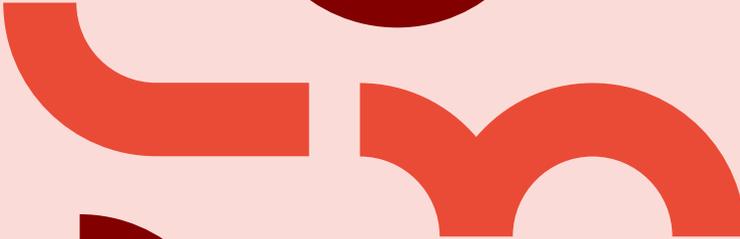
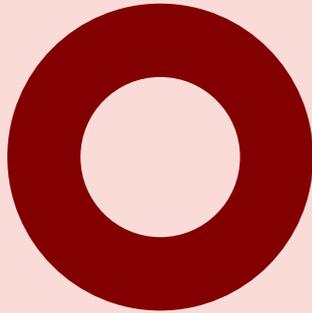
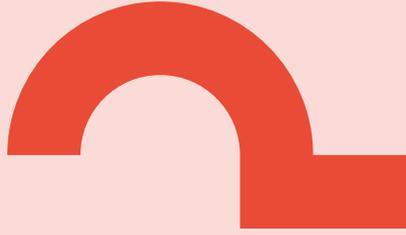




**Western
Bay of Plenty**
District Council



Te Puke- Maketu Reserve Management Plan

Decision story

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Introduction

Thank you for providing feedback during the review of the Te Puke-Maketu Reserve Management Plan. This decision story sets out some key changes made to the document, the engagement Council undertook throughout the review process, and the key decisions made.

Your feedback and key decisions made

In total, 121 submitters provided feedback through the formal consultation period. A summary of the feedback received and key decisions made is outlined below:

District-wide policies for shade, accessibility and play equipment

Nine individuals submitted on Council's proposed district wide policies for shade, accessibility and play equipment. All submissions supported the inclusion of these policies in the District-wide reserve

management plan information and as a result, Council has adopted the district-wide policies for inclusion in the district-wide reserve management information, applicable across the District.

Concept plan for the dog exercise area at Lawrence Oliver Park, Te Puke

40 individuals submitted on Council's proposed draft concept plan for the dog exercise area at Lawrence Oliver Park, Te Puke. A number of issues about the location, size and facilities were identified during the consultation period and these are outlined below:

A significant amount of feedback was received on the **size of the proposed dog exercise area**. Many perceived the dog exercise area to be too small compared to other dog exercise areas around the country. In general, it was submitted that the size of the park needs to be at least double the size of the area currently proposed. To address this feedback, a larger amended concept plan was developed for consideration by elected members.

To implement the concept plan Council has allocated \$30,000 of **funding** through the Long Term Plan 2021-31. The cost of the fencing has been prohibitive and was the main constraint around the design and size of the area. **The Te Puke Community Board** has indicated that it is prepared to apply for additional funding from TECT and other sources, so the size of the dog exercise area can increase. The Board also advised that it is prepared to commit some of its Community Board Reserve Funds for this purpose.

One submitter questioned the need for **perimeter fencing** at the site and whether this was necessary. Pre-engagement feedback received overwhelmingly supported the installation of a safe and secure fenced area for dogs.

Many submitters identified the need to include a **toilet** at the site, given the closest public toilet is at Commerce Lane. It is recommended that installation of a toilet is considered at a later stage subject to demand and use of this site, so it is therefore not considered within the adopted concept plan at this time.

The features of the dog exercise area include **seating, dog water stations, rubbish bins and dog poo bags** and these were all generally supported by submitters and therefore reflected in the adopted concept plan.

Waitaha Iwi have suggested a **proposed name change** for this reserve and propose two potential recommendations that directly relate to the area. The two suggestions relate to the original pā for the area which holds cultural significance and the original name of Te Puke. Consideration of any proposed name change would be supported through the existing **Reserve Policy 9 - Naming** and could be undertaken at a later date. This has been reflected in the reserve specific information for Lawrence Oliver Park.

Several submissions supported the **development of wetlands** at the north end of Lawrence Oliver Park. While this doesn't directly relate to the concept plan for the dog exercise area, this aspiration has been included under the reserve management approach for the site.

Several submitters expressed concern that **car parking** was not considered in the concept plan. Public parking to access Lawrence Oliver Park is available at Landscape Road and King Street. This will be monitored and if demand for increased parking provision is required following development of the dog exercise area it can be considered in future council processes.

Several submitters supported the introduction of **opening hours** for the dog exercise area to reduce the risk of it being used during anti-social hours. This is an operational matter that will be considered once the dog exercise area is developed.

There was support for the inclusion of **agility items** and features such as a **dog stick library** at the site. These are initiatives that can be led by the community and are not currently considered with the adopted concept plan.

As a result of the above feedback received, Council agreed to adopt the larger amended concept plan (set out below) as the final concept plan for the dog exercise area at Lawrence Oliver Park. Council currently has \$30,000 allocated through the Long Term Plan 2021-31 for the dog exercise area development, however the increased size will require additional funding with the Te Puke Community Board leading the fundraising for this.

Lawrence Oliver Park, Te Puke - Dog exercise area Concept Plan



Indicative costings

Concept Plan No.	Details	Indicative costings
1	Dog water station (2)	\$10,000
2	Dog bag and rubbish bin station (2)	\$2000
3	Seating (5)	\$2000
4	Shade sail	\$10,000
5	Entry/exit gates	\$3150
6	Chain link fence (388m)	\$42,680
7	Pathway	\$2000
8	Amenity planting	\$20,000
Total		\$91,830

Concept plan for Midway Park, Pukehina Beach

34 individuals submitted on Council's proposed draft concept plan for Midway Park, Pukehina with the draft concept plan being generally supported by submitters.

There was support for the development of an **asphalt pump track** that would provide all year round use for a range of activities including scooters, skateboards and bikes. The size of the pump track in the final concept plan has been slightly altered to enable the **existing pumice bike track** to remain.

There was support received to enhance the **existing fitness track** around the perimeter of the park with adult exercise equipment. The installation of adult exercise equipment is considered in Council's proposed play equipment policy and has been included in the final concept plan.

An **existing skate bowl** located at the site was not reflected in the proposed draft concept plan, this has now been rectified and included in the final concept plan.

There was support for the **community gardens** however suggestions were that they only needed to be located on one side of the entrance to the park to enable other activity and parking to continue on the Fishing Club side.

There was support for increased **shade** at the site and the inclusion of shade sails in the concept plan.

Several submitters asked for consideration of **vehicle access for community events** such as Autorama to continue. This is reflected in the final concept plan.

The **existing rugby goal posts** located on the Sportsfield were not reflected in the proposed draft concept plan, this has now been rectified and included in the final concept plan.

A submitter commented on the need to undertake work to improve the **drainage of the Sportsfield** at the site. There is currently funding allocated for this through the Long Term Plan 2021-31 in the year 2023/24 and this feedback has been provided to the Reserves and Facilities team.

A submitter commented on the need to upgrade the **existing tennis courts** at the site. This feedback has been provided to the Reserves and Facilities team for consideration through the renewals budget but is not considered within the final concept plan.

As a result of feedback received, Council agreed to adopt the concept plan (set out below) as the final concept plan for Midway Park, Pukehina. Indicative costing for the implementation of the concept plan will be referred to the Annual Plan 2023-24 process.

Midway Park, Pukehina Beach Concept Plan



Indicative costings

Concept Plan No.	Details	Indicative costings
1	Community garden plots	Community funded
2	Sheltered BBQ picnic area	\$40,000
3	Picnic tables (4)	\$1600
4	Shade sail	\$10,000
5	Asphalt pump track	\$200,000
6	Existing ablution facilities	n/a
7	Basketball half courts	\$40,000
8	Fitness loop (0.9km) and adult exercise equipment	\$10,000
9	Amenity planting and shade	\$20,000
10	Existing skate ramp	n/a
11	Vehicle event access	n/a
12	Existing pumice BMX track	n/a
13	Existing hardcourts	n/a
14	Existing goal post	n/a
Total		\$321,600



Picture: Midway Park, Pukehina

Concept plan for Spencer Avenue Reserve, Maketu

30 individuals submitted on Council's proposed draft concept plan for Spencer Avenue Reserve, Maketu.

The majority of submissions received did not support the proposed draft concept plan and the development of sports fields and hardcourts at the site. As a result of this feedback significant amendments to the concept plan were undertaken. A summary of the feedback received is outlined below:

Submitters questioned the need for new **sportsfields and hardcourts** to be developed at the site when there is an existing Sportsfield and hardcourts at Whakaue Reserve very near by. Due to Whakaue Reserve being leased by Council from Te Arawa Lakes Trust, Spencer Avenue has always been earmarked for future sports fields and hardcourts. However, given the significant amount of feedback received from the community opposing this approach, these features have been removed from the final concept plan.

The majority of submitters supported **enhancing the natural environment** of the site through the **existing natural spring** and undertaking **native planting**. Providing space for endangered birds to thrive was also cited in support of this and this has been reflected in the final concept plan. The existing natural spring on the site was considered in the original concept plan and continues to be reflected in the amended concept plan. In order to further enhance the natural environment of the site **amenity planting** has been included at various spots throughout the site. This planting will eventually

provide natural shade for users of the site and provides place shaping within the reserve.

Climate change mitigation was raised as a key focus for many community members, and support for the site to be more reflective of the natural environment around it. Related to this was support for the installation of **community gardens/orchard** to increase the community's ability to provide for themselves and improve food security in the area.

This is reflected in the amended concept plan and is expected to be driven through community initiative.

Through its Long Term Plan 2021-31 submission, the Maketu Community Board supported the development of a **lookout structure, pumice BMX track and community picnic space** at the site. This is reflected in the final concept plan and the development of this area will require some earthworks on the site with a resource consent already in place for this.

Given the site's location and proximity to existing cycleway, increased **walkway/cycleway** connections were supported. There was also support to create **natural walkways** through the site to reflect the natural environmental and its history. These are reflected in the final concept plan in the natural spring and native planting area.

Several submissions were received from **neighbouring property owners** around their concerns with the cycleway being developed along the back boundary of their property. To mitigate this, the final concept plan has provided for a significant gap between the path and neighbouring properties, with native planting forming a buffer to reduce noise from activity on the site. In addition, the carpark has been moved to where there are no neighbouring properties. One submitter expressed concern about the two open **drains** that are near Spencer Avenue Reserve, that run along the boundary of the site. The submitter suggested the drain banks are subsiding and are a health and safety hazard, and consideration needs to be given to how this can be mitigated if development was to occur at the site. This concern isn't directly considered within the final concept plan, however, will be considered as part of the concept plan implementation and reserve development with the respective Council teams working together to mitigate the issue.

Ngati Whakaue has suggested a **proposed name change** for this site back to the Māori name. A proposed name change would be supported through **Reserve Policy 9 – Naming** and is reflected in the reserve specific information for the site for consideration at a later date.

Several submitters asked for the provision of **event parking** at the site to continue. as this is required for events such as the Maketu Kaimoana Festival. This is reflected in the final concept plan.

As a result of feedback received Council agreed to adopt the concept plan (set out below) as the recommended final concept plan for Spencer Avenue Reserve, Maketu. Indicative costing for the implementation of the concept plan will be referred to the Annual Plan 2023-24 process.

Many submitters did not support multiple **car parks** at the site (especially if they were sealed) as this is contrary to the natural environment of the site. The final concept plan now includes one car park (not sealed) to provide access to the community garden and passive recreation area. It has been moved away from the neighbouring properties in response to concerns raised and access to the carpark will be from the 'paper road' section of Spencer Avenue which will require the gate to be moved.

Approximately 20 submission points were received relating to the **closed section of Spencer Avenue, Maketu** which runs alongside Spencer Avenue Reserve. This matter is not considered to be within the scope of the draft concept plan for Spencer Avenue Reserve however is an issue many want addressed in the Maketu community. The middle section of Spencer Avenue was closed a number of years ago following support from the community and adjacent property owners. Feedback during the consultation period indicated a range of views with some members of the community indicating that they thought it was too dangerous to reopen while others supported its reopening. As a result of the feedback received, Council's Transportation Team will review the closed section of Spencer Avenue, Maketu to determine the validity of reopening the road or keeping it closed. This will be referred to the Performance and Monitoring Committee for a decision.

Spencer Avenue Reserve, Maketu Concept Plan



Indicative costings

Concept Plan No.	Details	Indicative costings
1	Car parking and driveway	\$50,000
2	Pedestrian walkways	\$30,000
3	Lookout structure	\$50,000
4	Pumpice pumptrack	Community funded
5	Community gardens and fruit trees	Community funded
6	Walkway/cycleways	\$50,000
7	Low lying native planting	\$20,000
8	Seating area	\$10,000
9	Natural spring and native planting area	\$20,000
10	Passive recreation area	\$40,000
11	Managed event parking	n/a
12	Picnic tables (6)	\$2,400
13	Amenity planting and natural shade	\$60,000
Total		\$332,400

Pongakawa Wetlands

7 individuals submitted in support of the Pongakawa Wetlands located on Pongakawa Domain. Submitters requested that the wetlands to be considered as part of the Reserve Management Plan and requested Council's assistance with maintenance of the site and further development of the wetland.

The Pongakawa Wetlands are already included as part of the Pongakawa Domain specific information in the reserve management plan, and a concept plan for Pongakawa Domain developed in 2010 reflects the further development requested by the society.

As a result of the feedback received, Council will continue working with the Pongakawa Wetlands Society and partners such as Bay of Plenty Regional Council to continue development of the Pongakawa Wetlands (as funding permits) and agreed that the request for maintenance of the site will be considered through the Annual Plan 2023/24 budget process.



Picture: Pongakawa Wetlands, Pongakawa

Pongakawa Heritage Building

Three individuals submitted in support of the Pongakawa Heritage Building being located on Pongakawa Domain. Submitters requested that the reserve specific information for Pongakawa Domain include reference to the Heritage House, in order for it to be included in plans for the future including rectifying drainage issues, formalising car parking and assisting grounds maintenance.

As a result of the feedback received, Council agreed to include the following statement under the reserve information for Pongakawa Domain 'Continue to work with the Pongakawa Heritage Charitable Trust around the use of the site for the Pongakawa Heritage House.'



Picture: Pongakawa Heritage House, Pongakawa Domain, Pongakawa

Pongakawa Tennis Courts

One individual submitted in support of tennis courts being developed at Pongakawa Domain. There were previously tennis courts located on the domain prior to the development of the Pongakawa Action Centre, which was built on top of the old tennis courts.

A draft concept plan was developed for this site in 2010 which includes proposed tennis courts in a location in close proximity to the Pongakawa Action Centre with funding to consider this already allocated through the Long Term Plan 2021/31 in years 2023/24 and 2024/25.

Financial year	Amount	Detail
2023/24	\$23,000	Pongakawa Reserve Development
2024/25	\$94,000	Pongakawa Domain Upgrade Access

As a result of the feedback received, Council has agreed to consider through the Annual Plan 2023/24 process bringing forward the funding currently allocated in 2024/25 to go towards the development of tennis courts at Pongakawa Domain. This would result in a total of \$117,000 being available in the 2023/24 financial year.



Picture: Pongakawa Domain, Pongakawa

Whakaue Reserve/Maketu Sportsgrounds, Maketu

11 individuals submitted on Whakaue Reserve/Maketu Sportsground.

This site is leased by Council from Te Arawa Lakes Trust until 2079, and several submitters suggested that there should be better utilisation of the **existing sportsfield** at the site, irrespective of the fact that it is leased land. Support to install **goal posts** at the site was received from the community and has been supported by the Maketu Community Board for some time. This does not fundamentally change the operation of the site and will be undertaken alongside the Board by the end of 2022.

Several submitters wrote in support of upgrading the **existing skate park** at the site and providing better walking connection to the skate park from the parking area. Submitters also wrote in support of **upgrading the hardcourts** at the site which are in need of repair. One submitter suggested that there are ongoing issues with **car parking** at the site and in relation to the Kohanga Reo which borders the site.

As a result of the feedback received, Council will engage with Te Arawa Lakes Trust in their capacity as lessor to discuss improvements to Whakaue Reserve/Maketu Sportsground.



Picture: Whakaue Reserve / Maketu Sportsgrounds, Maketu

Jubilee Park/Jameson Oval, Te Puke

One submission was received relating to Jubilee Park/Jameson Oval, Te Puke. This submission requested that consideration be given to removing the duplicate naming of the park and requested further development of the site to enhance its recreational features.

As a result of the feedback received, Council has agreed that a review of the Jubilee Park/Jameson Oval concept plan and potential renaming of the site be considered as part the Policy and Planning Work Programme in the next calendar year and that the aspirations outlined in the submission are reflected in this process.



Picture: Jubilee Park, Te Puke

Archaeological Considerations

One submission was received in relation to the archaeological considerations that need to be taken into account in both the District-Wide Reserve Management Information and Te Puke-Maketu Ward Reserve Management Plan.

As a result of this feedback Council noted that the accidental discovery protocol will be utilised, should a culturally significant finding be made during the development of any of the three proposed concept plans included in the Te Puke-Maketu Ward Reserve Management Plan, however no further changes to the reserve policies will be made, given Council's legislative obligations under the Heritage New Zealand Pouhere Taonga Act 2014.



Picture: Centennial Park, Te Puke

Want to know more about how we developed this plan?

About Reserve Management Plans

Reserve Management Plans are a statutory requirement under the Reserves Act 1977 ('the Act') and are 'living documents' with section 41(4) of the Act requiring Council to keep its plans under continuous review. The Western Bay of Plenty District is made up of three wards, Katikati-Waihi Beach, Kaimai and Maketu-Te Puke.

A Reserve Management Plan is prepared for each of these wards on a rotating basis every three years. Each ward's Reserve Management Plan is a guidebook for recreation and open spaces and sets out a consistent approach to the management of reserves across the District.



Picture: Otaiparia Reserve, Maketu

Key changes to the document

District-Wide Reserve Management Information

The District-wide information is updated alongside the respective ward review every three years, and to ensure this process becomes more streamlined it has been developed as a separate document, as part of this review.

This will enable it to be updated alongside each ward review with greater ease. The district-wide information includes information about the statutory context, the maintenance levels of service and the reserve objectives and policies which guide Council’s approach to the management of its reserves.



Te Puke-Maketu Ward Reserve Management Information

This section applies specifically to the Te Puke-Maketu Ward. It includes ward specific population, age and demographic information along with information about community groups and key stakeholders who operate in the ward.

Perhaps most importantly it includes key information about every reserve in the ward.



Community engagement

Pre-engagement process

Pre-engagement fulfilling the requirements of Section 41(5) of the Act to seek community ideas and identify future use opportunities took place over a four week period from 13 September until 11 October 2021. During this pre-engagement phase, a digital hub was created for the community to provide feedback on key issues. The key issues that Council sought feedback on are as follows:

- Shade
- Accessibility
- Whakauae Reserve/Maketu Sportsground, Maketu
- Jubilee Park, Te Puke
- Spencer Avenue Reserve, Maketu
- Midway Park, Pukehina
- Naming of reserves
- Location of the Te puke swimming pool
- Horse riding
- Memorial options
- Dog exercise area - Lawrence Oliver Park
- General ideas/feedback

Communication channels to help promote the pre-engagement opportunity included a media release, advertisements in the Te Puke Times and Mai Maketu, Council's Facebook and Instagram channels. In order to reach a younger audience base, Council undertook advertising on social media channels and asked for feedback through the use of polls.

Targeted pre-engagement was also undertaken with various groups. This included a presentation to Te Maru o Kaituna River Authority seeking feedback, and meetings with both Te Puke and Maketu Community Boards.

Tangata Whenua representatives were also invited to attend a workshop, and emailed information on the process and how to provide feedback.

In total, 194 submitters provided feedback during the pre-engagement process. The outcomes of the pre-engagement feedback received are available [here](#).



*Picture:
Paengaroa Domain,
Paengaroa*

Formal consultation period

Based on the feedback received through the pre-engagement phase, a draft Te Puke-Reserve Management Plan was developed which formed the basis of the formal consultation which took place from 21 February until 26 April 2022.

Public notice stating that the draft plan was available for inspection as required under section 41(6) of the Reserves Act 1977 was published in the Bay of Plenty Times and The Sun on 21 February and 25 February respectively. The key aspects covered by the draft plan were:

- Three new District wide proposed policies for shade, accessibility and play equipment;
- A draft concept plan for the dog exercise area at Lawrence Oliver Park, Te Puke;
- A draft concept plan for Midway Park, Pukehina Beach; and
- A draft concept plan for Spencer Avenue Reserve, Maketu.

The Have Your Say Online Platform was Councils primary feedback tool and was open for feedback throughout the formal consultation period. Feedback could also be provided in physical form and email. Council also held Have Your Say Open Days (to enable spoken interaction) on three Saturday mornings in March/April at Lawrence Oliver Park, Te Puke, Midway Park, Pukehina Beach and Maketu Community Centre, Maketu.

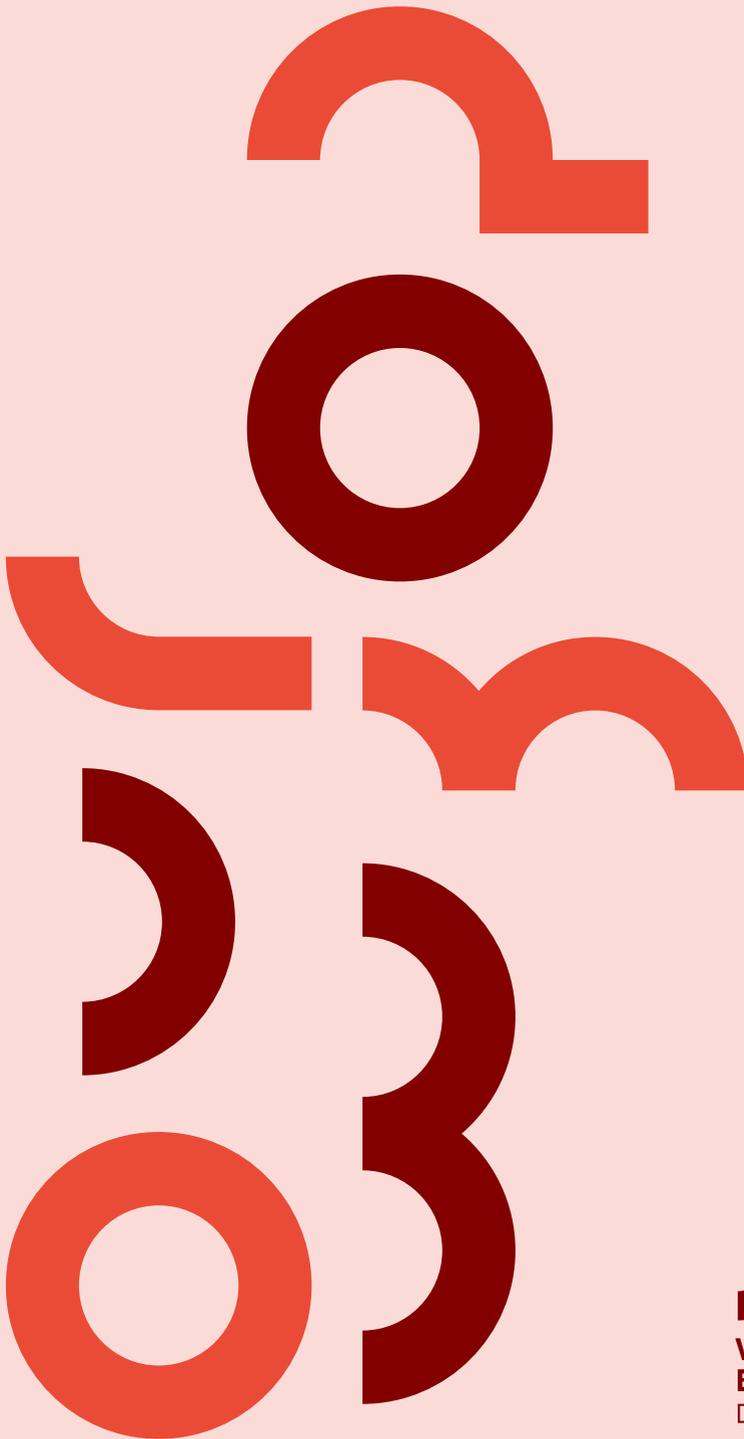
Information and presentations were also provided to various groups during this period including Te Maru o Kaituna River Authority, Te Ihu o te Waka o Te Arawa as well as both Te Puke and Maketu Community Boards.

Adoption and next steps

The Te Puke-Maketu Reserve Management Plan was formally adopted on 14 June 2022. Indicative costings for the implementation of the concept plans developed through the review will be considered through future Council Annual Plan and Long Term Plan processes.



*Picture:
Donovan Park, Te Puke*



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Bay of Plenty**
District Council