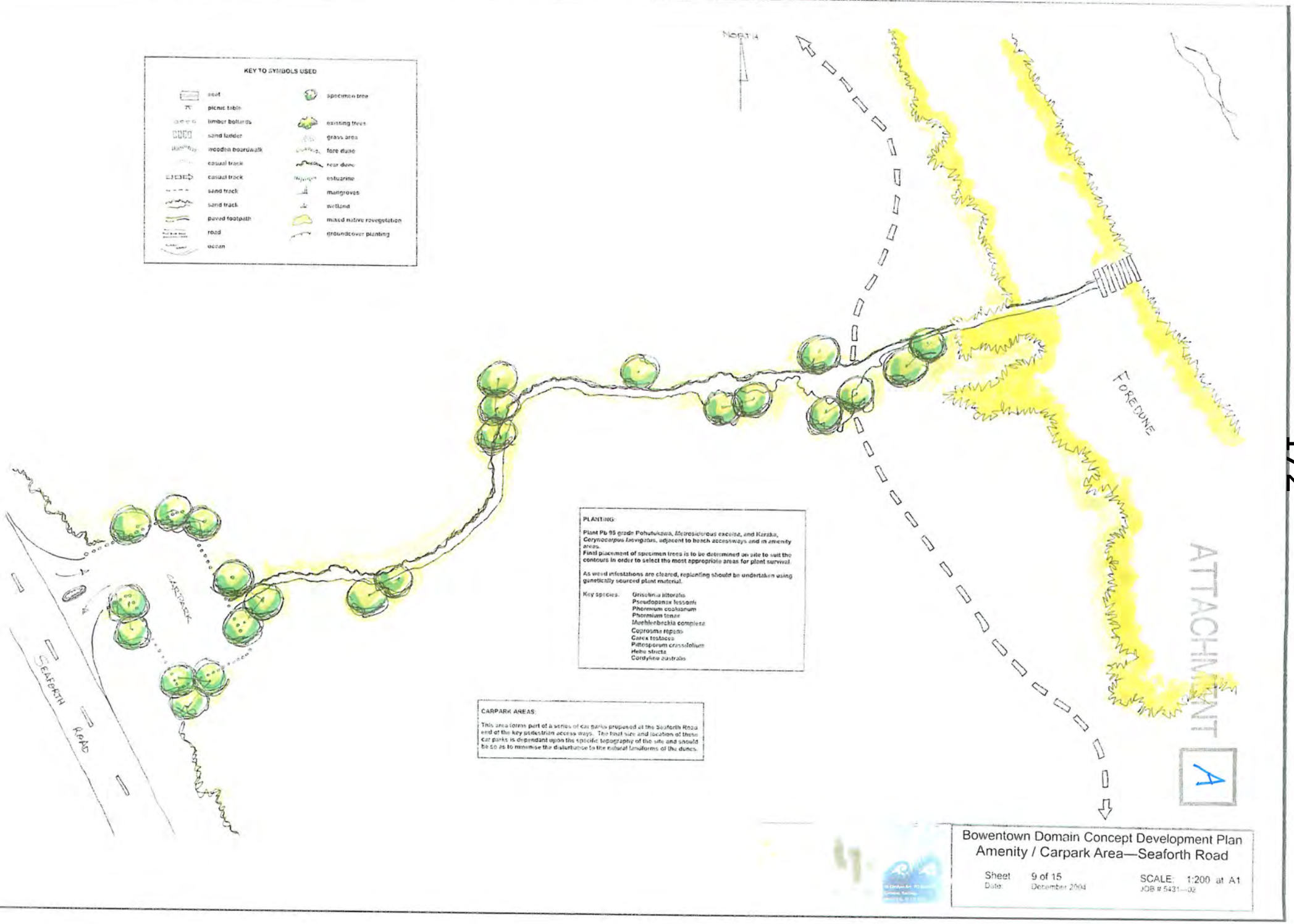
Bowentown Domain Concept Development Plan
Amenity / Carpark Area—Seaforth Road

Sheet 7 of 15
Date December 2004

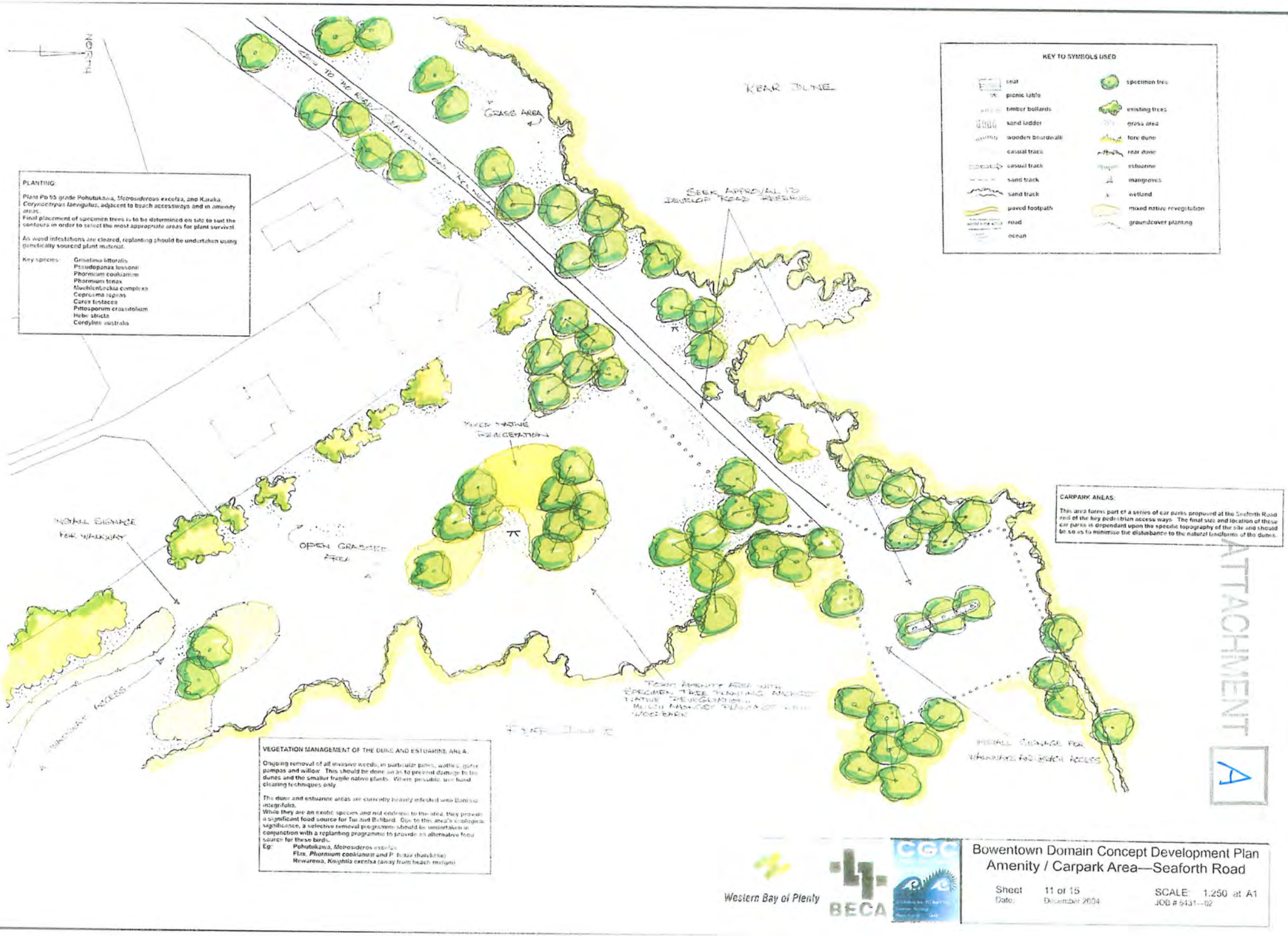
SCALE: 1:200 at A1
JOB # 5431—02

ATTACHMENT A


KEY TO SYMBOLS USED
seat
picnic table
timber bollards
sand ladder
wooden boardwalk
casual track
casual track
sand track
sand track
paved footpath
road
ocean
specimen tree
existing trees
grass area
fore dune
rear dune
estuarine
mangroves
wetland
mixed native revegetation
groundcover planting
NORTH
SEAFORTH ROAD
CARPARK
PLANTING:
Plant Pb 65 grade Pohutukawa, Metrosideros excelsa, and Karaka, Corynocarpus laevigatus, adjacent to beach accessways and in amenity areas.
Final placement of specimen trees is to be determined on site to suit the contours in order to select the most appropriate areas for plant survival.
As weed infestations are cleared, replanting should be undertaken using genetically sourced plant material.
Key species:
Griselinia littoralis
Pseudopanax lessonii
Phormium cookianum
Phormium tenax
Muehlenbeckia complexa
Coprosma repens
Carex testacea
Pittosporum crassifolium
Hebe stricta
Cordyline australis
CARPARK AREAS
This area forms part of a series of car parks proposed at the Seaforth Road end of the key pedestrian access ways. The final size and location of these car parks is dependant upon the specific topography of the site and should be so as to minimise the disturbance to the natural landforms of the dunes.
ATTACHMENT 4
Bowentown Domain Concept Development Plan
Amenity / Carpark Area—Seaforth Road
Sheet 8 of 15
Date December 2004
SCALE 1:250 at A1
JOB # 5431—02


KEY TO SYMBOLS USED
seat
picnic table
timber bollards
sand ladder
wooden boardwalk
casual track
casual track
sand track
sand track
paved footpath
road
ocean
specimen tree
existing trees
grass area
fore dune
rear dune
estuarine
mangroves
wetland
mixed native revegetation
groundcover planting
NORTH
FOREDUNE
CARPARK
SEAFORTH ROAD
PLANTING
Plant Pb 95 grade Pohutukawa, Metrosideros excelsa, and Karaka, Corynocarpus laevigatus, adjacent to beach accessways and in amenity areas.
Final placement of specimen trees is to be determined on site to suit the contours in order to select the most appropriate areas for plant survival.
As weed infestations are cleared, replanting should be undertaken using genetically sourced plant material.
Key species:
Griselinia littoralis
Pseudopanax lessonii
Phormium cookianum
Phormium tenax
Muehlenbeckia complexa
Coprosma repens
Carex testacea
Pittosporum crassifolium
Hebe stricta
Cordyline australis
CARPARK AREAS
This area forms part of a series of car parks proposed at the Seaforth Road end of the key pedestrian access ways. The final size and location of these car parks is dependant upon the specific topography of the site and should be so as to minimise the disturbance to the natural landforms of the dunes.
ATTACHMENT A
Bowentown Domain Concept Development Plan
Amenity / Carpark Area—Seaforth Road
Sheet 9 of 15
Date: December 2004
SCALE: 1:200 at A1
JOB # 5431—02

KEY TO SYMBOLS USED
seat
picnic table
timber bollards
sand ladder
wooden boardwalk
casual track
casual track
sand track
sand track
paved footpath
road
ocean
specimen tree
existing trees
grass area
fore dune
rear dune
estuarine
mangroves
wetland
mixed native revegetation
groundcover planting
UNDERPLANT SPECIMENS WITH LOW GROWING PLANTING
SEAFORTH ROAD
CARPARK AREAS
This area forms part of a series of car parks proposed at the Seaforth Road end of the key pedestrian access ways. The final size and location of these car parks is dependant upon the specific topography of the site and should be so as to minimise the disturbance to the natural landforms of the dunes.
PLANTING
Plant Pb 95 grade Pohutukawa, Metrosideros excelsa, and Karaka, Corynocarpus laevigatus, adjacent to beach accessways and in amenity areas.
Final placement of specimen trees is to be determined on site to suit the contours in order to select the most appropriate areas for plant survival.
As weed infestations are cleared, replanting should be undertaken using genetically sourced plant material.
Key species:
Griselinia littoralis
Pseudopanax lessonii
Phormium cookianum
Phormium tenax
Muehlenbeckia complexa
Coprosma repens
Carex testacea
Pittosporum crassifolium
Hebe stricta
Cordyline australis
ATTACHMENT A
Western Bay of Plenty
BECA
CGC
Bowentown Domain Concept Development Plan
Amenity / Carpark Area--Seaforth Road
Sheet 10 of 15
Date December 2004
SCALE: 1:250 at A1
JOB # 5431--02



ATTACHMENT A

ATTACHMENT 4

Western Bay of Plenty

BECA

Bowentown Domain Concept Development Plan
Pio Shores—Papaunahi Park

Sheet 12 of 15
Date December 2004

SCALE: 1:200 at A1
JOB # 5431—02