

Otaiparia Reserve

Decision Story 83 Ford Road



Creating a concept plan

Otaiparia Reserve comprises of 3 hectares of fee simple land at 83 Ford Road, Maketu and was purchased by Council for community use in June 2016. The land includes the Tukotahi Marae site, a boat ramp, green space and an existing carpark area. Its strategic location provides connections to land owned by Bay of Plenty Regional Council (BOPRC) along the Kaituna River to Te Pourepo O Kaituna and the Tauranga Eastern Link Cycleway.

The site is already well used by recreational boaties, and a number of clubs and organisations, including the Maketu Coastguard and Maketu Hoe Waka Club.

What's the story?

Council looks after more than 200 reserves in the Western Bay of Plenty. The Maketu Reserves Management Plan (RMP) was last reviewed in 2013 and sets out the policy objectives for each reserve in this ward, and provides a vision for how we will use and develop public spaces for, and with, our communities. Otaiparia Reserve is not included in this plan as it was acquired after the previous review date, however it will be included in the current review of the Te Puke-Maketu Ward Reserves Management Plan taking place in 2021/2022.

Engaging with the community

Pre-engagement to seek community ideas and identify future use opportunities for the site took place over a three-week period from Thursday 27 August to Friday 18 September 2020. During this pre-engagement phase, Council hosted an on-site community open day so the community could find out more information, talk to elected members and staff, and provide any feedback they had. Tangata Whenua were invited to attend and contribute to the discussion. People also provided their ideas via Council's Have Your Say Western Bay website and via email. Following the pre-engagement period, a draft concept plan was developed to reflect the community feedback received.



Formal consultation on this draft concept plan took place from 12 April until 12 May 2021. As part of this formal consultation period we also asked for feedback on the site's proposed name change to Otaiparia Reserve, to better reflect the site's cultural significance and to recognise what the site was historically known as. Opportunities to engage on both the draft concept plan and proposed name change during this period were published on Council's website, Facebook page and advertisements were published in the Te Puke Times. Adjoining neighbours, local Hapū and Te Maru o Kaituna River Authority were sent letters and invited to participate in the consultation process.

Online engagement also ran during this period, with feedback sought on three questions relating to the key aspects of the draft concept plan and proposed name change.

Key decisions made

The final concept plan incorporates the key issues relating to the site that we heard are important to the community and after considering feedback on the location, layout and facilities in the draft concept plan there were some minor amendments made to the concept plan.

We heard the community's strong support for the Maketu Coastguard and Maketu Hoe Waka Club. The concept plan reflects this and provides for

the Coastguard's continued interim use of the Tukotahi Marae site while enabling further community use of the building and development of their own building on the site. It also provides for Maketu Hoe Waka Club's continued use and development of their site.

There was significant community feedback about the location of the events/overflow boat and trailer parking. We heard that the distance between this and the boat ramp at the site was too far. However, we have resolved to keep the carpark in the same location due to the areas current gravel state already being suitable for use as a carpark and the distance to the boat ramp being similar to other boat ramps in the district. Retaining the existing green space as multi-use open space at the centre of the site is the most practical option and will benefit all users. If required, this area can be used for overflow parking for events.

We received feedback about the location of the ablution facilities but have resolved to keep these in a central location for the whole site to enable use by all visitors to the site.

Support was received for the elevated picnic area and the connection this provides to the water and we also heard your feedback about the importance of safety and security at the site and support for CCTV.

We received strong support to change the name of the reserve to Otaiparia Reserve. Otaiparia is the name historically used to reference the area by Tangata Whenua and reflects the site's coastal location and tidal environment.

We heard concerns about protecting the site's environmental features. We will continue to work with partners, including Tangata Whenua, Bay of Plenty Regional Council (BOPRC) and community groups to manage any environmental impact of development at the site, and refer concerns raised about the existing pump station to BOPRC.

The community also had significant concerns about the power lines located on the site and the safety risk these pose, especially around large vehicles and boats. We will continue to work with PowerCo to have the bottom power lines either relocated from the site or put underground.

We heard your concerns about moving BOPRC's existing pump station to an area within the site next to the proposed Maketu Coastguard building. BOPRC are now considering a plan to move the pump station to a site further up the river subject to stakeholder endorsement. This is Council's preferred option and we will continue working with BOPRC regarding this matter.

We also heard feedback about the boat ramp at the site. We will consider improvements to the boat ramp through Council's Coastal Marine Programme in order to facilitate better use of this asset. Freedom camping at the site was supported through the feedback we received. The ability to freedom camp at the site will be considered through the next review of the Freedom Camping Bylaw.

Implementation of concept plan

The implementation and development cost estimates for the concept plan have been included in the 2021-2031 Long Term Plan. The indicative costs and timing are set out on the following page.



Otaiparia Reserve (83 Ford Road, Maketu) Concept Plan - Indicative costings

| Concept Plan No. | Details - 2021 - 2031 | 21/22 | 22/23 | 23/24 | 24/25 | 26/27 |
|------------------|--|----------------|----------------|---------------|---------------|----------------|
| | Site clean up, toilet removal, fence removal, tyre removal | 20,000 | | | | |
| | Pouwhenua, waharoa and Te Reo signage design/planning | 10,000 | | | | |
| | Pouwhenua, waharoa and Te Reo signage construction | | 50,000 | | | |
| | Community signage board | | 10,000 | | | |
| | Existing road upgrade | | | | 40,000 | |
| | CCTV Camera | 10,000 | | | | |
| 1 | Cycleway | | | | 2,000 | |
| 2 | Maketu Hoe Waka Club Area | 17,000 | | | | |
| 3 | Overflow/Events Parking | | 20,000 | | | 25,000 |
| 4 | Native Planting | 20,000 | | | | |
| 5 | Concession Spaces | | | 30,000 | | |
| 6 | Ablutions Facility - power, septic tank consent and construction | 50,000 | 180,000 | | | |
| 7 | Bicycle Parking | | | 10,000 | | |
| 8 | Waka Launching Facility | | | | 20,000 | 130,000 |
| 9 | Elevated Picnic Area | | 15,000 | | | |
| 9 | Site and park furniture for elevated picnic area | | | 15,000 | | 15,000 |
| 10 | Multi-use open space development | | 10,000 | | | |
| 11 | Amenity trees and perimeter planting around pedestrian paths | 20,000 | | | 10,000 | |
| 11 | Pedestrian Paths | | 25,000 | | | |
| 13 | Tukotahi Marae Visitor Parking | | 25,000 | | | |
| 15 | Shared service lane and parking | 13,000 | | | | |
| | Total - \$792,000 | 160,000 | 335,000 | 55,000 | 72,000 | 170,000 |



LOCATION MAP

KEY

- ① Cycleway
- ② Maketu Hoe Waka Club
- ③ Overflow / Events Parking
- ④ Native Planting
- ⑤ Concession Spaces
- ⑥ Ablutions Facility
- ⑦ Bicycle Parking
- ⑧ Waka Launching Facility
- ⑨ Elevated Picnic Area
- ⑩ Multi-Use Open Space
- ⑪ Pedestrian Paths
- ⑫ Utilities Area
- ⑬ Visitor Parking
- ⑭ Tukotahi Marae
- ⑮ Shared Service Lane and Parking
- ⑯ Maketu Coastguard
- ⑰ Pump Station
- ⑱ Existing Parking
- ⑲ Motiti Island stock barge
- ⑳ Existing Boat Ramp
- ㉑ Maketu Hoe Waka Club Access
- ㉒ Event/Overflow Parking Access
- ㉓ Provision for Managed Crossing
- ㉔ Accessible Parking

