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# TECT All Terrain Park Management Plan



36



Western Bay of Plenty  
District Council




Tauranga City

come out and play



## Document Control

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2009-09-06	DRAFT – A171297	Working document again circulated to TECT All Terrain Park Sub Committee	TATP1	Park Project Team and GM1	
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# 1. EXECUTIVE SUMMARY

There is nothing quite like the potential and possibilities possessed by the new TECT All Terrain Park. The Park was officially opened on Saturday 11 December 2010 and has a bright future and an extensive 'platform' to start from; the vision is in place, plans are coming together, the user groups are busy developing their projects, and the public are now using the facilities and exploring the accessible areas. The TECT All Terrain Park is owned and operated by Western Bay of Plenty District Council (WBOPDC) and Tauranga City Council (TCC). The Park has been given significant financial support (\$3.5million) by the Tauranga Energy Consumer Trust (TECT), who retains naming rights until 2073 and sets out to be one of the most progressive multi-use parks in New Zealand. The Park won selection of The New Zealand Recreation Association Outstanding Park Award for 2011 and has been the annual recipient of a Green Flag Award since 2013.

## 1.1 Purpose and Scope of Plan

The purpose of the Management Plan (the Plan) is to provide the vision, goals and objectives for the development and management of the Park through the implementation of the Long Term Plan (LTP) on behalf of WBOPDC and TCC. The Plan fulfils the Park's resource consent requirements.

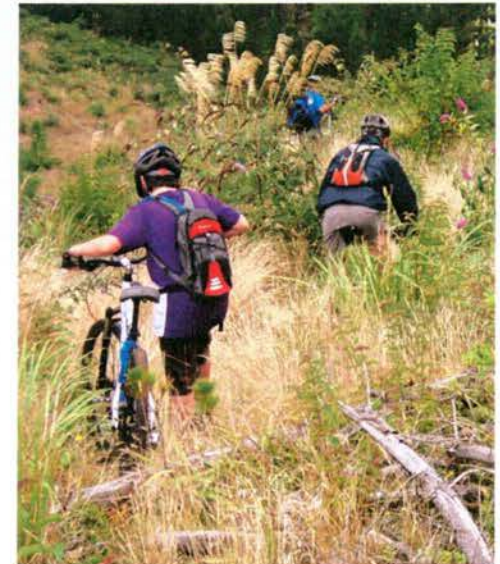
A background section establishes the physical, social and political context of the Park and strategic linkages to the regional policy context. This document also identifies an action plan and major capital works projects including the concept behind the central hub area development. The implementation section reflects the 2018-28 capital and operational budgets.

## 1.2 The Planning Process

This Plan has been developed under the direction of WBOPDC and TCC, and as a requirement of the Resource Management Act (RMA) conditions arising from respective consents. The Park Project Team applied the adaptive management planning approach to this task using on-going consultation and formal review of drafts through the TECT All Terrain Park Sub-Committee, technical advisors and recreation planners from both Councils. The Plan provides a basis for responding to external proposals by recreational and commercial interests as well as guiding Council generated project proposals.

As a new Park where the statutory land management issues are not under the auspices of the Reserves Act 1977, the Plan has been designed to be consistent with reserve management planning protocols and presented in a familiar format to established WBOPDC Reserve Management Plans. Council's strategic vision for recreation and leisure provision throughout the Western Bay of Plenty District is encapsulated within the 'Recreation and Leisure Strategy (RLS)' contained in the 2018/2028 LTP. The TECT All Terrain Park is managed in line with the priorities established in the RLS, but is a unique, stand alone project and is continuing to require a specific District Plan zone, to inform the Councils and Park Users.

The Plan generally reflects the concept plans developed in 2006 and also draws on work undertaken in 2008, including a range of assessments and consultation. The Project Team has drawn on international best practice for sustainability and refers to the concept of a '21st century park'.





### 1.3 Community Involvement

During the last fifteen years, a range of public meetings, questionnaires, and public outreach mechanisms have been used to gather information, opinions and direction for the development of the project. A general concept of a multi-user park emerged and a concept plan map was developed that divides the Park into various activity zones, to accommodate a variety of similar user groups in designated areas. The Activity Zone Plan is reviewed annually, in response to new information, resource constraints and emerging user group proposals. A database of user groups and stakeholders is constantly being updated and used to disseminate information. The website<sup>1</sup> and the official Park Newsletter 'Terrain News', are currently the communication tools used to keep users and stakeholders informed on progress on the Park. There has also been a Facebook page established with social media access to Twitter and YouTube. Because there are few precedents for creating a multi-use park, involving so many potentially conflicting uses on such a small scale, there will be considerable challenge and a need for compromise to achieve the range of disparate expectations. Furthermore, undertaking development using public – private partnerships involve a high degree of risk for individual user groups to produce their desired facilities and recreation opportunities.

To maximise communication and coordination between all parties, a user group forum was established to provide a means of inter-user group communication and on-going review of operational matters, in conjunction with the Park Manager. This user group forum meet regularly to share information, consider new policies and guidelines and to review new proposals from groups wishing to establish in the Park. The user group forum meets twice yearly and may include anyone with a Memorandum of Understanding (MOU), lease or licence. This presents the rare opportunity for collaborators to be granted the significant responsibility of influencing the development and management of specific park areas, using Councils' guidance with a clear process to develop under appropriate arrangements using standard templates and transparent lease agreements.

This Management Plan offers a 'by design' approach to maximise everything the Park can be and ensures future generations note with respect the leadership at the outset and the legacy left to them. It is not assumed that the environment inherited at the Park's outset starts to decline from opening day, rather, that the park's environmental and cultural resources are protected and the overall asset value is improved, using sustainable park management and by following best management practices and principles.

### 1.4 Looking Forward

Priorities for the next ten years (2018-28) have been set through the LTP process that included a comprehensive capital and operational budget for the Park. The budget review cycle is three years, with internal reassessment and fine tuning on an annual basis. In addition, the user group forum and, potentially a management advisory committee, now provide on-going review of operational matters and may assist Council in resolving issues and forming guidelines. User groups and community organisations are encouraged to get involved through public meetings, club level presentations, media outreach and one-on-one meetings. Raising the profile of the Park has been a cautious and measured process, while the Park was closed and under development. As facilities and trails are built and the Park develops the capacity to provide a safe, secure and fulfilling experience, the profile will rise through staged events, milestone celebrations and word of mouth.

The Park has a collaboratively developed concept plan to arrange user groups in activity zones based on similar activity types, with the goal of preventing inappropriate placement of activities or mixing incompatible user groups. Doing this right and by a set of common values and common language will help the Park succeed. The core values presented in this management plan convey in simple and direct terms how people can help make the Park a multi purpose, multi-user asset to the region and beyond.

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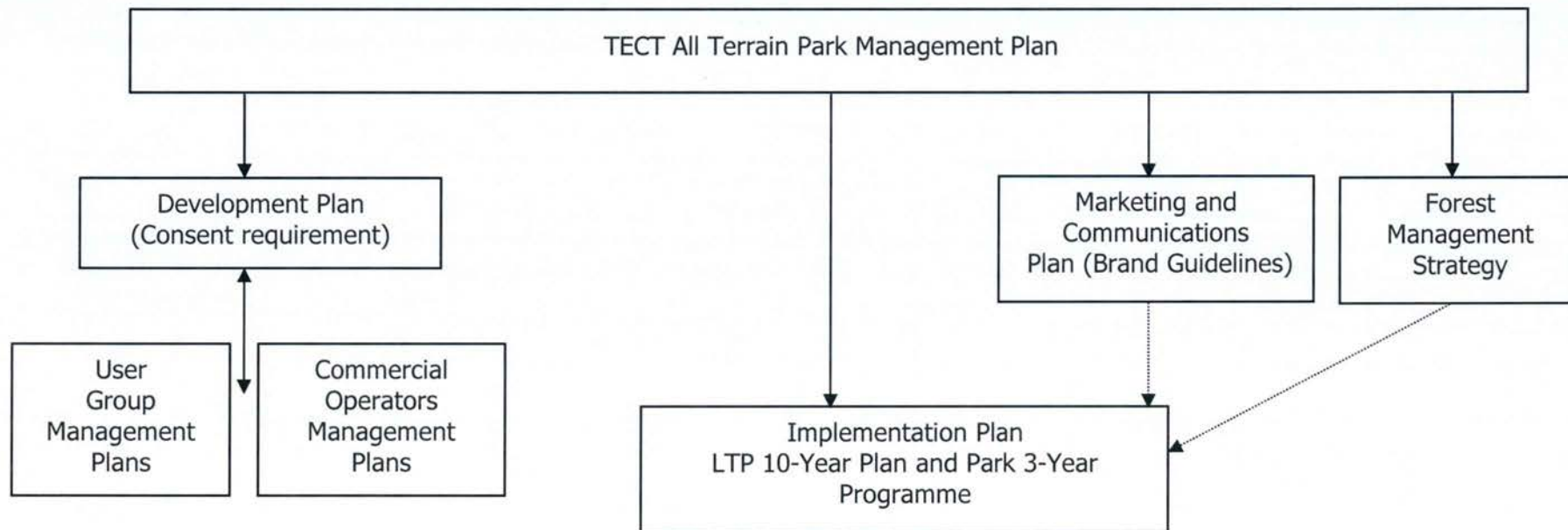
<sup>1</sup> [www.tectallterrainpark.co.nz](http://www.tectallterrainpark.co.nz)



## 2. PURPOSE OF THE TECT ALL TERRAIN PARK MANAGEMENT PLAN

This Plan provides the framework for the vision and core values of the Park, with broad goals and specific objectives to be realised. The Plan is a management tool that is to be implemented to achieve specific actions. The Plan is the overarching document that provides an understanding for the TECT All Terrain Park strategic context. This document is designed to be used by those involved in governance, by the Project Team and by interested external parties.

There are a number of other plans that support and provide specific direction on specific areas of the Park development. The relationship and role of all of these plans is outlined below:



## **2.1 Outline of Major Elements Guiding TECT All Terrain Park Management Plan**

Councils have embarked on an ambitious program of developing the Park, in response to a set of needs, opportunities and pressures that have conspired to produce four parallel lines of focus for the Project Team. Resource consent conditions dictate a series of requirements to be met before “activities can commence” hence the Development Plan (now adopted). An ambitious infrastructure development program has been underway since 2008 to address RMA consent conditions and the commitment by Councils to install the basic infrastructure of roads, central ranger station facilities and parking for each of the main activity types around the Park. On top of those major challenges, the Councils have also been developing the necessary processes, policies, templates and guidance for user groups, all the while building community support through the newsletter, website, public meetings and one on one contact. In an ideal world these would be sequential elements in a park development programme but in this case they have run concurrently. The following outline should help explain how the various elements are expected to work together. Some are still in development or in need of updating.

### ***A. Purpose of the TECT All Terrain Park Management Plan***

The Management Plan first adopted by the TECT All Terrain Park Sub-Committee in September 2010, focuses on the overall context of the Park in the region and within the two Councils engaged in developing it. Key elements include the statutory context, regional recreation context, policies, goals and objectives for managing the Park as a whole, and for managing recreation, commercial tourism and forestry. The Management Plan also recognises and promotes economic, social, environmental and cultural well beings of the Community. On 29 October 2009 the TECT All Terrain Park Sub-Committee met and resolved that the Group Manager Assets and Engineering (WBOPDC) and Group Manager City Services (TCC) be delegated authority to make amendments to the Operational Guidelines as and when required to ensure operational efficiencies are achieved. In September 2013 the Management Plan was combined with the Operational Guidelines to provide a single document to inform management decisions within the park. At this time the delegated authority to approve future amendments to the management plan was vested with the Group Manager Infrastructure Services (WBOPDC) and General Manager Environmental Services (TCC) or their equivalent position.

### ***B. Purpose of TECT All Terrain Park Development Plan***

The Development Plan approved in July 2009, is largely a ‘process’ document as an obligation from the Park’s resource consents. This is to ensure conditions of these consents are undertaken by both Councils and subsequently by user groups seeking occupancy in the Park. It specifically articulates those matters which user groups must address in their proposals and those matters that Councils need, to ensure all parties are complying with resource consent conditions.

The Development plan serves as a matter of record that Councils have undertaken an initial resource consent condition requirement and allows other steps to subsequently follow. Post adoption, the Development Plan predominately serves as a reference guide for the process and requirements of a User Group Management Plan proposal. This “How to get started” pack is available to prospective user groups as a guide to follow, providing the process required to seek approval for Park occupancy from Council. This is part of the initial steps required for user groups prior to Councils considering any agreements being entered into. A similar process and template packet will be developed for interested commercial tourism operators.

### ***C. Purpose of TECT All Terrain Park User Group Management Plans***

The User Group Management Plan provides Councils with a blue print for how the group’s proposals fit within the overall Park, the statutory requirements (consents) and the schedule of proposed development over time. The process for user groups to pursue occupancy within the Park is to firstly enter into a Memorandum of



Understanding (MOU), which will identify and record areas of common interest between the Parties in relation to the Park, and to record the mutual understanding and good faith of the Parties. For the duration of the MOU, WBOPDC as lead agency, and the respective user group will work co-operatively to develop a User Group Management Plan and a lease or other agreement, for the area of interest in the Park, whichever is the sooner.

The MOU comes to an end either two years from the date the MOU was signed, or when the MOU is superseded by a formal lease and User Group Management Plan being formally accepted by WBOPDC's Park Manager and WBOPDC. An MOU may be extended if progress is being made on the user group proposal. If no progress is being made, the MOU will lapse.

User groups that develop approved Management Plans involving exclusive use will need a lease agreement to establish their "ownership" of the area. The regular review of User Group Management Plans allows for progress to be assessed but also ensures that the stated demands for space are still required and that the scope of the lease or other agreement is still appropriate to the User Group's activities. All leases contain a "use it or lose it" clause to ensure that areas are not locked up by inactive or senescent groups.

Other plans may involve areas where the user group is the dominant user but will still be available to the casual visitor. In these cases, a licence to occupy is the appropriate agreement. Commercial operations have yet to have policies, proposal templates and guidelines developed, which will be included in this plan as and when developed by the Project Team.

#### ***D. Purpose of TECT All Terrain Park Implementation Plan***

The Implementation Plan is included in this document and serves as an expression of what the LTP has forecast. The Implementation Plan will be updated annually to reflect new information, budget conditions and Councils' priorities. Review and reprioritisation will be undertaken by the Project Team, with consultation from user groups through the User Group Forum/Management Advisory Committee. Recommendations from this process will be considered and approved by the Joint Governance Committee. Still to be developed is a set of guidelines for Council's and user groups to guide sponsorship seeking initiatives.

#### ***E. Purpose of TECT All Terrain Park Marketing and Communications Plan***

This guides the representation of the Park in relation to acknowledgement of sponsors, appropriate use of branding and the strategies used to communicate and promote the purpose and vision of the Park. This applies to internal communications, external media relations and how event organisers represent the Park in their promotional material. A sign design guide has been produced as a separate operational level set of standards, to ensure consistency in park signage and compliance with District Plan and New Zealand Transport Agency (NZTA) standards.

#### ***F. Purpose of TECT All Terrain Park Forest Management Plan***

The Forest Management Plan provides a template for implementing the forest management strategy and the vision for the wider forest of the Park. The Forest Management Plan was adopted by the TECT All Terrain Park Sub-Committee on 12 June 2013. The Forest Management Plan is maintained as a separate document from the Park Management Plan as it needs to respond to both changes in the timber market, as well as crop health and growth rates.





### **3. TECT ALL TERRAIN PARK VISION, GOALS AND CORE VALUES**

#### **The vision of the TECT All Terrain Park is:**

*"A regional destination that caters for a wide range of adventure and education activities in a managed sustainable way"*

The goals of the TECT All Terrain Park are to:

1. Develop a unique recreational venue that can position the sub-region nationally and internationally\*
2. Cater for a wide range of outdoor activities that benefit from having access to large areas and separation from residential activities e.g., noise generating sports\*
3. Incorporate sustainable, energy efficient and low impact design, materials and techniques using best practice park management\*
4. Incorporate the best management practices of each respective user groups' development, facility and operation
5. Enhance the physical and cultural connections between the Park and other recreation providers, stakeholders and Tangata Whenua
6. Provide a safe, secure and appropriate setting for staff, user groups and visitors alike
7. Foster community driven initiatives supporting the use and development of the Park
8. Encourage sponsorship and business support wherever mutual benefits can enhance the development and management of the Park
9. Develop sustainable revenue generating opportunities from the Parks forestry assets, tourism potential and event hosting
10. Create and develop training and educational opportunities in a variety of disciplines in the education, recreation and tourism fields

\*previously approved by Councils

### **3.1 The Core Values of the TECT All Terrain Park Underpin Everything We Do at the Park**

As part of the Marketing and Communications Plan, a four part harmony of words and icons has been devised to convey how the Park can be presented to encourage engagement. The four core values of Learn, Play, Create and Care set the scene for the Park and are applicable to all media used to describe opportunities for interaction. Current and potential users may interact and engage with the Park under each or all of these values. These values reflect that in reality parks just don't happen on their own, and that successful ones embrace what we've learnt about park management in New Zealand and draw from the best of experiences elsewhere.

Each value will be used to present pathways for users to understand the role of the Park and the individuals or user groups' role in sustaining it. The four core values are inclusive of fun, challenge and rewards of participating in recreation and education. The values range from identifying the Park for play, while ensuring sustainable management of the Park is understood to be a responsibility by all users.

The four core values will be the fundamental measure for how an action or an activity reflects the vision of the Park. The four core values shall be used in consideration of everything that is promoted, undertaken and managed.



- Play** Whether you're after fast-paced action or some leisurely time-out, this is your opportunity to relax and have fun in the Park. This means:
- Encouraging enjoyment.
  - Maximising all the opportunities for play.
  - Catering for many types of recreation, in many 'settings' within the Park.
  - Catering for a range of experiences from target shooting to overnight solos. Providing for a spectrum of competencies based on passive walkers to four wheel drivers seeking incrementally challenging terrain.
- Create** Inspire yourself and others by helping establish your own dream playground. The options are limited only by your imagination. This means:
- Thinking – includes outside of a geometric shape!
  - Contemporary/cutting edge planning and design applied.
  - Obligation for a collaborative context.
  - User group and community involvement in developing the Park.
- Learn** The world is your classroom and this park provides an ideal opportunity to learn from, and about, the environment. This means:
- Facilitating hands-on outdoor education.
  - Establishing a monitoring and research programme.
  - Applying knowledge and research results to adaptive management.
  - Making monitoring technology accessible.
  - Encouraging a respect for environment.
- Care** Maintaining what we've got and helping improve these facilities will ensure this beautiful park is a special place for generations to come. This means:
- Play it forward – pay it forward.
  - Sustainability/energy.
  - Environmental Effects – impacts mitigated, activity monitored and assets maintained.
  - For other users and visitors.

The Vision, Goals and Core Values inform the direction of the Park and guide the Implementation Plan detailed in Section 8. The following section provides background information used to understand and respond to the resources conditions, regional planning context and current recreation trends and pressures.



## **4. TECT ALL TERRAIN PARK BACKGROUND**

### **Impetus for the Park**

The Bay of Plenty is a fast growing region and has considerable untapped tourism potential that the Park is designed to support. The Park came about to meet both the requirements for a sub-regional park and the hope of accommodating a number of displaced or burgeoning recreation groups that needed areas away from residential zones. After several years of planning, on 28 April 2000, WBOPDC, TCC and TECT entered into an agreement regarding the Trust's financial contribution and naming rights for TECT at the Park. This agreement continues for the period of the remaining life of TECT, being until 1 January 2073.

The real task then began as to how to work with everyone to ensure no one group's needs were encumbered by another's and how to temper expectations to fit with the limitations of terrain, consent conditions and inter-group tolerances. At least a dozen user groups are working on their User Group Management Plans to articulate how their activity will meet these challenges and fulfil their needs.

In 2003 the first area of land was acquired (1256 hectares), followed by the second purchase known as the Te Matai block (382 ha). The total area is 1638 ha with total land purchase being \$8.6 million made up of \$2 million from TECT, \$0.5 million from Bay Trust and \$3.05 million each from the Councils. Appendix A provides a list of the legal titles that make up the Park. Appendix B provides an aerial photo with an access plan overlay.

### **4.1 Location**

The Park is situated off State Highway 36 (SH36), the main road link between Tauranga and Rotorua. In terms of distances from major service centres, visitors will only need to travel 29kms from Tauranga, 27kms from Rotorua or 30kms from Te Puke to get to the Park. Mangatoui Road forms part of the northern border with the south-western boundary being the Ohaupara Stream and Department of Conservation (DOC) estate, SH36 bisects the Park and Te Matai, Whataroa and Ngawaro Roads run east through parts of the Park. Upgrades of the Pyes Pa Road to state highway status (SH36) has increased the accessibility and profile of this corner of the district. This makes the Park almost equi-distant from the urban centres of Tauranga, Rotorua and Te Puke, whilst Hamilton and Auckland are within a 2-3 hour driving distance.

### **4.2 Geographic Context**

The Park is located just south of two significant local landmarks (Otanewainuku and Puwhenua), visible from Tauranga. Prior to European settlement of the area, the northern Mamaku Plateau was almost entirely tall forest; mostly rimu/tawa but with some podocarp-beech forest around the Mangorewa (Beadel 2006). Maori travelled through the area and used its forest for hunting and gathering. European settlement began in the late 1800s but only small areas of forest were cleared for farming and it wasn't until around 1925 that logging of the native forests in the area began (Pendergrast 2005, Beadel 2006). Farming attempts then cleared most of the cutover native forests in the Park area by the mid-1900's, but parts were still being converted to pine plantations as late as the 1980s. The site consists primarily of exotic forestry plantations, and areas of native regeneration where recent cutting has occurred. The existing environment has been dominated by

forestry activities including logging, provision of access tracks, movement of logging trucks and other forestry vehicles. SH36 follows the traditional tracks that were once used by Tangata Whenua to travel to and from Rotorua.

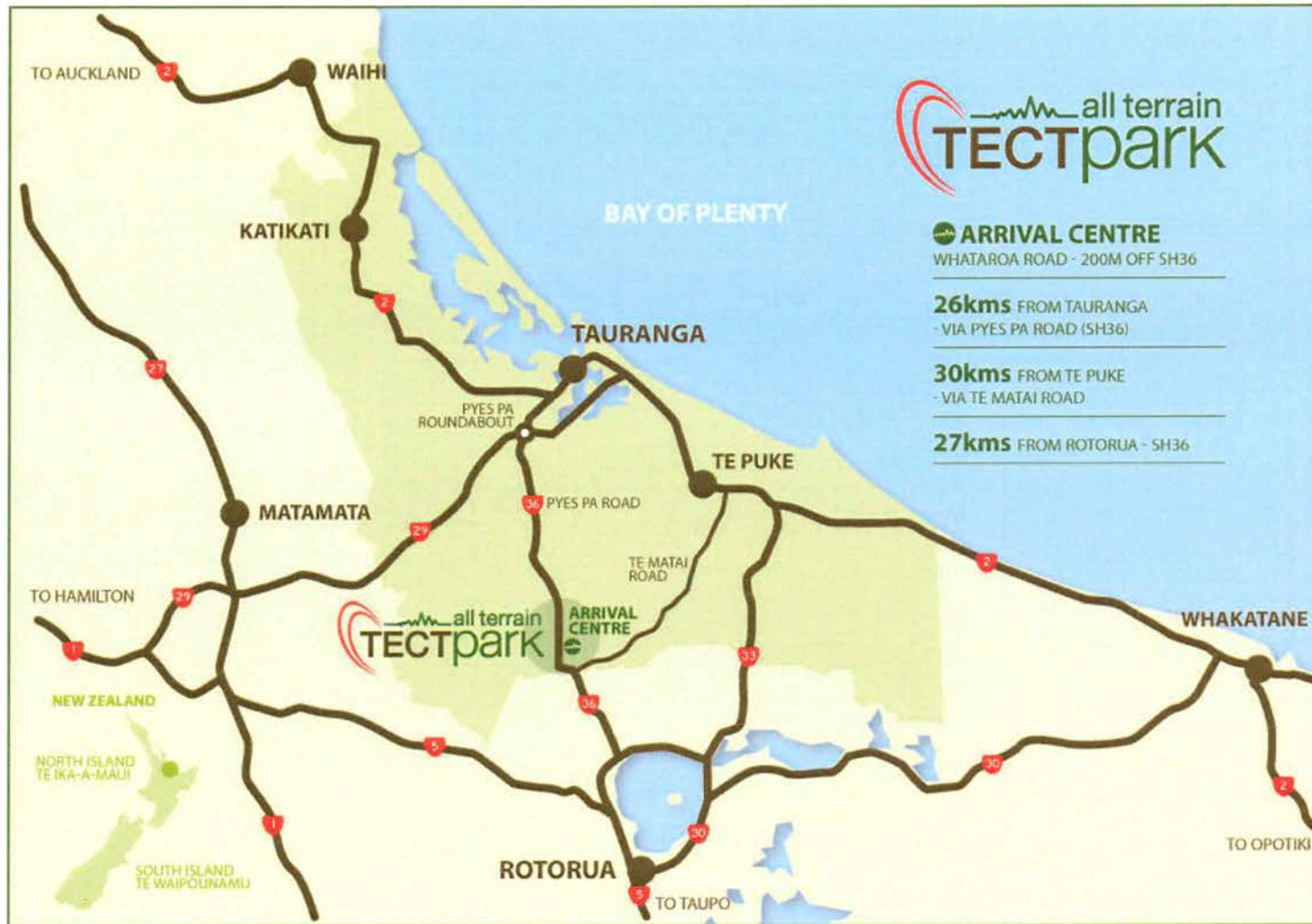
Traditional basic economic activities like farming and forestry has continued to dominate the area now purchased with the forestry being the remaining land use within the Park.

Topographically, the area is of a mixed contour containing areas of relatively flat and undulating land with a number of steep gullies. Surrounding area ownership is a mix of private farmland (dairy conversion), forestry (Hancock Forest Management/Ontario Teacher Public Pension (OTPP) Fund cutting rights), and DOC. The Park is within a kilometre of the City watershed that stretches north across 27,000ha of regenerating bush all the way down to Oropi.



Caption: Te Rerenga Stream Tunnel under Pyes Pa Road (SH36)







## 5. STRATEGIC CONTEXT

TCC and WBOPDC adopted the Joint Policy on sub-regional parks in 2000 which recognised the need to secure land for sub-regional parks to meet recreational needs and to protect areas of natural and cultural significance. The Policy signalled the intent of both Councils to co-operate to secure, develop and maintain land for sub-regional parks. The Councils agreed to priorities and criteria to be used as a basis for securing sub-regional parks and to develop partnerships with other agencies and organisations that have common interests in sub-regional parks. This also includes Tangata Whenua.

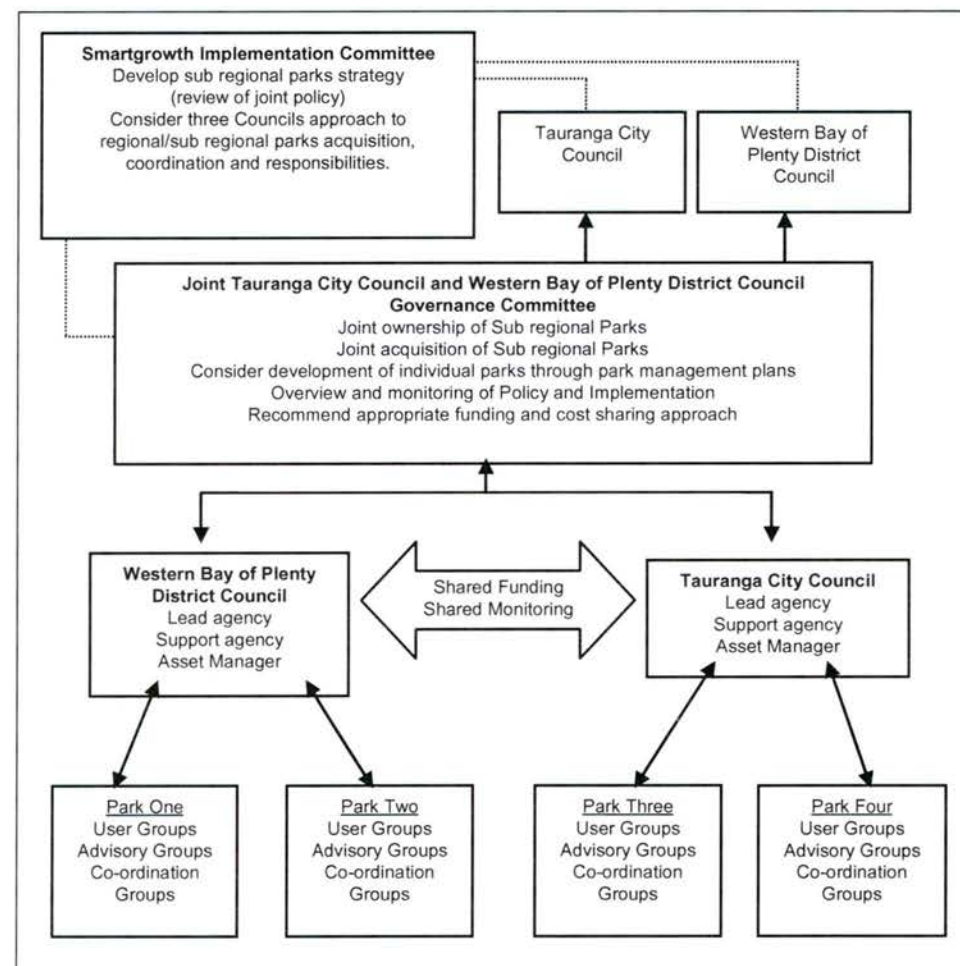
The Councils have jointly purchased three parks: Papamoia Hills Cultural Heritage Regional Park, Huharua Park and the TECT All Terrain Park, in accordance with the Joint Policy on sub-regional parks.

The Joint Policy on sub-regional parks is aimed at providing a passive harbour side park, an active rural park, a passive coastal park and a rural wilderness park, noting that the Papamoia Hills Cultural Heritage Park is now in Regional Council (Bay of Plenty Regional Council) ownership. A sub-regional park is the name used to link back to the Joint Policy developed by the two Councils and to recognise the different status of these parks to other parks and reserves. It does not have to be applied to the name of the Park.

It is recognised that the Joint Policy was reviewed in 2012 to align with other planning documents such as SmartGrowth, Tauranga Tomorrow and Smart Future<sup>2</sup> and although at this time no significant changes have taken place, this may result in additional parks categories and priorities being established.

The purpose of the relationship is that the Councils are committed to working together to achieve the objectives of the Joint Policy on sub-regional parks. This relationship recognises the value of working together to achieve common goals and successful outcomes.

<sup>2</sup> These strategic documents can be viewed in detail at [www.tauranga.govt.nz](http://www.tauranga.govt.nz)



To do this the Councils have committed to:

- Work together in good faith and share information in an open manner.
- Clearly identify their roles and responsibilities in the acquisition, development, management and monitoring of the sub-regional parks network.
- Provide a flexible structure that can adapt to unanticipated situations and opportunities.
- Respond to sub-regional park opportunities in a timely and coordinated manner.
- Make best use of available resources to achieve these goals.
- Work together to identify community needs and community priorities.
- Jointly celebrate success and achievements.

Further to this the key considerations and assumptions are that the Councils recognise that the following matters need to be considered in the acquisition, development, and the management and monitoring of the sub-regional parks network:

- Identify clear linkages to 'SmartGrowth, Tauranga Tomorrow and Smart Future'.
- Avoid duplication of governance structure and delivery.
- Encourage opportunities for the establishment of user/advisory groups to provide input into park acquisition, development, management and monitoring.
- Use the Council's Tauranga Moana Te Arawa Ki Takutai Partnership Forum guide Tangata Whenua involvement in the acquisition, development, management and monitoring of the sub-regional parks network.
- Apply the most appropriate legislation on a park by park basis depending on the purpose and intended use of the Park.
- Undertake the management of parks as part of the Council's existing delivery operations.
- Consider a range of funding sources to assist in the acquisition, development, management and monitoring of the sub-regional parks network, and work together and support each other in securing these funding opportunities.

The Councils recognise that on a park by park basis there may be additional agreements with third parties to recognise sponsorship or naming right agreements, and this is best summarised in the following structure.

The role of lead agency and support agency is determined on a case by case basis.

## **5.1 Lead Agency Roles and Responsibility (WBOPDC for the Park)**

- Coordination role for acquisition, development, management and monitoring to ensure successful delivery of the Park.
- Ensure integration of the Park into the relevant Asset Management Plan.
- Procurement of service delivery.
- Provides on-going communication to support agency on acquisition, development, management and monitoring of the Park.



- Shared funding with support agency and other identified funding sources.
- Asset Manager for the Park.
- Alerts support agency of significant issues and opportunities.
- Applies own administration policies to the Park unless otherwise agreed to through the Park Management Plans and Asset Management Plans.
- Ensures third party agreements are adhered to.
- Responsible for coordination of external interest groups.

## 5.2 Support Agency Roles and Responsibility (TCC)

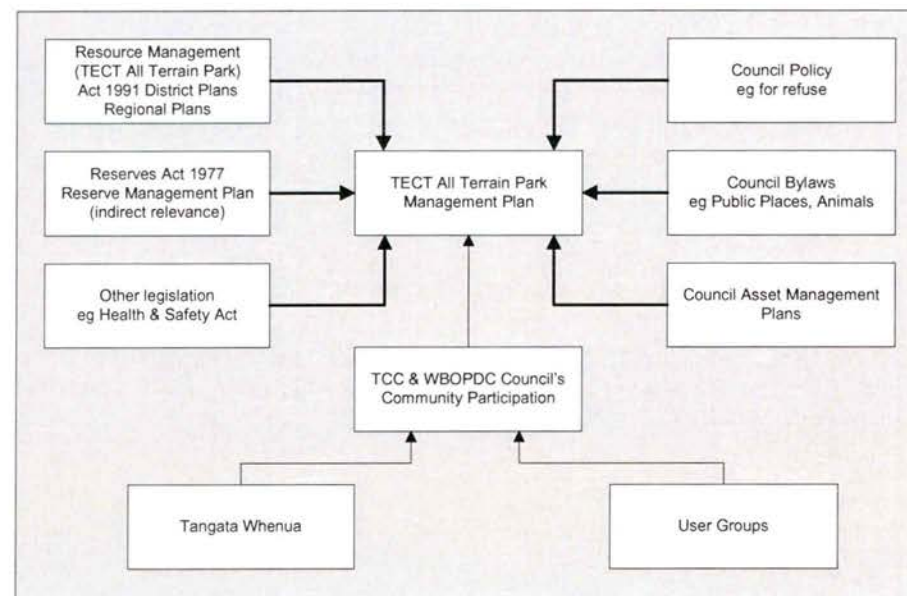
- Inputs into acquisition, development, management and monitoring at both a governance and staff level.
- Shared funding with lead agency and other identified funding sources.
- Staff representatives input into Project Team, User Group Forum and governance committee.
- Ensures integration of the Park into relevant Asset Management Plan.

Regarding the cost sharing approach, the Councils agreed that they shall each contribute to the cost of acquisition, development, management and monitoring of sub-regional parks on a 50/50 cost share basis. In addition, the title includes both Councils as registered owners. Overall, the relationship agreement between TCC and WBOPDC provides a framework for collaboration and joint action between the parties. The agreement requires both parties to identify an annual plan of agreed projects and priorities and to develop cost sharing arrangements on a case by case basis at the beginning of each project.

## 5.3 Statutory Context

Resource consent was granted for the general establishment and operation of the Park by an independent commissioner, appointed on behalf of the WBOPDC, on 17 December 2004. Additional land was purchased and further resource consent was granted for the same activity in November 2007. The relationship between this Management Plan, the Resource Management Act/District Plan and other Councils policies and bylaws is summarised in the adjacent diagram.

Whilst Reserves, covered by Reserve Management Plans under the Reserves Act 1977, have a formal statutory process, the Park will not be obliged by the same process. Nonetheless this plan will still provide direction for the management of the Park, and Council's actions, in terms of management, continue also to be guided and controlled by other relevant legislation. The Resource Management Act 1991 (RMA)





continues to be relevant and provides overall direction in terms of sustainable management.

## 5.4 Current Planning Context

To retain consistency with the WBOPDC Reserves Management Plans and the strategic provision for recreation and leisure, this Park Management Plan aligns with the WBOPDC Recreation and Leisure Plan. Accordingly, in managing the varied open space and recreational resources of the District, WBOPDC (the Council) wishes to ensure a consistent approach to the management both of physical resources and the provision of publicly funded recreation and leisure facilities. This consistent approach assists equity across the sub-region and ensures that recreation and leisure provision achieves the same standards and objectives independent of location or community.

The 'Recreation and Leisure Plan (RLS)' adopted in June 2010 sets out a series of strategic outcomes. These are:

### **Outcome 1: Facilities are Safe, Healthy and Appropriate**

*The first outcome concerns the communities' desires to have facilities that are affordable and significant to that community, reflecting the needs, and the unique character of that locality. It also covers Council's legal responsibilities to provide safe and healthy facilities.*

### **Outcome 2: A Basic Range of Public Facilities is Available**

*The second outcome concerns those facilities that Council will take full responsibility for funding and operating. In particular circumstances, it may be more efficient to fund service provision for the public by others.*

### **Outcome 3: Council and Community Work Together to Provide and Promote Recreation and Leisure Facilities**

*This third outcome identifies a number of different ways that Council may work with the community to provide an overall better range and quality of recreational experience for the public.*

### **Outcome 4: Sub-Regional Recreation and Leisure Opportunities Available**

*This outcome recognises that people's involvement in recreational groups and their use of services, facilities and open spaces occurs without regard to local authority boundaries. Outdoor public recreational opportunities are available to anyone, regardless of where they live. Recreation also contributes directly and indirectly to the local economy, especially tourism and retail activity. Council must balance the unique relationship with Tauranga with its responsibilities to Western Bay of Plenty residents, ratepayers and businesses.<sup>3</sup>*

### **Outcome 5: Important Natural, Cultural and Heritage Values are Protected**

*Often, spaces important for recreation and leisure are also important for other reasons. Council must balance recreational, natural, heritage and cultural values in managing its assets.*

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<sup>3</sup> It is recognised that quality of life assets like parks contribute to attracting and retaining high quality employment opportunities

### Outcome 6: Resources are Secured for Present and Future Public Recreation and Leisure Needs

This section considers Council's role in securing resources, including financial, land or other resources, to meet the needs of present and future users of public recreation facilities and spaces in the District.

The WBOPDC LTP defines a number of Levels of Service that relate to the Park.

GOAL	WE'LL KNOW WE'RE MEETING THE SERVICE IF	ACTUAL			TARGET		
		2017	2019	2020	2021	2022-24	2025-28
We will provide a basic range of public facilities across our District.	Number of hectares per 1,000 residents:						
	• Actively maintained parkland (excludes sports parks)	4.89	≥4.8	≥4.8	≥4.8	≥4.0	≥4.0
	• Natural land	18.71	≥16.7	≥16.7	≥16.7	≥16.7	≥16.7
	• Sports parks.	1.45	≥1.5	≥1.5	≥1.5	≥1.3	≥1.0
	<i>Please note: this excludes the joint sub-regional TECT All Terrain Park and Huharua Harbour Park.</i>						
	Number of recreational facilities provided:						
	• Playgrounds per 1,000 children (under 15 years old)	29	≥3	≥3	≥3	≥3	≥3
• Skateparks/paths facilities	6	6	6	7	7	7	
• Boat ramps	18	18	18	18	18	18	
• All tide boat ramps.	2	2	2	2	2	2	
Number of Council funded swimming pools (Katikati and Te Puke).	2	2	2	2	2	2	
Level of reserve-user satisfaction as monitored by the two-yearly intercept surveys ('satisfied' or 'very satisfied').	No survey	No survey	≥85%	No survey	≥85%	≥85%	
We will provide sub-regional parks per the joint partnership with Tauranga City Council.	Maintain Green Flag accreditation for the TECT All Terrain Park on a three yearly basis.	Achieved	No application	Achieved	No application	Achieved	Achieved



The LTP goes on to identify a number of community outcomes it will pursue.

**OUTCOME** Recreation and leisure facilities are well planned and safe to meet the diverse and changing needs of our community

GOAL	WE'LL KNOW WE'RE MEETING OUR GOAL IF	ACTUAL			TARGET		
		2017	2019	2020	2021	2022-24	2025-28
<p><b>Provide safe, healthy and appropriate facilities.</b></p> <p><b>Provide a basic range of public facilities across our District.</b></p> <p><b>Work and collaborate with the wider community including Tangata Whenua to provide and promote recreation and leisure facilities.</b></p> <p><b>Support provision of sub-regional recreation and leisure opportunities.</b></p> <p><b>Protect important natural environment, cultural and heritage values.</b></p> <p><b>Ensure resources are secured to provide for future public recreation and leisure needs in response to population growth, changing recreational trends and the changing demographics of our communities.</b></p>	<p><b>Key Performance Measure</b></p> <p>Total hectares of park land provided for recreation or conservation purposes per 1,000 residents.</p> <ul style="list-style-type: none"> <li>• Excluding sub regional parks (TECT All Terrain Park and Huharua Harbour Park).</li> <li>• Including Council's share of sub-regional parks.</li> </ul> <p><i>Please note: The decreasing trend is recognising population growth in the District and that facilities will be shared by more people.</i></p>	24.0	≥23HA	≥23HA	≥23HA	≥22HA	≥21HA
		41.1	≥40HA	≥39HA	≥39HA	≥57HA	≥36HA
	<p><b>Key Resident Measure</b></p> <p>Level of resident satisfaction with reserves and recreational facilities and amenities. This is a two yearly survey based on residents who are 'very satisfied' and 'satisfied'.</p>	83%	≥80%	No survey	≥80%	≥80%	≥80%
	<p><b>Key supporting measures</b></p> <p>Percentage of recreational facilities that have a condition rating ≤ 3 (1 excellent, 5 very poor as defined in the NZ Park and Recreation Asset Grading Standard manual).</p>	94.9%	≥90%	≥90%	≥90%	≥90%	≥90%
	<p>Percentage of annual work programme completed as identified in the Recreation and Leisure Strategy and Action Plan. This identifies the total annual actions required for this strategy.</p>	86%	≥90%	≥90%	≥90%	≥90%	≥90%
	<p>Percentage of Reserve Management Plans that have been reviewed (3 yearly cycle) in accordance with the Reserves Management Act 1977.</p>	No review	100%	No review	No review	100%	100%

Council will negotiate access to community based funding sources for significant sub-regional and regional projects, in collaboration with its potential project partners. Council will support community groups which are proposing to provide recreation facilities or activities for the Western Bay of Plenty public in their applications for community funding, where the proposal is in accord with the Community Outcomes. Council will apply for funding from funding agents for projects of community benefit. The funding from Baytrust and TECT towards the TECT All Terrain Park is an example.



## 5.5 Fundamental Planning and Consenting

The Project Team was charged with carrying out all actions to get the Park operational within strict budgetary constraints. This included the development of: a project plan; development implementation plans including user group management plan templates, operational policy requirements, a long term development plan, land management plans, economic assessments, risk management plan, health and safety plan; and a marketing and communications plan. The Park development process had also to plan and factor in the continuing use of large areas for production forestry until milling rights expire.

The resource consent application and ensuing consent had to be crafted in such a way as to provide enough certainty to all parties as to what the effects of the proposal would be while providing enough flexibility to provide for a wide range of potential activities and users, not all of which were known. This difficulty was overcome by the crafting of a comprehensive set of conditions which effectively provided the resource management parameters for the Park to operate within. To enable parties to understand the future development of the Park, Harrison Grierson in conjunction with Council staff developed a Park Development (Structure) Plan which provided further clarity. Specialist assessments were also carried out by Traffic Design Group and Design Acoustics to support the application.

The process was helped by potentially affected parties being relatively few and the location of the proposed Park within an established production forest. The few property owners in the area were supportive including the Department of Conservation. The biggest difficulty was getting the then Transit New Zealand (TNZ) on board. The Park is bisected by SH36 and as always TNZ was concerned about potential adverse effects on the state highway. After extensive negotiation, matters were resolved and the Park was granted resource consent by an Independent Commissioner in December 2004.

In 2007 an additional 382ha came on the market and the Councils purchased this land to both ensure that the land was not purchased by another party whose activities were not compatible with those of the Park, and to provide an improved park layout. Since the original consent there had already been changes in land uses in the area with production forestry conversion to dairy farming taking place.

The consenting process followed a similar path to the previous consent with some new land owners to resolve issues with and TNZ again being 'interested' in the proposal. The additional land changed the focus of the Park so that the split on each side of the state highway was more even. With the new land the logical 'park central hub' moved to the eastern side and the potential of a large scale activity divided by a state highway caused major concerns with TNZ. The solution was the creation of a sizeable underpass beneath the state highway which provided for the seamless integration of the Park without affecting the state highway. Resource consent was granted by an Independent Commissioner in 2008.

With two major land use resource consents in place, plus numerous regional consents for earthworks and stormwater, the Park was at a stage where more comprehensive development planning could occur with a greater degree of certainty. The consent conditions and associated key infrastructure provided key parameters to the Park's development format.

Although the Park had all necessary major consents, having these as separate consents was not ideal and there was a general concern that the ability to fully utilise the Park may still be restricted by reverse sensitivity issues. By 2009 the Western Bay of Plenty District Council had embarked on the first review of the Western Bay of Plenty District Plan. This provided the opportunity to provide a consolidated planning framework for the Park in a cost efficient manner. Accordingly a specific All Terrain Park Zone was crafted into the Proposed District Plan.



## 5.6 District Plan All Terrain Park Zone

In order to secure the long term viability of the Park, a new zone was been established to encapsulate the vision, goals and purpose of the project. The land was under the Rural G designation, which covers the majority of rural land in the District and has a predominantly rural focus. While previously several zones were developed to identify and control particular activities, the number of rural zones has now been reduced to two in conjunction with the use of more sensitive controls targeted at issues such as water catchment protection, native forest conservation and natural hazards mitigation. Much of the proposed activities anticipated in the Park were not covered adequately by the Rural G zone description. In response, WBOPDC has undertaken a full review of its District Plan and has created a specific 'zone' in the District Plan for the Park. In the explanation of the new zone, the District Plan states that:

*The Park will establish facilities and opportunities for recreational activities that have found either their existing sites to be in conflict with residential expansion or have been searching to find suitable sites for their activities. In some cases this has led to informal use of sites throughout the District. This zone provides for a comprehensive outdoor adventure facility that provides for a variety of activities in a managed way. It also provides for related educational opportunities. The Park is designed to be used by organised clubs but also provides for general public use and ancillary commercial activities consistent with the Park activities. The commercial forest activities will continue to operate on the site but over time will be supplanted by recreational based activities.*

This new zone is intended to still contain elements of the Rural G Zone provisions as some are applicable within the All Terrain Park (e.g. Farming, dwellings, buildings etc.). The zone also includes a wide range of recreational based activities and ancillary supporting infrastructure to meet the likely future development needs of the Park, including those listed in the table in Appendix I. A specific definition has been developed as follows:

*'All Terrain Park activities' includes recreational activities; places of assembly; accommodation facilities; education facilities; commercial facilities ancillary to the operation of the Park; infrastructure ancillary to the operation of the Park including car parks, toilets, access tracks and signage; club buildings, park workers accommodation including dwellings; park works depot, park information/visitor building; and other buildings accessory to the foregoing.*

The definition of the Park encapsulates activities that were highlighted in the resource consent applications and recognises the types of activities that the community is seeking to be developed within the Park. The definition approach was preferred as it enabled the range of activities that form the Park's purpose to be identified as a whole, while allowing some fluidity to respond to changing future demands and opportunities. The All Terrain Park Zone is part of the Operative District Plan dated 16 June 2012.

The District Plan All Terrain Park Zone provides additional levels of guidance related to issues specific to the Park, objectives and policies, activity lists (permitted, controlled, discretionary, non-complying) and activity performance standards that will be used to assess consent applications and proposals generated by Councils and external organisations alike.

Further to the statutory approval of what can occur within the Park there is a range of other strategic and policy linkages. These linkages are to the partner organisations, and those organisations that strategically relate to the Park. In the case of DOC and Rotorua Lakes Council, both are physical neighbours to the Park.

# ROTORUA LAKES COUNCIL

Te Kaunihera o ngā Roto o Rotorua

## **Rotorua Lakes Council – Strategic Linkages**

Rotorua Lakes Council (RLC) noted that in addition to producing the Open Space Strategy (Papa Atea) in 2004, they are continuing to work with other agencies and organisations, in consultation with the community, to develop a monitoring framework for their Open Space Strategy. RLC noted that once indicators have been agreed, regular monitoring would take place and progress will be regularly reported back to the wider community. RLC noted that they were exploring ways in which all agencies and organisations can work collaboratively to ensure service delivery is consistent, effective and aligned with community expectations, although the focus of their strategy work was within RLC boundaries. The public gardens and open spaces activity plan section of the RLC 10 Year Plan 2009-2019 did not identify a sub-regional parks role, although RLC does work strategically with providers of this type of experience within RLC boundaries. WBOPDC made a submission to the RLC 10 Year Plan for an Operational Budget contribution to begin in 2013 toward the Park but it was rejected. WBOPDC will annually resubmit to the RLC Annual Plan process to advocate for this course of action.



## **Bay of Plenty Regional Council – Strategic Linkages**

In the Long Term Plan 2018-2028, Bay of Plenty Regional Council (BOPRC) states that it will operate Papamoa Hills Cultural Heritage Regional Park as per the (Park's) management plan, as part of its sustainable community activity. BOPRC is responsible for managing the two properties which provide recreation and open space opportunities, Papamoa Hills Cultural Heritage Regional Park and Onekawa, Ohiwa. Also in the Long Term Plan 2018 – 2028, BOPRC recognises it is just one contributor to community outcomes<sup>4</sup>, although nearly all of these would be attributable to regional parks. As such it has identified what these community outcomes are, and these all link well to where they correspond to the outcomes that can be attributed to their regional park role at the Papamoa Hills Cultural Heritage Regional Park:

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<sup>4</sup> Bay of Plenty Regional Council, the Long Term Plan 2018 – 2028



The way we work

We provide great customer service

We honour our obligations to Māori

We deliver value to our ratepayers and our customers

We continually seek opportunities to innovate and improve

We look to partnerships for best outcomes

We use robust information, science and technology

Strategic challenges

Different priorities and issues across the region

The implications of changing climate

Limitations of our natural resources

Sustaining development across the region

An increasingly complex operating environment

Ensuring Māori participation in Council decision making

Balancing the expectations of both national and local partners

COMMUNITY OUTCOMES

OBJECTIVES

A healthy environment

We will maintain and enhance our air, land, freshwater, geothermal, coastal resources and biodiversity for all those who live, work and play within our region. We support others to do the same.

1. We develop and implement regional plans and policy to protect our natural environment.
2. We manage our natural resources effectively through regulation, education and action.
3. We work cohesively with volunteers and others, to sustainably manage and improve our natural resources.
4. Our environmental monitoring is transparently communicated to our communities.

Freshwater for life

Our water and land management practices maintain and improve the quality and quantity of the region's freshwater resources.

1. Good decision making is supported through improving knowledge of our water resources.
2. We listen to our communities and consider their values and priorities in our regional plans.
3. We collaborate with others to maintain and improve our water resource for future generations.
4. We deliver solutions to local problems to improve water quality and manage quantity.
5. We recognise and provide for Te Mana o Te Wai (intrinsic value of water).

Safe and resilient communities

Our planning and infrastructure supports resilience to natural hazards so that our communities' safety is maintained and improved.

1. We provide systems and information to increase understanding of natural hazard risks and climate change impacts.
2. We support community safety through flood protection and navigation safety.
3. We work with our partners to develop plans and policies, and we lead and enable our communities to respond and recover from an emergency.
4. We work with communities and others to consider long term views of natural hazard risks through our regional plans and policies.

A vibrant region

We work with our partners and communities to achieve integrated planning and good decision making. We support economic development, understanding the Bay of Plenty region and how we can best add value.

1. We lead regional transport strategy and system planning, working with others to deliver a safe and reliable public transport system.
2. We contribute to delivering integrated planning and growth management strategies especially for sustainable urban management.
3. We work with and connect the right people to create a prosperous region and economy.
4. We invest appropriately in infrastructure to support sustainable development.

Our values

Trust

Integrity

Courage

Manaakitanga

Kotahitanga

Whanaungatanga

BOPRC notes their view that they are just one organisation with a role in providing protected open space in the Bay of Plenty. BOPRC note that the DOC and city and district councils also have responsibilities in providing public areas of open space, and the private sector provides a range of open space-related recreational opportunities. BOPRC notes it has a role in providing for open space needs not met by other agencies and the private sector, and that this includes providing regional parks.

BOPRC acknowledged in their Long Term Plan 2018-2028 that population growth and urban development has driven the demand for open spaces and that this development pressure has been highest in the western Bay of Plenty and along areas of BOPRC area coastline, and note that in their view it is likely to grow. BOPRC notes that the demands to protect iconic areas of open space throughout the region are also likely to grow. BOPRC's commitment is that the service level for providing protected open space will reflect the demands of park users and the wider community, and should there be a significant change in the demand for services provided by regional parks then BOPRC may need to amend its Policy on Regional Parks. It is acknowledged through the current levels of service that BOPRC already collaborate at staff level for technical resources and data with respect to vertebrate and plant pest control.



### **Department of Conservation (DOC) – Strategic Linkages**

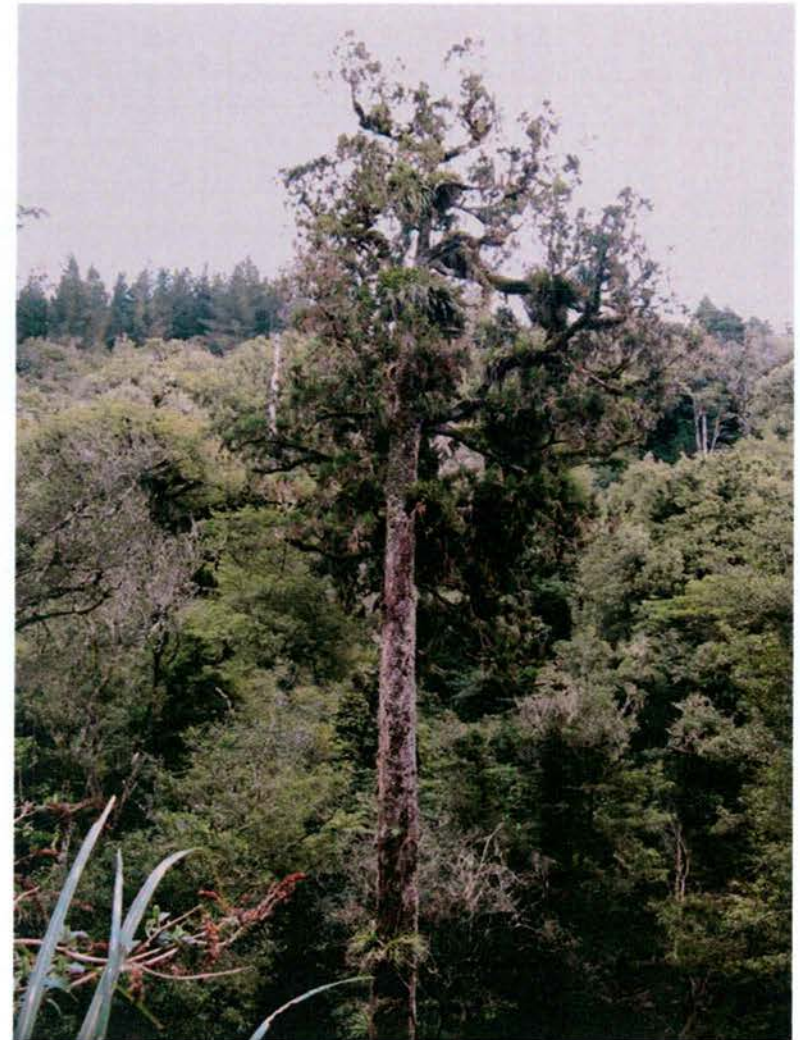
There are many links between the DOC's Bay of Plenty Conservation Management Strategy (CMS) and the Park, aside from the physical linkage with substantial DOC land bordering on the Park.

In the CMS DOC has many similar goals with the Park<sup>5</sup>. One direct passage of the CMS has many close ties with the Park's purpose: 'Public conservation lands and waters provide many opportunities for people to benefit from the outdoors, whether they are enjoying the sights and sounds of nature, picnicking, tramping, exercising, horse riding, boating, biking, connecting with their heritage or just getting away from it all'. Both the Park and DOC land next door provide a gateway to each of these areas of their respective recreation settings and values.

DOC manages places and species on behalf of the people of New Zealand. There is the acknowledgement by DOC that "The conservation task is large: sustaining effective conservation both on and off public conservation lands and waters depends on the support and understanding of New Zealanders". With the Park and DOC areas as neighbours, the support and understanding of both organisations is very important.

The Park's links to heritage and the stories from this history provide identity and a sense of place for the Park. This heritage is similar to DOC's approach; a specific quotation from the CMS is, "*The Department of Conservation seeks to connect New Zealanders with their heritage through improved management of key sites. The aim is to provide memorable visitor experiences, to increase awareness of opportunities and to increase participation*". There are further linkages to cultural heritage with this purpose at higher levels of DOC's <sup>6</sup> management strategies.

DOC acknowledges in the CMS that it interacts with people through conservation work to build this support and understanding and to extend the capacity for conservation. The volunteer



<sup>5</sup> Section 1.5.1 Planning and management for people's benefit and enjoyment:; Bay of Plenty Conservation Management Strategy (CMS)"

<sup>6</sup> "Historical and Cultural Heritage New Zealand's distinctive culture is maintained by engagement with our history, heritage and environment. Public conservation lands and waters contain a rich historical and cultural heritage for all New Zealanders –places of exploration, settlement, natural resource use and protection, communication and on-going spiritual and cultural associations. Such places link the present to the past, to the culture of those who came before.", Bay of Plenty Conservation Management Strategy (CMS)"



efforts of the many communities in the Bay of Plenty are identified as important in achieving conservation outcomes.

There are opportunities to connect park habitats with those of neighbouring areas to provide corridors and coordinated habitat improvements. Typically, a larger forest area provides better habitats, soil retention, and water and air purification than a small one. Forested areas throughout the Bay of Plenty and Waikato have been removed and isolated as a result of subdivision, roading, agriculture, urbanisation and other development. Significantly, the DOC CMS notes that the Kaimai-Mamaku Forest Park and smaller forest remnants such as Otanewainuku and Otawa, Kaharoa and Rotoehu, "*could, if connected to each other and to surrounding forested areas, act as core natural areas to enhance biodiversity and catchment protection in the region.*" There is compelling logic to seek to manage some of these aspects as one in partnership with DOC. The CMS goes on to note that "*one way of making this happen is to co-ordinate and align pest control operations and forest and riparian restoration programmes on public conservation lands and adjacent land. This requires collaboration between the department, neighbours such as forestry companies, the Animal Health Board, regional councils and other key stakeholders*".

The CMS suggests the direction that if all the ecological 'fragments' were woven together that the result would be ideal; The Park area could become part of this interconnected ecological network and there is a compelling reason to explore this issue, and a number of collaborative actions with DOC, community groups, tourism operators and local iwi.

## **5.7 Rationale for User Group Activity Zone Allocation**

In a planning and operational sense, the arrangement of the Park is in two distinct zones; motorised recreation top the east of SH36 and non-motorised recreation to the west. This is based on fundamental recreation and practical principles, topographical considerations, resource constraints, access and safety.

A secondary set of drivers is the overall concept of a Central Hub and Sub Hub that cluster similar activity types and user groups together to gain greater coordination, efficiency, and viability. However, special events can include use of, or traverse through other parts of the Park.

The Park has a limited capacity to accommodate intensive, or extensive exclusive use proposals. This plan acknowledges that while overall the Park consists of a large area designed to accommodate a wide range of users, it has been zoned to minimise incompatibilities and maximise coordination between compatible uses.

This has been dictated by the limitations of the size of the Park, the terrain capacity, consideration of safety, and resource consent limitations (e.g. noise). One of the main considerations is to prevent inappropriate or unsafe 'overlapping' between activities. This is where physical contact, other risks, real or perceived may ruin people's recreation experience.

The dissecting of the Park by four public roads and one logging traffic easement makes logical corners of the Park to guide user group zoning. However, innovation, cooperation, and agreements with neighbours are ways to extend the capacity of the Park inside and outside the boundaries.



Zoning and space allocation has been developed using the following constraints and considerations:

Constraints and Considerations	Explanation
1. Purpose of the Park and why we bought it	<p><b>"To successfully establish and facilitate a regional destination that caters for a wide range of adventure, cultural<sup>7</sup> and educational activities in a managed sustainable way".</b></p> <p>In other words, multiple users, multiple purposes managed for the long term.</p>
2. Resource consent conditions	<p>The Development Plan reflects a host of RMA related consent conditions that require such provisions as acoustics setbacks, buffer zones, limiting access on and off the Highway to one intersection at Whataroa Road.</p>
3. Hub/sub-hub concept	<p>One of the core concepts for the Park was the organisation of a central hub providing a range of public amenities e.g., car parking, toilets, etc. The satellite sub-hubs provide amenities to organised user groups and casual users of the Park. The aim is to focus recreation development as efficiently as possible. Grouping like activities and coordinating shared site facilities (parking, toilets, signage etc) will prevent duplication and congestion problems.</p>
4. Physical topography and shape of park	<p>The Park provides a great range of terrain types but the plateau on which it sits is deeply incised by steep gullies, with few areas that could be called level ground. Zoning has taken into account the shooters need for gullies, the motorsports need for level terrain and the downhill mountain bikers need for steeper terrain. The shape is not a square and the most of the boundary does not follow logical stream channels or ridges. It is further divided by pylons, easements and DOC Reserves.</p>
5. Road access within the Park	<p>We have a legacy of logging roads built for forestry. Many corners of the Park are not accessible from the main access point at Whataroa Road.</p> <p>Council develops the internal road network based on developed user group proposals to allow groups to physically access sites, to align with user group needs and to act as a separation between activity zones.</p>
6. Cultural protection sites	<p>The Park contains archaeological sites, waahi tapu sites and other sites of significance to both Tangata Whenua and Europeans. These sites were identified in the Cultural Assessment for the Park so they could be recognised and provided for in the development and management of the Park. Some sites are confidential; some are more generic values, like waterways protection.</p> <p>The Activity Zone Plan takes these aspects into consideration as they impact both inside and outside of the Park boundary. The Park also forms part of a wider cultural corridor between Rotorua and Tauranga. It should be noted that Tangata Whenua also has a role to play with the adjoining Crown owned land surrounding the Park.</p>

<sup>7</sup> Proposed addition by Tangata Whenua, 18 August 2009.

7. Ecological protection areas	The Park has approximately 340ha in native forest cover, some of which is formally protected under the Tasman Accord and District Plan protection lot status. Fortunately, most of it is in steep gullies and gorges, but it does mean a more restrictive approach to development and a 'no go' for certain areas.
8. Management and safety of Park users	Our first duty is public safety. Visitors need clear direction on where to go and where not to, managers need conflicting activities separated as much as possible to avoid accidents, disruption and distraction. This is particularly important for faster motorised sports being separated from casual users but the same principle applies to the wider park. The education of users and appropriate signage is reinforced by logical boundaries based on the Highway, internal roads, streams and protection areas which help everyone achieve the goals.
9. User group needs	The majority of current user groups have identified their preferred sites to develop and operate their activities. Some groups have allowed for a footprint that meets their current and future needs. This has been encouraged in order to help achieve the "vision" for the Park. However, this also has the potential to tie up areas of the Park for 10-15 years until such time as the user group might wish to use it. The Activity Zone Plan identifies interim usage by others of a compatible nature if an area isn't being used or proposed to be used for a long period of time.
10. Neighbouring land owners	<p>We have three main land use types adjacent to the Park, and there are restrictions associated with each landowner.</p> <p>A. Reserves and Crown Forest land is managed by DOC  B. Commercial Forestry land managed by Hancock Forest Management  C. Dairy Conversion land managed by private farming corporations</p> <p>Discussions with neighbouring land owners and managers have provided direction on where some activities may best be placed. This primarily relates to where motorbikes are located as their ability to access adjoining forestry plantations is of concern to the forestry managers. This does not however, prevent the use of some areas of the Park for specific events that may require the use of land outside of the Park boundary.</p>
11. User not yet identified	There are areas of the Park on the western side that have been identified for "future" allocation to groups not yet involved in the Park. These areas are also subject to forestry cutting rights.
12. Forestry & Emission Trading Scheme (ETS)	<p>Approximately 40% of the Park is subject to a long term Forestry Cutting Rights agreement that will be in place for another 10 years. WBOPDC also has forestry assets in the Te Matai Block. Active forestry operations including road building, spraying, harvesting and hauling will be part of the Park operation and will mean access restrictions, temporary road closures and development access being limited until cutting rights expire. Forest managers have indicated that some use could be made of cutting rights areas e.g., weed clearance and use of old access tracks, but not tree removal or damage.</p> <p>The ETS is another constraint in that removing forest cover or deforestation has a penalty associated with it.</p>



Based on these considerations and constraints, the Project Team developed an optimum solution to organising the Park into activity zones best suited to fulfil the vision and accommodate known parameters of user group management plan proposals in hand. It is recognised that compromises have been made and that room has been designated for future development proposals from groups or activities not currently being considered. The current Activity Zone Map can be found in the Appendices.

## **5.8 Current Regional Recreation Context**

This section identifies the current user groups and gives some indication, at the time this management plan was produced, of the recreation trends and issues surrounding the type of recreation pursuits likely to become involved in the Park. The following user groups are identified as potential users of the Park: In the motorised category there are rally car clubs, car enthusiasts that would use the Park as a venue, four-wheel drive as well as motorcycle and trials riders.

Among the non-motorised groups are mountain bikers, equestrians, target shooters, walkers, runners and birdwatchers.

This list is not exhaustive and the degree of interest and capacity for involvement in the Park changes over time. A number of commercial tourism operators have also shown interest but the Councils are not ready to develop the policies, guidelines and commercial agreements necessary to respond to these opportunities.

## 5.9 Recreation Use Data and Trends in New Zealand

When the Sport and Recreation Council (SPARC) Active New Zealand Participation Levels Survey (2017)<sup>8</sup> is considered, the most popular ten pastimes for New Zealanders recorded as an outcome of that survey are shown on the next page.

Activity	Population percentage <sup>9</sup>	Ranking <sup>10</sup>
Walking	59%	1
Gardening	25%	2
Equipment-based exercise	22%	3
Running/Jogging	20%	4
Playing games (with kids)	16%	5
Group fitness	9%	6
Swimming	9%	7
Road Cycling	7%	8
Yoga	6%	9
Mountain Biking	4%	10
<b>Sports Also Involved at the TECT All Terrain Park</b>		
Day Tramp	4%	12
Motorcycling	2%	19
Hunting	1%	21

From this data it can be seen that walking, cycling (all types/total cycling), jogging/running and tramping activities are all expected to be represented strongly in the Park. There are of course the activities that have more specific facility needs not readily provided for elsewhere such as shooting (rifle and pistol) and motorsports, participation in which has declined since the 2008 survey. This may be in part due to the pressure placed upon these sports by lack of appropriate facilities. Hunting and fishing activities are readily available on neighbouring land, and given the safety issues and low games numbers, there will not be any recreational hunting activities within the Park. The Park's management must take into account *all* these activities, and there is the acknowledgement that many visitors will be interested in participating in several activities at a time, including incidental activity (e.g. relaxing, picnicking, or walking in the vicinity of parking areas). The sport, recreation and physical activity profile for the Bay of Plenty region<sup>11</sup> was similar to the national profile.

<sup>8</sup> The findings are based on data from the 2017 Active NZ Survey. Data was collected from 27,038 New Zealand adults aged over 18 years and 6,004 between the ages of 5 and 17 through online and postal surveys. Participants were asked to report all sport and recreation activities participated in, at least once, during the 12 months preceding the survey.

<sup>9</sup> The population number indicates the percentage of New Zealand adults who participated in a specific activity in the 12 months prior to the survey.

<sup>10</sup> Each activity has been ranked from highest to lowest participation level (%), with the exception of activities where a combined percentage is presented, for example, cycling (total) and fishing (total).

<sup>11</sup> Sport New Zealand (2017). Sport, Recreation and Physical Activity Profile: Bay of Plenty Region 2007/08. Wellington: SPARC.



Hunting remains as a latent issue at the Park. Fish and Game (while only involved with management of Sportsfish and Gamebirds) advise that the Park does not feature as a highly sought after area for hunters. There is no known waterfowl present. Angling is not prevalent because streams are small, shallow and difficult to access compared with other locations and there isn't a reputation for fish<sup>12</sup> within the Park environment.

Trends for respective codes likely to use the Park are just as important as participation figures; a wide range of updated figures and supporting data is anticipated to be received from respective national sporting organisations and will be included below as it comes to hand. This includes data coming from Sport Bay of Plenty (SBOP) on regional trends and SPARC research on national sporting trends and when available this information will be added when the plan is updated.

Across the sub-region as a whole, growth trends have been significant; by 2026 the population is expected to have increased by 46%. This will impact upon the availability of, and demand for, recreational opportunities that the Park will be able to provide for into the future. Indirect benefits of the Park will also transfer to communities. The high level of development proposed within many of our urban settlements provides both an opportunity (ability to design and build in footpaths and cycle ways) and a need (higher populations with increased traffic levels) to encourage higher rates of walking and cycling. Consideration of the needs of different users is an important part of the strategy. Walkers and cyclists fall into two groups – recreational and commuters, and each have varying requirements. Commuters (both cyclists and pedestrians) seek to use the fastest route (namely that with the shortest distance), whereas leisure users are more likely to prioritise the attractiveness and safety of routes (natural environment, views and peace and quiet) over the distance of the route. Recent research has however indicated that when people are introduced to cycling through use of recreational routes, they are more inclined to become commuter users in the longer term. This is an important notion and one which emphasises the need to provide opportunities for recreational users across the District<sup>13</sup>, and therefore within the Park.

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<sup>12</sup> Pers com., Matt Osbourne, Fish and Game representative, June 2009,

<sup>13</sup> WBOPDC Walking and Cycling Strategy Final Report April 2009

**Current Regional Recreation Context:** The following identifies the potential user groups and gives some indication, at the time this plan was produced, of the recreation trends and issues surrounding the type of recreation pursuits likely to become involved in the Park.

The following user groups are identified as potential users of the Park (current MOU, lease or licence holders have been **bolded**):

- **(S) Tauranga Airsoft Club**
- (C) Wananga and Te Rongoa Maori
- **(E) Bay of Plenty Bee Interest Group**
- (N) Waikato Endurance Riding Club
- (E) Toi Ohomai
- (E) Waikato University
- **(E) Ngongotaha Lions Club**
- **(M) The Tauranga Motorcycle Club**
- (M) Tauranga Model Boat Club
- (N) The White Company
- (E) Mountain Safety Council Tauranga
- (E) NZ Police Youth Search and Rescue
- (N) Tauranga Tramping Club Inc
- (N) Tauranga Western Riding Club
- (N) BOP Pony Club
- (N) Mountainbike Tauranga
- **(S) BOP Clay Target Association Inc**
- **(S) NZ Deerstalkers Association (BOP Branch)**
- **(S) Tauranga Pistol Club**
- (M) Geyserland 4x4 Club
- (C/E) YMCA Tauranga
- **(N) Tauranga Model Aircraft Club**
- **(C/E) Adrenalin Forest Ltd**
- **(E/N) Lions Club of Ngongotaha – Tree Grove Committee**
- (N) Rotorua Orienteering Club
- (N) Kaimai Ramblers
- (N) Rotorua Mountain Bike Club
- (N) Nga Tapuwae-o-Taneatua Tramping Club
- (N) Pack and Boots Tramping Group
- (N) Rotorua Western Riding Club
- (N) Tauranga Equestrian Sports Association
- (N) BOP Scouts
- (N) Tauranga Dog Training Club
- (N) Fur Flyers Sleddog Racing Club
- (N) Tauranga Branch and Te Puke NZ Forest & Bird Society
- (N) NZRC Bridleways
- **(N) Tauranga Model Aircraft Club**
- (S) Western Bay of Plenty Bow Hunters Club
- (S) Tauranga Archery Club
- **(S) Bay of Plenty Paintball**
- **(S) NZ Deerstalkers (BOP Branch) Association Inc**
- **(M) Te Matai Motorsport Inc, including**
  - **(M) Motorsport Bay of Plenty Inc**
  - **(M) BOP Radio Control Car Club**
  - **(M) BOP Four Wheel Drive Club**
  - **(M) Waikato Offroad Racing Club**

C = Commercial/Other

E = Educational

M = Motorised Recreation

N = Non-motorised Recreation

S = Shooting

This list is not exhaustive and the degree of interest and capacity for involvement in the Park changes over time.



## 5.10 Detrimental Activities

Past recreational use and activity data is not available for the Park environs because no public use was allowed except by permit from Hancock Forest Management who manage the forestry cutting rights areas. Other influences to date that have been noted for future management include:

- Hunting – pig/possum/deer. Commercial and amateur possum fur trapping. Target and pest shooting/spot lighting. 4WD and motorcycle activity. All these have been a constant pressure on the Park in spite of the gates, trenches and threat of being trespassed by security patrollers.
- Theft of forest products (pongas, firewood, plants and built assets).
- Detrimental public activities include rubbish dumping, green waste dumping, burnouts and car torching.
- Cannabis cultivation is a long standing underground activity that ranges from individual plots to large scale, sophisticated growing operations involving thousands of plants. Such activities are discrete but usually result in problems of illegal entry, gate damage, rubbish dumping and cultivation paraphernalia being left behind.

A major issue is security for park and club assets. TCC's own experience at McLaren Falls Park, which is geographically similar and at times sharing the same influences, could not even attempt managing security issues when they arose with only one Park Ranger and a hand full of neighbours. The TECT All Terrain Park also has a single on site ranger but no immediate neighbours to help, with the nearest at least 5km away.



Caption: Park Ranger sorting through rubbish left at the Park.



## 5.11 Recreation Settings - Recreational Opportunity Spectrum - ROS

The Recreation Opportunity Spectrum (ROS) is a well established, research based system for classifying outdoor experiences, management settings and measurable parameters. It provides both an inventory and planning process. A recreational opportunity comprises a combination of an activity, a setting and an experience. The Spectrum has been divided into six major setting classes: Urban (U), Rural (R), Roded Natural (RN), Semi-Primitive Non-Motorised (SPNM), Semi-primitive Motorised (SPM), and Primitive (P).

The ROS describes and maps recreational opportunities and has been adopted nationally by DOC. Using ROS, opportunities for outdoor recreation experiences are classified along a continuum of areas from urban to wilderness. The classes that apply to the Park are - Rural (R), Roded Natural (RN), Semi-Primitive Non-Motorized (SPNM), Semi-primitive Motorized (SPM). The Urban and Primitive settings are not part of the Park and the Park has been created specifically to fill the gap between coastal reserves and the backcountry of the Kaimais. The ROS framework was used to guide the allocation of space, the sharing of areas and the general separation of activities in the Activity Zone Plan development process and outcome. The Activity Zone Plan process and criteria are described in detail in section 5.14.

## 5.12 Neighbouring Recreation Providers

The Park's recreation opportunities role is specific to a range of recreation activities. However, this role also needs to be complimentary to other providers already offering similar facilities in what is regarded as the neighbouring area.

The Park has set out to NOT duplicate those facilities already supplied by neighbouring providers. This is important so as not to undermine the feasibility of both the Park and other operators within the sector. It is particularly important to achieve a balance between what is economically and socially complimentary to the region. However, demand may make it perfectly feasible for multiple providers to offer similar recreation opportunities.

Multiple providers are good for the overall recreation context; they collectively satisfy people's desire for choice, difference, a range of opportunities at varying skill levels, a selection of levels of service and locality. This should be done strategically to satisfy the provision of the overall adventure recreation, lifestyle and tourism elements consistent with the current branding and theme of the region. The key is to assess the activity trends and supply security across the region to indicate which uses are growing or contracting and which providers are stable and able to handle demand.

Other places and venues in the region that have similar facilities which the Park should compliment and not expressly duplicate, are:

- Whakarewarewa Forest
- Te Puke Rifle Club, Kaimai Pistol Club
- Te Puke go-cart track, Maddix Park motocross facility
- Taupo Raceway and Hampton Downs
- Bay Park speedway, and potential modified car club venue
- Hunting on DOC, private and Maori Trust lands



### 5.13 Duplication of Facilities

There is a need for a range of facilities with security of use and that are 'future proofed' against displacement. Councils have committed to providing a basic level of service in park facilities including; safe access off the highway; a primary internal access road network; central arrival facilities and sub-hub parking, toilets and signage. In addition, the LTP ten year budget identifies several facility needs designed to attract visitors and enhance the range of activities in the Park for the general public (ratepayers) not represented by specific clubs and user groups.

The Project Team will continue to assess user group proposals for the potential to unnecessarily duplicate facilities already existing that are catering for current demand levels within the region. User numbers, activity trends and site security (ownership/consents) are all factors considered in determining the feasibility of hosting proposed facilities. Following the imperative of a regional context for all facilities, specific feasibility plans will form an integral part of user group and commercial operators' proposals. Just because a proposal could be sited in the Park, doesn't make it feasible.

This plan also acknowledges that it may be desirable to duplicate those facilities where proven need and evidence from the respective code strategically supports this, highlighting the need for feasibility work to be a 'value' of such proposals. Further, the Park will avoid duplicating facilities, levels of service, or the functions typically found in urban parks or to compete unfairly with private commercial operators. However, the Park is under pressure to absorb contentious/illegal activities (e.g. burn out pads) by providing controlled places managed by clubs. Taking the pressure off other areas less suitable for high impact (noise/erosion/disturbance) activities assumes those involved are willing to travel to the Park and be actively supervised. This may work for some, but there is anecdotal evidence that others like boy racers are seeking remote locations to avoid surveillance and would not want active supervision.

The most compelling user group or commercial proposal will be one that identifies 'what is lacking' as a net outcome of the work, and an analysis to show the basis for this evidence or trend based information, as opposed to an idea. Initiative and ideas based proposals are acceptable, but those groups who have done the work or can show their feasibility work can be substantiated will rank higher than those who have not. Council undertook a non-scientific user survey in early 2007 of all the clubs that expressed interest in being involved in the Park. Two questions related to desired facilities revealed the following results;

Q. 25i What types of services are required for you to use the Park?	Q. 29 Would you require the use of the following facilities?
26 Water 5 Electricity (would be nice but not necessary) 19 Electricity 6 Telecom 18 Waste Disposal 30 Toilets 16 Other e.g. accommodation	20 Clubhouse 10 Office 16 Cooking Facilities 15 Other (e.g. accommodation/camping)
Categories provided in questionnaire	Open ended



## 5.14 Activity Zone Plan

In order to facilitate the uptake of the Park by various user groups and to help prioritise Council infrastructure development the TECT All Terrain Park Sub-Committee considered and adopted an Activity Zone Plan (AZP), which is reviewed on an annual basis, as shown in the Appendices. This determined where motorsports, 4WD, shooting activities, motorcycles and non-motorised sports may be best located for the long term development of the Park and the user groups specific requirements.

The Activity Zone Plan took into consideration the various viewpoints and issues raised by the user groups against other recognised physical constraints and recreation planning principles. The AZP divides the Park up into logical areas of use for similar type activities e.g.; shooters area.

The proposed AZP catered for all current user groups but was less specific for motorcycles and 4WD. Further discussions were held with these two user groups on where they could be based within the eastern side of SH36, outside of the motorsport activity area. Following the adoption of the Activity Zone Plan, user groups and Council have been able to proceed with their respective developments with confidence.

The following criteria were used to develop the Activity Zone Plan.

**The Vision Statement for the Park:** "To successfully establish and facilitate a regional destination that caters for a wide range of adventure and education activities in a managed sustainable way".

**Resource Consent Conditions:** Consent conditions e.g.; include noise buffer zones, planting buffer zones and a single access point to the Park.

**Recreation Opportunity Spectrum Framework:** The ROS framework was used to guide the allocation of space, the sharing of areas and the general separation of activities.

**Central and Sub-Hub Concepts:** This concept provides for a central hub that acts as the arrival point to the Park and includes a range of public amenities e.g.; car parking, public toilets etc. The sub-hubs are spread throughout the Park and provide amenities that serve both organised user groups and casual users of the Park.





**Physical Topography and Shape of the Park:** As the Parks name suggests there is a diverse range of terrain within the Park. Deep gullies dissect the Park and form natural barriers to access within the Park. Whereas flatter areas provide suitable terrain for motor racing, steeper slopes are suitable for other activities e.g., downhill mountain biking.

**Management and Safety of Park Users:** The separation of activities, in particular faster motorised sports such as rallying and off-road motorcycles, from other activities is essential from both a safety and park management perspective. As the motorsport group has recognised the need to separate motorcycles from four wheel motorsports for safety reasons, the same principle applies to the wider park outside of the motorsport activity zone (Te Matai block). This issue is mitigated in the AZP by having all of the motorsports on the eastern side of SH36 thereby using the highway as physical separation from other activity zones. This separation is essential to the management of the Park and the on-going education of users, in particular casual users, as to where they can and can't go within the Park. The education of users would be supported by appropriate signage throughout the Park and guidance from the Park Ranger.

**Road Access within the Park:** Council identified funding in its LTP for the development of internal roading to various activity zones within the Park. The development of the internal road system will align with user group needs and also act as separation points between activity zones.

**Ecological Development and Protection Areas:** The Park includes approximately 380 hectares of established bush. This existing bush plays an important role in protecting the various streams and waterways which traverse through the Park. Some of these areas are subject to a "Tasman Accord" pursuant to the Reserves Act 1977 that protects the native bush. It is proposed that through education based programmes involving the community and students, that an ecological corridor is established across the Park to connect the existing native bush within the Park to the adjoining bush located on neighbouring land.

**Neighbouring Landowners:** Discussions with neighbouring land owners and managers have provided direction on where some activities may best be placed. This primarily relates to where motorcycles are located as their ability to access adjoining forestry plantations is of concern to the forestry managers. This does not however, prevent use of some areas of the Park for specific events that may require the use of land outside of the Park boundary.

**Cultural Protection Sites:** The Park contains waahi tapu sites and other sites of significance to both Tangata Whenua and Europeans. These sites were identified in the Cultural Assessment for the Park so they could be recognised and protected. The AZP takes these aspects into consideration, as they impact both inside and outside of the Park boundary. The Park also forms part of a wider cultural corridor between Rotorua and Tauranga. It should be noted that Tangata Whenua also has a role to play with the adjoining Crown owned land surrounding the Park.

**User Group Needs:** The majority of current user groups have identified their preferred sites to develop and operate their activities. Some groups have allowed for a footprint that meets their current and future needs. These footprints have subsequently been included in lease documents. This has been encouraged in order to help achieve the "vision" for the Park. However, this also has the potential to tie up areas of the Park for 10-15 years, until such time as the user group might wish to use it. The AZP identifies interim usage by others of a compatible nature if an area isn't being used or proposed to be used for a long period of time.

**Users Not Yet Identified:** There are areas of the Park that have been identified for "future" allocation to groups not yet involved in the park. Some of these areas are also subject to forestry cutting rights, which place severe limitations on user group activities or development.

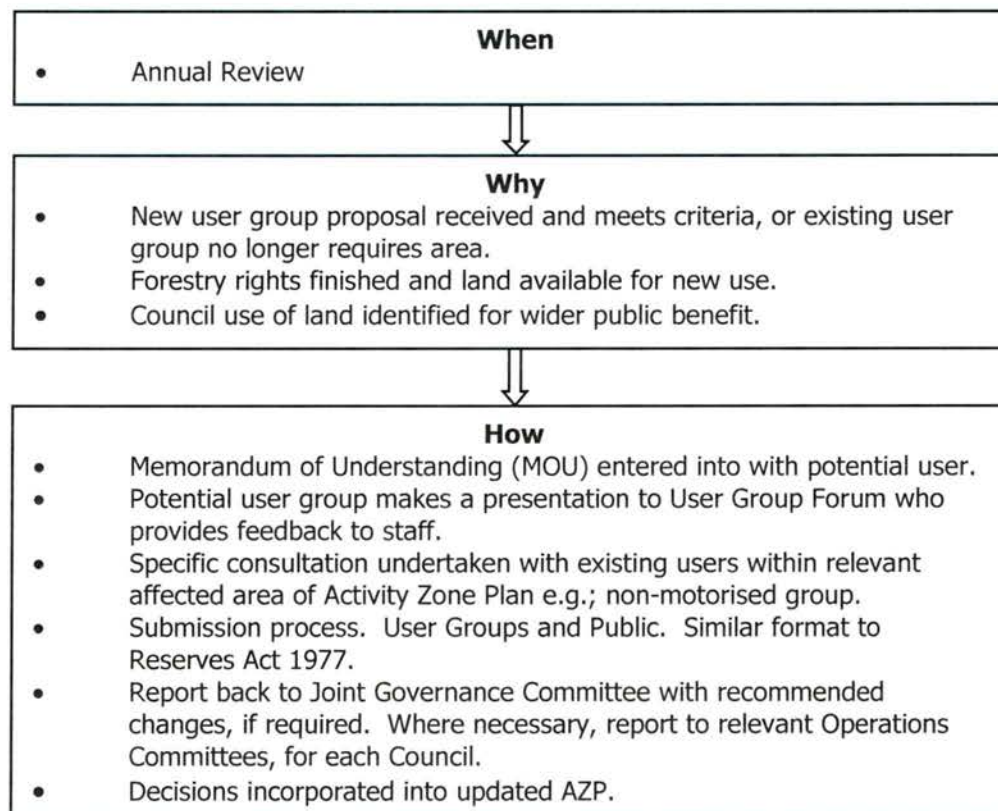
**Forestry Rights:** The Park includes areas that are currently subject to forestry cutting rights. The Forestry Managers have indicated that recreational use is not compatible with their operations within the forestry rights areas.

**Emissions Trading Scheme (ETS):** The AZP takes into consideration the potential impact of the ETS. The annual review of the AZP will allow Council to plan for and manage the existing forests it owns and future forest plantings.

### **Decision Making Process for Changing the Activity Zone Plan**

The section above has outlined the criteria that support the rationale behind the Activity Zone Plan. At its meeting on 29 October 2009 the TECT All Terrain Park Sub-Committee also considered a process on how the AZP is reviewed and changed in the future. It was proposed that the annual review is undertaken prior to October, in order to align with lease dates e.g., 1 October.

The following chart identifies the key steps in the decision making process for changing the Activity Zone Plan.

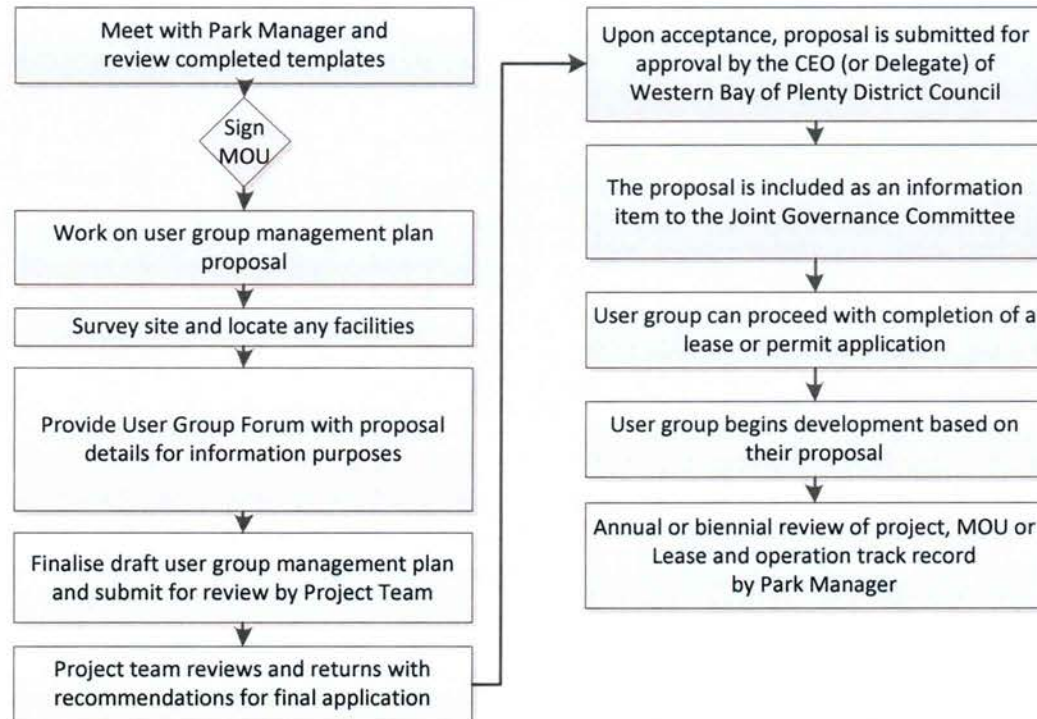




## 5.15 How User Groups Get Involved

User group representatives have been involved in this project from the beginning with participation at Council meetings, site visits, user surveys and one-on-one with staff characterising the involvement to date. Now that many formal proposals are being received from user groups, an assessment criteria process has been developed where clubs and interested organisations engage in a number of steps outlined below. The Project Team assist with technical advice, mapping resources and templates, including the Development Plan which provides guidance to the RMA resource consent conditions associated with the Park.

WBOPDC engages the user groups through a Memorandum of Understanding (MOU), which allows a club to have access into the Park to survey and assess suitable sites for their proposed activities. When the details of the site, activity and development are compiled into a Draft User Group Management Plan, Councils will assess the proposal against the Development Plan, resource consent conditions and a set of criteria covering – feasibility, compatibility and physical constraints of the Park. As the Park project evolves further, more user groups will become direct stakeholders through their activities as recreation site developers. Please refer to Appendix J – Guidelines for User Groups - TECT All Terrain Park Project Assessment Criteria.



## User Group Forum

A User Group Forum was formed to provide a means of inter-user group communication and on-going review of operational matters in conjunction with Park staff. A Terms of Reference document has been developed with consultation made through the User Group Forum. The parameters of the User Group Forum are as follows:

**Purpose of the Forum:** The primary aim of the forum is to ensure communication between all stakeholders. The User Group Forum will support the project's aims by:

- Resolving any obstacles and barriers that may arise between user groups through negotiation and consensus;
- Providing and receiving feedback to/from Council's on plans and policies;
- Ensuring that sufficient resources are made available to the project so that the project outcomes can be met;
- Assisting with communication both within the forum and between user groups;
- Providing advice to Council's on issues that may affect user groups.

**Frequency of Meetings:** Six monthly, evening from 5.30pm for up to 2 hours (subject to review).

**Venue:** WBOPDC Council Chambers — (NB: Some meetings may occur on site or at other venues)

**Participants:** MOU, lease and licence holding user groups to send a representative and/or deputy. The meeting may be open to key stakeholders/neighbours (DOC, Hancock Forest Management, Iwi, farmers adjacent, TCC rep) as issues dictate.

**Notification:** Invitation sent out to user group representatives by email. Meetings will be notified on the TECT All Terrain Park website.

**Attendance:** Council staff, and optional for the Joint Governance Committee to attend as observers.

**Administration:** This is not intended to be a formal meeting run by Democracy Services. The Project Team has engaged the assistance from Sport BOP for a representative to be an independent Chair, with staff coordinating meeting arrangements, reporting progress and taking of minutes. Key concerns and other highlights from the forum meetings would be reported to the Joint Governance Committee.



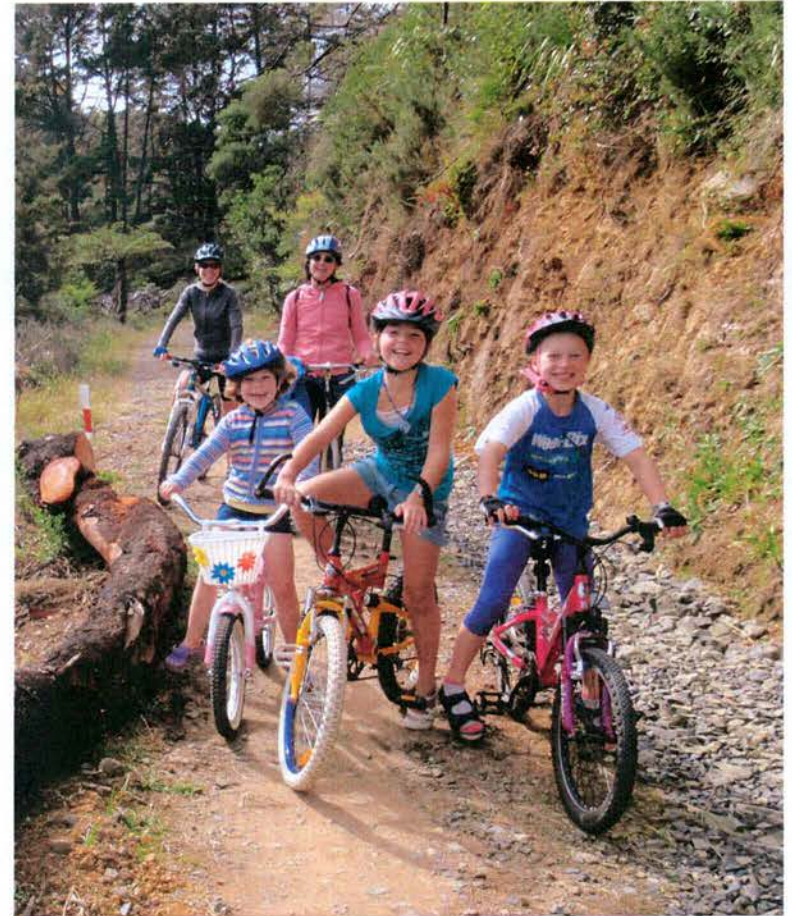
## 5.16 National Cycleway

The National Cycleway project is a New Zealand government initiative to build and operate a network of cycle ways throughout New Zealand. It was announced by Prime Minister John Key in early 2009 at the Job Summit, and has since been focussed on discrete segments, like the "Great Walks" are to trampers. The concept is to connect up existing trails with new sections, eventually creating an inter-connected pathway across parts of the country with special cultural and physical features attractive to domestic and international tourists.

The Otago Central Rail Trail is considered a model for future projects around the country. The intention of the project would be to create jobs in an economic downturn, and to provide local and international cycle tourists with a route to travel on. In May 2009, it was announced that the government had set aside 50 million dollars over the next three years for the advancement of this project. This \$50 million would be available for local authorities and other successful applicants to draw from for construction of the cycleway.

A route through the Park was considered early on in the process but was less of a priority than a low elevation coastal route. A feasibility study was undertaken to determine where a coastal route could be established linking Waihi to Tauranga, but it failed to gain funding for implementation. Long term, there is still the potential to create a network of connections at several points in the district, such as the Park. Potential exists to connect a route for cyclists coming from the Rotorua direction, through the Park, and on into TCC water catchment land and esplanade reserves down to the Kopurererua valley at The Lakes subdivision and into the Tauranga CBD with hardly a road ever used. This route could also connect with the Wairoa River pathways taking in McLaren Falls and Ruahihi Canal then through to the City cycle path network.

Providing network connection opportunities at various points across the region would establish a beginning point for the cycleway to be extended into the Western Bay of Plenty. This will provide boosts to the region's cycling strategies and plans, and health benefits and potential income for the area.





## 5.17 Summary of Major Findings

The site that the Park now occupies was managed as forested lands for intensive harvest and replanting. This had provided for little authorised recreation other than some restricted access via discretionary forestry company permit or predominately via illegal access. Cutting rights areas are still closed and under the control of Hancock Forest Management, acting for overseas forestry cutting rights holder. As cutting rights expire, allocation will involve a careful, measured approach that balances need with site suitability.



Whether the majority of future users visit as individuals outside of club structures, or members of users groups has yet to be demonstrated. What is known is that all new visitors seeking out the Park in any capacity will be seeking to understand what the Park is about and how it will be used. A functional comparison would be that the Park sits somewhere between Woodhill Forest<sup>14</sup> and the Redwoods<sup>15</sup>. More traditional and club type structures could be more likely to prevail. However, it has been several years since the last user group survey.

On-going consultation, future survey results, and submitted User Group Management Plans will assist in the determination of how various user groups may fit in the Park and around the grouping concept, or sub-hubs identified in the initial concept plan. Clubs are best to articulate their own needs in their own proposals, and are encouraged to coordinate with similar activities within their respective zones.

Exciting opportunities exist for accessing adjacent lands and waterways outside of the Park, and using some of these to achieve a significant off road cycle route from the summit to the sea. This could be achieved via WBOPDC and TCC lands with little road contact once trails were built. With DOC land next door, there is an exciting opportunity to link recreational aspects together in a management sense. Currently WBOPDC do not control and manage neighbouring land but investigations are underway to achieve that to better coordinate access and management of adjacent lands.

The Park has a limited capacity to accommodate intensive, or extensive exclusive use proposals. This Plan acknowledges that while, overall, the Park consists of a large area designed to accommodate a wide range of users, it has been zoned to minimise incompatibilities and maximise coordination between compatible uses. This has been dictated by the limitations of the size of the Park, the terrain capacity, consideration of safety, ecological values and resource consent limitations (e.g., noise). One of the main considerations is to prevent inappropriate or unsafe 'overlapping' between activities. This is where efforts have been, and will continue to be, directed so that physical contact, other risks and a loss of enjoyment do not ruin people's recreation experience.

It also needs to be acknowledged that accommodation of any interests to use and occupy areas of the Park will be at the discretion of the Park Manager and the User Group Forum. The user group proposal process will be the standard approach for seeking approval for occupancy of areas in the Park. Council has updated the Park Concept Map to reflect new information about user group zoning issues and opportunities. The current Activity Zone Plan map will continue to be updated annually as the Park develops, as shown in the appendices.

<sup>14</sup> Woodhill Forest is iwi owned land under cutting rights that provides motorised and non-motorised recreation opportunities NE of Auckland, New Zealand

<sup>15</sup> Redwoods portion of Whakarewarewa Forest



## 6. RESOURCE DESCRIPTION

### 6.1 Introduction

The Bay of Plenty is one of the fastest growing regions in New Zealand. It is characterised by intensive urbanisation, coastal and lifestyle property development, farming, horticulture, extensive forestry, and major land use changes.<sup>16</sup>

The Department of Conservation's Conservation Management Strategy<sup>17</sup> notes that public conservation lands and waters provide many opportunities for people to benefit from the outdoors, whether they are enjoying the sights and sounds of nature, picnicking, tramping, exercising, horse riding, boating, biking, connecting with their heritage or just getting away from it all.

The Bay of Plenty's unique mix of volcanic, geothermal and coastal landscapes, cultural heritage and natural resources offers visitors an impressive choice of attractions. As a result, the region receives an annual tourism spend of \$901 million having increased in the preceding 3 years by 36.9%<sup>18</sup>. Growth is expected to continue in the tourism market with a growth of 60% to 2028.

The Bay of Plenty is within a two-hour drive of more than half of New Zealand's population and has a rapidly growing residential population of more than a quarter of a million people, concentrated in Tauranga, Rotorua and Whakatane.

The Bay of Plenty's wide range of recreational opportunities and experiences attracts a diverse group of visitors. Factors such as ease of access and close proximity to large urban populations gives the region potential to provide inviting experiences for families, and those new to the outdoors. Quality of life factors such as access to parks, open spaces and outdoor recreation have increasingly influenced decisions by residents as well as businesses considering the merits of relocating to an area.

### 6.2 Land Use Description and Implications

The subject site is owned by both the WBOPDC and TCC. The areas bounding the Park fall into four categories; 1. Recent large scale dairy conversion cooperatives, 2. Existing small scale farms, 3. Existing large scale forestry blocks (foreign owned and managed by Hancock Forest Management), and 4. Areas of DOC land. The nearest house to the Park is located approximately 2.5 kilometres from the boundary of the Park. Refer to Appendix A for parcel descriptions.

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<sup>16</sup> Department of Conservation, Draft Conservation Management Strategy, Bay of Plenty Conservancy, 2008. (The draft strategy goes on to add from a Department perspective, "*The Department of Conservation recognises that successful conservation management depends on working with surrounding neighbours and communities, and actively recognising the connection of people with the special places that the department manages. Significant scope exists for more collaborative working arrangements, particularly in priority areas.*")

<sup>17</sup> Department of Conservation, Draft Conservation Management Strategy, Bay of Plenty Conservancy, 2008.

<sup>18</sup> Tourism Bay of Plenty, Annual Plan 2017/18.



Hancock Forest Management also manages cutting rights over part of the Park that will persist until the last stand of pine is harvested around 2028. As blocks are harvested, the land is handed over to the Park and can then be developed accordingly. The balance of the pine forest plus native plantings is managed by the Park. The relationship between cutting rights activities and the Park operations will be annually reviewed; this will influence operational outcomes and some aspects of development, including user group developments.

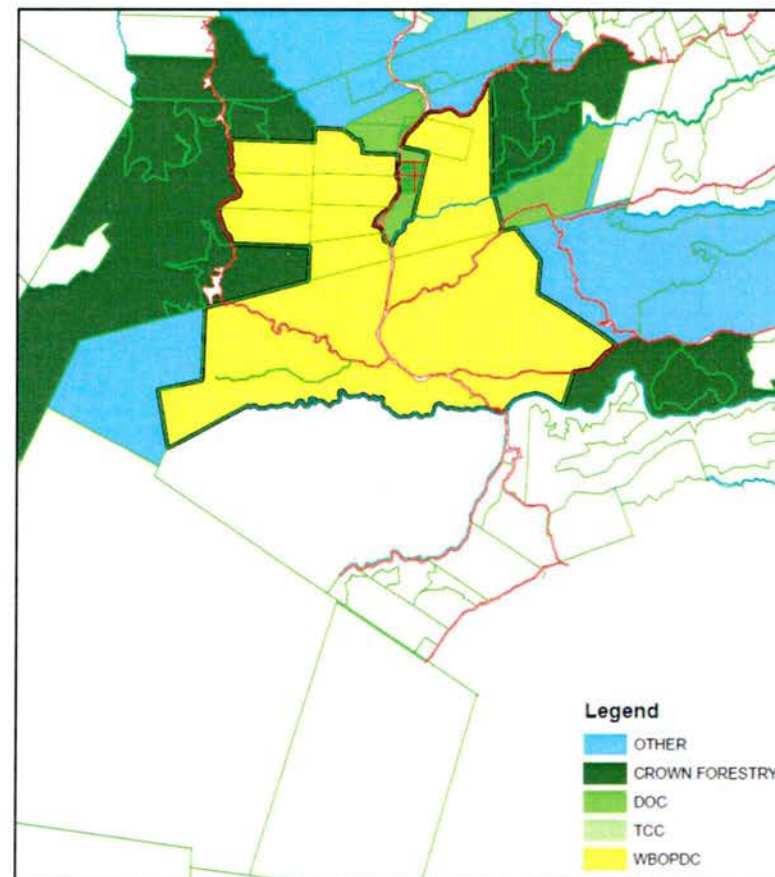
There is the opportunity to approach DOC with a proposal to take over control and management of the Taumata Scenic Reserve and related blocks to better integrate park management and operations as well as pest control and access. Obtaining management of Taumata Scenic Reserve and the DOC Stewardship area at the head of the Upokotio Stream would be of benefit not only for recreation but also for biodiversity reasons. These areas are contiguous with indigenous forest within the Park and establishing pest and weed control would be beneficial to the biodiversity within the Park as well as the neighbouring areas. Taumata Scenic Reserve also has a population of the threatened native mistletoe *Tupeia antarctica* which is being badly affected by possums (*Paul Cashmore pers. comm.*) but has the potential to spread into the Park where similar habitat is available.

### 6.3 Climate

The Park is situated in the Western Bay of Plenty District, and in the Otanewainuku Ecological District. The entire park is within the Lowland Bioclimatic Zone. Sunshine hours are around 2406, annual rainfall is approximately 2300mm and weather patterns are dominated by NW winds, NE rainfall is spread throughout the year. Such high frequent rainfall patterns mean that earthworks or weather sensitive events and activities may face delays or cancellations. Winds are generally light and ground frosts settle approximately 10 days a year.

### 6.4 Soils and Topography

The Park is located on the north-east end of the Mamaku Plateau. The dominant landform of the Park is plateau which is undulating and dissected by deeply incised gullies. The underlying rock of the area is late quaternary ignimbrite with an upper layer of rhyolite (GNS Science 2008, Pendergrast 2005) and soils are yellow-brown pumice based (Beadel 2006), known as Kaharoa Ash. Soils are vulnerable to erosion when disturbed and lose permeability with compaction. [Drainage is very high resulting in very low flow streams even in winter.] Boxes on adjacent dairy farms have had to bore down to 380m to reach ground water. In addition, construction using native soils is hampered by frequent rainfall events keeping soil wet, plastic and unworkable. Disturbance of top soil by earthworks and recreation activities has a high risk of erosion, transport and sedimentation due to steep terrain and high rainfall.





## 6.5 Ecological History

Prior to European settlement of the area the northern Mamaku Plateau was almost entirely tall forest; mostly rimu/tawa but with some podocarp-beech forest around the Mangorewa (Beadel 2006). The area was used extensively by Maori (Pendergrast 2005) but mainly for food gathering which would have had no effect on the forest cover. European settlement began in the late 1800s but only small areas of forest were cleared for farming and in 1925, logging of the native forests in the area began (Pendergrast 2005, Beadel 2006). It is unclear exactly when the native forests in the Park area were cleared but parts were still being converted to pine plantations as late as the 1980s.

Natural fire has not been a factor in this area historically due to high rainfall and tall dense native forest cover. Fire has been introduced by Maori and European alike as a tool for clearing land and site preparation. Fire risk is highest in the summer and highest in the areas presently or previously under plantation forests.

## 6.6 Ecological Resources

Of the 1638 ha within the Park, approximately 340ha is indigenous forest and scrub, and a further 310ha is regenerating shrub land, grassland or other predominantly native vegetation. The remaining area comprises plantation forest, roads, and skid sites. The indigenous vegetation in the Park is of varying quality and ranges from diverse modified primary podocarp/tawa forest to early-successional secondary shrub land badly affected by weeds.

Much of the remaining indigenous landscape in the Bay of Plenty, with the exception of Whirinaki, is highly fragmented. The remnants are threatened by pest plants and animals and are under pressure from severe infestation and predation. Most of the indigenous forest in the Park has been identified as a Recommended Area for Protection (RAP) in the Otanewainuku Ecological District Protected Natural Areas Programme report (Beadel 2006). Two specific documents help inform the assessment of the environmental and cultural values. These were produced by WBOPDC and are called the Ecological Assessment of the TECT All Terrain Park and the Cultural Assessment for the TECT All Terrain Park.

The purpose of the Ecological Assessment was to define flora, fauna, history of the generational changes and land use changes, options for protection and to register covenants on titles within the Park. Puwhenua Forest, Taumata Scenic Reserve, Mangorewa Ecological Reserve, Te Matai Forest, and the Whataroa Stewardship area all adjoin the Park. There is a high level of potential to connect and enhance wildlife corridors between remnant bush in the Park and these adjacent bush reserves.

A vegetation map of the whole park was prepared using a Geographic Information System (GIS). This data is held in WBOPDC's GIS system. WBOPDC requires that natural features for protection lots are assessed using the ecological quality and size criteria in the District Plan (Section 16.5.2(h)). Although there is no immediate intention to acquire protection lot titles, each site in the Park has been assessed using that system. The forest management strategy developed for the Park provides additional background information, and guides the replanting of hand-back areas. Almost all native forest is now under either the Tasman Accord or Protection lot status.

The Park is part of an important corridor of vegetation that begins in the Kaimai-Mamaku Forest Park and extends down the Waiari catchment to the Kaituna (Wildland Consultants 2007). It is also linked directly to the Otanewainuku Forest and the Otawa Forest. Corridors such as these are valuable because they contain



gradients of habitat types through different bioclimatic zones and landforms. They also contribute significantly to the landscape of the district and provide uninterrupted habitat for fauna and flora.

Since being cleared of native forest, the land has been utilised for exotic production forestry and much of the Park land is still forested in *pinus radiata* or has recently been cleared. Some original native forest still remains within the Park boundaries although most of the tall podocarps were removed for timber in the first half of the 20th century, when the surrounding land was cleared. The remaining 320ha of indigenous forest is predominantly in gullies in the heads of the Te Rerenga and Upokokotio Streams, and overlooking the Ohaupara Stream and Mangorewa River. One of the goals of Tangata Whenua for the Park is to provide a carving resource of Totara logs for future cultural projects such as whareniui and waka, etc. The re-establishment of the native bush in the area and across the Park in the ecological corridor would support the return of native bird species to the Park, and the utilisation of native forest products.

## 6.7 Wildlife

In the 2008 ecological assessment, populations of forest birds in the Park seemed to be quite healthy and the number of North Island Robin and Long-tailed Cuckoo was particularly noteworthy. The Kiwi, Kaka, Kokako and other native birds previously noted have since all but disappeared although during a survey in March 2010 by DOC staff and Otanewainuku volunteers, kiwi were heard during the night surveys and tracks have been observed. In addition native fish were seen and bats were detected in 2010 and no lizards were observed.

While the key habitats for upland game birds (California Quail and Pheasant) are the extensive exotic plantation forests of the Kaingaroa Plateau and at Rotoehu, the dunes and shrub lands of coastal areas, and the margins of inland forests, farmland and shrub land throughout the Bay of Plenty, these species are also present at the Park.

Blue ducks are present in the Mangorewa and Ohaupara Streams. Other species, such as the grey duck and New Zealand Shoveler, have declined. DOC lists the grey duck as nationally endangered, mainly because it freely hybridises with the mallard duck: pure grey ducks are rarely seen.

New Zealand Fish and Game list California Quail and Pheasant as being present within TECT All Terrain Park however a no hunting policy has been enforced across the Park, unless a special circumstance requires pest control measures.

Fish and Game note the area supports fairly good numbers of birds, although it is not a Fish and Game managed area. There is no known waterfowl shooting present.

The Park is unlikely to actively pursue assisting introduced game bird populations given that the existing populations are low, unmanaged and demand data is not readily available<sup>19</sup>. There are deer and pigs present in low numbers, and although not part of their responsibility, Fish and Game are aware of people entering the general area for this purpose. Poaching is an on going problem.



Image: Long-tailed Cuckoo

<sup>19</sup> The quail and pheasant are a wild population – Fish and Game New Zealand has not released them into the area, ever. Pers com., Matt Osbourne, Fish and Game representative, June 2009.



Cats, possums, hares, rabbits, pigs and goats represent a significant threat to native forest plants and animals, as well as to new plantings. Rats, weasels, ferrets and stoats are a constant and lethal threat to wildlife.

## 6.8 Rivers and Fisheries

The streams that pass through the Park area only have recorded recreational fishery values further down their catchment, and not within the Park. Within the Park boundary Fish and Game New Zealand have no information listed. In this area generally the streams are small and low flowing and access in the past would have been an issue. There may be some spawning that takes place April – September, but this is unverifiable. Overall the TECT All Terrain Park streams are not fished and Fish and Game have not assessed the Park. Rainbow trout and koura were caught and native fish were observed in 2010 by DOC staff.

The streams within the Park are all first and second order streams and most are ephemeral. They flow into two major catchments; the Wairoa to the north of the Park and the Kaituna to the east. The streams flowing east are part of two sub-catchments of the Kaituna; the Mangorewa and the Waiari.

The waterways within the Park include; Te Rerenga Stream, Whataroa, Ohaupara, Mangorewa, Te Upokokotio, Torepapa, Tumatapaua and Tautau. These streams and rivers are culturally significant to Tangata Whenua and in particular their water quality which has relevance to Manawhenua, traditional resource uses and values. Tangata Whenua recommends the following:

- Identify and establish categories for all of the stream and rivers within the Park boundaries to determine their seasonal variability and flow volumes.
- Protection and enhancement of the ecological values of the streams and rivers and their respective catchments in the Park.
- Construction of formal river crossings that must be used by all vehicles within the Park. Limit instances where vehicles cross a stream or river by an unformed or unapproved crossing point or area.
- Development of appropriate riparian margin policies for all of the streams and rivers within the Park.

In addition these water catchments are the major contributors to the water supply for the Tauranga, Mount Maunganui, Papamoa and Te Puke residents. The Waiari Water Supply Project is a joint undertaking between TCC and WBOPDC to provide water to the future growth areas between Papamoa and Te Puke.

The Te Rerenga, Mangatoui and Whataroa Streams which run through the Park are tributaries to the Waiari Stream. The Bay of Plenty Regional Council Regional Water and Land Plan classifies these streams as Water Supply which means that water quality should be maintained or enhanced to be sufficient to allow for municipal water supply purposes, while recognising that water treatment may still be required.

Water will be pumped from the Waiari Stream at 315 No. 1 Road, Te Puke to a water treatment plant located at 376 No. 1 Road, where it will be filtered and chlorinated to an 'A' standard as graded by the Ministry of Health, before entering the public water supply serving Papamoa, Te Puke and wider areas of Tauranga. Construction was originally anticipated to start in 2012, with the treatment plant fully operational by 2015. However, the project was deferred with a physical works



start date of early 2019. A joint TCC/WBOPDC resource consent to take water from the Waiari Stream and to build the intake and water treatment plant facilities, has been granted. Separate packages of construction work are currently underway with pipeline route works along Welcome Bay Road and the stream intake works at the Waiari Stream underway. The design for the treatment plant layout is being finalised.

The Waiari Stream will be used for public drinking water, with a planned operational date of July 2021. However, neither conventional treatment nor microfiltration has the capacity to remove dissolved substances such as metals, hydrocarbons, herbicides and pesticides which may enter the water from manmade activities. The Waiari Stream water will be treated by microfiltration which removes some contaminants, including protozoa such as Giardia and Cryptosporidium, which are not removed by conventional treatment, and are unaffected by disinfection using chlorine. Microfiltration also requires a relatively clean source water to operate successfully. Source water with elevated turbidities and high suspended solids, resulting from clay and other inorganic particles washed off the land, can disrupt or close down treatment processes thus reducing the amount of water produced.

As water suppliers, TCC and WBOPDC are obliged to protect drinking water sources, such as the Waiari Stream and its tributaries, from being contaminated with anything that could not be removed in the treatment process or which reduces the amount of water available to the community.

## 6.9 Pest Animals and Plants

The Park has a legacy of logging, farming and forestry activities that have introduced a host of non-native and invasive species. Many are on the high priority lists, some are required to be controlled while others have no statutory obligations but pose significant threats to park values.

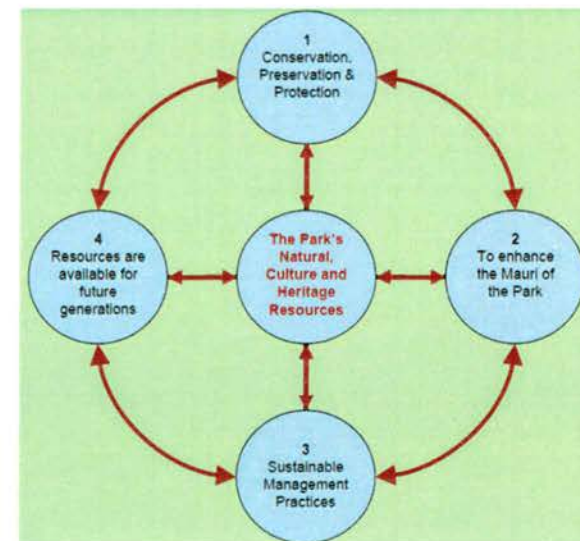
Possums, rabbits, hares and goats threaten native forest and new plantings. Introduced predators threaten native wildlife within the Park and on adjacent ecological reserves. Benchmark monitoring in the plantation and indigenous forest areas shows a very high possum density (6-8/ha) and a severe impact on native regeneration and new plantings.

## 6.10 Cultural Resources

The development of the Park provided an opportunity to research the archaeological records for the Taumata and Ngawaro region, and the interpretation of the Park's history from both written and oral accounts. On this basis, a Cultural and Heritage Assessment was undertaken in 2009.

Key findings from the cultural assessment (Boffa Miskell 2009) identified the cultural resources within the Park that are significant so that they can be recognised and provided for in the development of future Park programmes and activities.

The cultural resource assessment report presented a summary diagram of conservation and sustainability principles that Tangata Whenua recommend to Councils (see right). This flow chart represents the sustainability





model in relation to the cultural heritage and natural resources within the Park. The four (4) elements support one another and collectively represent the practice of kaitiakitanga (guardianship) within the Park.

In addition, Tangata Whenua recommends the following specific approaches being incorporated into the management of the Park:

1. Identify and establish categories for all of the streams and rivers within the Park boundaries to determine their seasonal variability and flow volumes.
2. Protection and enhancement of the ecological values of the streams and rivers and their respective catchments in the Park;
3. Construction of formal river crossings that must be used by all vehicles within the Park. No vehicle should cross a stream or river by an unformed or unapproved crossing point or area;
4. Development of appropriate riparian margin policies for all of the streams and rivers within the Park. On-going consultation will continue to inform and progress these recommendations and how they will be incorporated into the Park.

Tauranga Moana - Ngai Tamarawaho, Ngati Ruahine and Ngai Te Ahi are three hapu of Ngati Ranginui Iwi who reside in Tauranga Moana. The three Ngati Ranginui Iwi hapu have intertwining and common relationships with sites and areas that extend from Waikareao, Otumoetai, Te Papa, Waimapu, Poike, Hairini, and Ohauti on the coast through to Taumata, Ngawaro, Mangorewa and Waoku areas of the Park.

Te Arawa Hapu - Waitaha a Hei are an Iwi of Te Arawa who have occupied lands in Te Puke, Papamoa, through to the southern shores of Te Tahuna o Rangataua and south along and including Te Rae o Papamoa, Otawa, Otara and on to Otanewainuku. Waitaha share common boundaries with their neighbouring Ngati Ranginui, Ngati Pukenga and Ngai Te Rangi whanaunga. Tapuika have very close kinship ties with Waitaha and Ngati Rangiwewehi through Tia and Hei from the coastline of Papamoa and Maketu, inland through the Mangorewa and the Waiari River catchments and the Park area. Both of these river systems also provided traditional pathways and tracks into the Mangorewa, Kaharoa, Taumata, Otanewainuku areas and onto Rotorua. Ngati Rangiwewehi have occupied and shared the lands in the Mangorewa and Kaharoa areas with other Te Arawa Iwi and hapu for many generations.

### **Significant Sites**

The Park is located in an area highly significant to Tangata Whenua and includes the sites: Te Hinga o Te Upoko o Tuaurutapu, Paratiti, Te Rii o Tuaurutapu, Te Rerenga o Raho across the Ohaupara Stream and Tu Temaongarangi, the junction of the Ohaupara Stream and the Mangorewa River. The cave known as Te Ana o Kaitangata, also known as Te Ana o Taipo to Tapuika, is in the area.

Tangata Whenua support the use and development of appropriate interpretive panels, story boards, pou whenua (carved marker posts or stone) or the like incorporated into the design and management of the Park to reflect the cultural connections and relationships with the upper Pyes Pa, Taumata and Mangorewa areas.

## **Mangakopikopiko RD**

### **6.11 Access**

This is a park with a state highway running through it, bisecting the Park and creating a logical split in the designation of user zones. NZTA has placed a number of resource consent requirements on the Councils that are intended to mitigate potential impacts on the state highway network, including the requirement to have only one access point into the Park off SH36. Primary access to the Park from the state highway is via the Whataroa Road intersection. The District manages three local

public roads within or adjacent to the Park - Mangatoai, Whataroa and Te Matai Roads – and there are some restrictions on these as well. Discussions between WBOPDC and NZTA continue over the use of alternative access points for specific user groups.

Roads and tracks are established throughout the Park as part of the forestry operation and most of these will be utilised as part of a re-named roading and pathways system and as recreational roads within the motorsport section. See Appendix B.

There is a regulatory relationship between the State Highway access and the use of the Park expressed in resource consent conditions for the operation of the Park activities. The Park Development Plan articulates and helps inform access matters, and discussions between WBOPDC and NZTA.

There is a transition underway from private forestry block to Sub-regional Park with staged public access. The legacy of illegal activity continues with theft, vandalism, poaching and illegal dumping occurring.

## **6.12 Scenic Resources**

The Park is located on both sides of SH36 which is a major scenic route and well travelled by tour operators and independent tourists in cars, campers or touring by bicycle. Much of the viewable portions of the Park are highly altered, or is scheduled to be as logging proceeds across the forest. NZTA consent conditions require a 10m buffer along the highway and public road system to prevent vegetation growing tall enough to shade or impact the highway. This calls for planting deciduous exotics or lower growing native plants such as flax and cabbage trees to enhance the visual qualities, and the screening of clearings and recreational activities inside the Park.

Outstanding features include views from Mangakopikopiko, the Mangorewa gorge overlook and the Upokokotio gorge. Sight lines and view shafts to local landmarks are important, and these will be considered during any development work and reforestation plans.



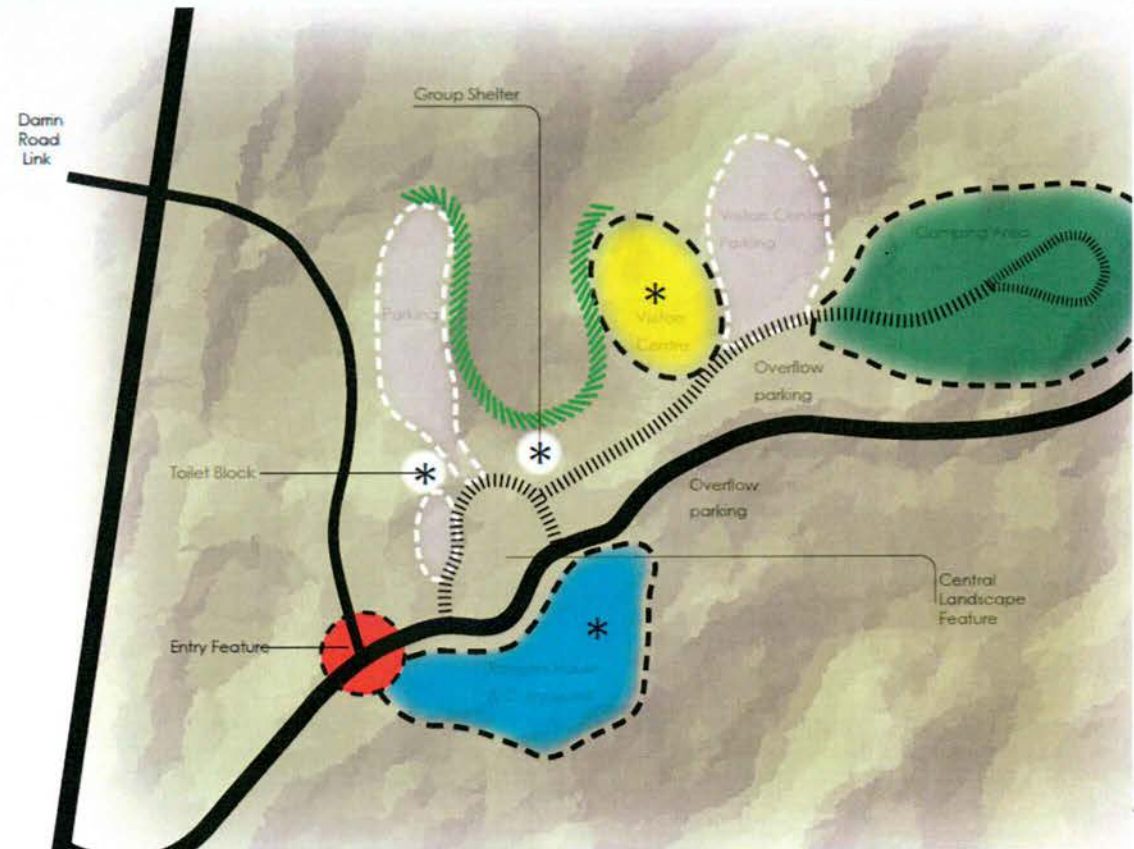


## 7. CENTRAL HUB DEVELOPMENT CONCEPT

The Park Development Plan and the Central Hub Master Plan provide the framework for the establishment of the Park entrance, access road to the west, parking and ranger station facilities adjacent to Whataroa Road. The plans draw upon the outcomes of key stakeholder and user group consultation, consent conditions and the vision, goals and objectives of this plan. They also provide direction for development beyond the central hub, to include the sub-hubs or activity zones.

There are six key areas of design in the plan:

1. Whataroa/SH36 Intersection Main Park Entrance.
2. Westside access road and underpass.
3. Stage One Central Hub Area parking, access roads and drainage.



4. Ranger house, workshop, workers accommodation and compound.
5. Arrival Centre.
6. Stage Two parking, visitor centre site and campground.

The unique landform of the central hub area provided some challenges and opportunities to fit desired parking, buildings and services into the site. Respecting and working with the landform and existing tree cover were key elements to establishing the character of the Park and its role in the wider landscape. This area will serve as the default focus until user groups become established out in the main activity zones of the Park. The central hub will also provide an important role for first-time and transient visitors, passive users and serving established user groups.

The underlying direction for landscaping (both hard and soft) is to achieve simplicity, robustness and reflect the historic and existing character of the Park. The existing character of the Park is defined by the landscape – both natural and modified. Forestry is a dominant element and the sustainable long term management of pines will be a key factor in protecting amenity and sense of place. Strategic opportunities for native revegetation and the re-introduction of native trees should be identified and embraced both for ecological and educational purposes.

## **7.1 Whataroa/SH36 Intersection Main Park Entrance**

One of the key features of the Park is the entrance where visitors get their first impressions, quickly get directions to where they want to go and have safe accessible places to park and explore the immediate area. Views from the highway as you approach the entrance give visual references to the main parking area, to the Arrival Centre and to the ranger station. The main entrance sign utilises robust timber and steel materials to give a sense of the history and purpose of the Park.



Resource consent conditions dictate the scale and capacity of the road specifications which future proof for peak traffic flows up to 700 vehicles per hour interfacing with the main highway. Guided by the existing public road alignment, and the natural landform, traffic is calmed and directed to immediate destinations within the central hub area. The following map shows the traffic flow and layout of the central hub area.



## 7.2 Westside Access Road and Underpass

One of the most important safety features of the main entrance was the development of an underpass and access road to the west side of the Park to allow traffic flow under the highway rather than back into an intersection mode. The underpass provides that capacity and in future this area may absorb an additional "clover

leaf" access ramp off the highway to the west side/Weld Road link. As visitors become familiar with the Park, they will bypass the central hub information kiosk and the Arrival Centre, heading directly to their destination. Double gates will allow access to be controlled during the development phase and after hours. Traffic monitoring devices will track vehicle activity heading west and can be compared to the counts at the main entrance and on the highway.

### 7.3 Stage One Central Hub Area Parking, Access Roads and Drainage

Establishing the platforms for parking, buildings and future development allowed efficiencies to be gained while the site was prepared. Stage One represents the immediate parking capacity of 50 cars, access to the ranger station house and workshop, the Arrival Centre site and to the Stage Two sites. Whataroa Road was realigned and upgraded to calm traffic and reduce dust. The central hub area has been laid out to ensure that key sightlines are created between facilities. The area of high activity between the ranger station, Arrival Centre, and car park is kept relatively open and well lit to ensure that people can be seen. This reflects principles of Crime Prevention Through Environmental Design (CPTED) so that the 'eyes of the street' make everyday visitors to the Park feel safer and reduces the likelihood of vandalism, burnout activities and wilful damage.

The central traffic island area is a piece of interactive land art that incorporates the undulating terrain/pulse/tree line motif in the Park logo.

### 7.4 Design Brief

To ensure a best practice design outcome for all built structures in the Park, functionality, sense of place and sustainability are the key design considerations. All

A subtle reference to the All Terrain Park pulse logo could be created when the area is viewed in profile..



structures should be designed with the following objectives in mind;

#### Functionality

- Views - Buildings need to be oriented to make the most of terrain and views. The provision of comfortable verandas should be considered to take advantage of the borrowed landscape.



- Adaptability - Interiors should offer adaptable space to cater for different needs and changing uses - from informal use through to organised events and demonstrations.
- Durability and Simplicity - All buildings need to be of simple construction and built to last. Low maintenance and cost effective designs should be encouraged to reduce on-going costs.
- Security - All buildings need to be designed to reduce the risk of crime. An assessment of crime and security risk should be undertaken for all structures before design.

## **7.5 Ranger House, Workshop, Workers Accommodation and Compound**

This is the operations centre for the Park. Now that the Arrival Centre is open and functioning, the ranger facilities will not be a public area for interacting with the staff. The building design is reflective of the halfway house that once served tourists en route to the interior by stage coach. The style is subdued, functional and designed to look the part of a ranger station. The house has a commanding view over the central hub area but is a "private residence" and clearly delineated from the workshop and compound.

Room for vehicle parking, materials storage, utilities, and a workers accommodation unit is incorporated into the layout but the availability of level terrain is limited. Some screening is necessary but view shafts across to the central hub area will be retained or enhanced.

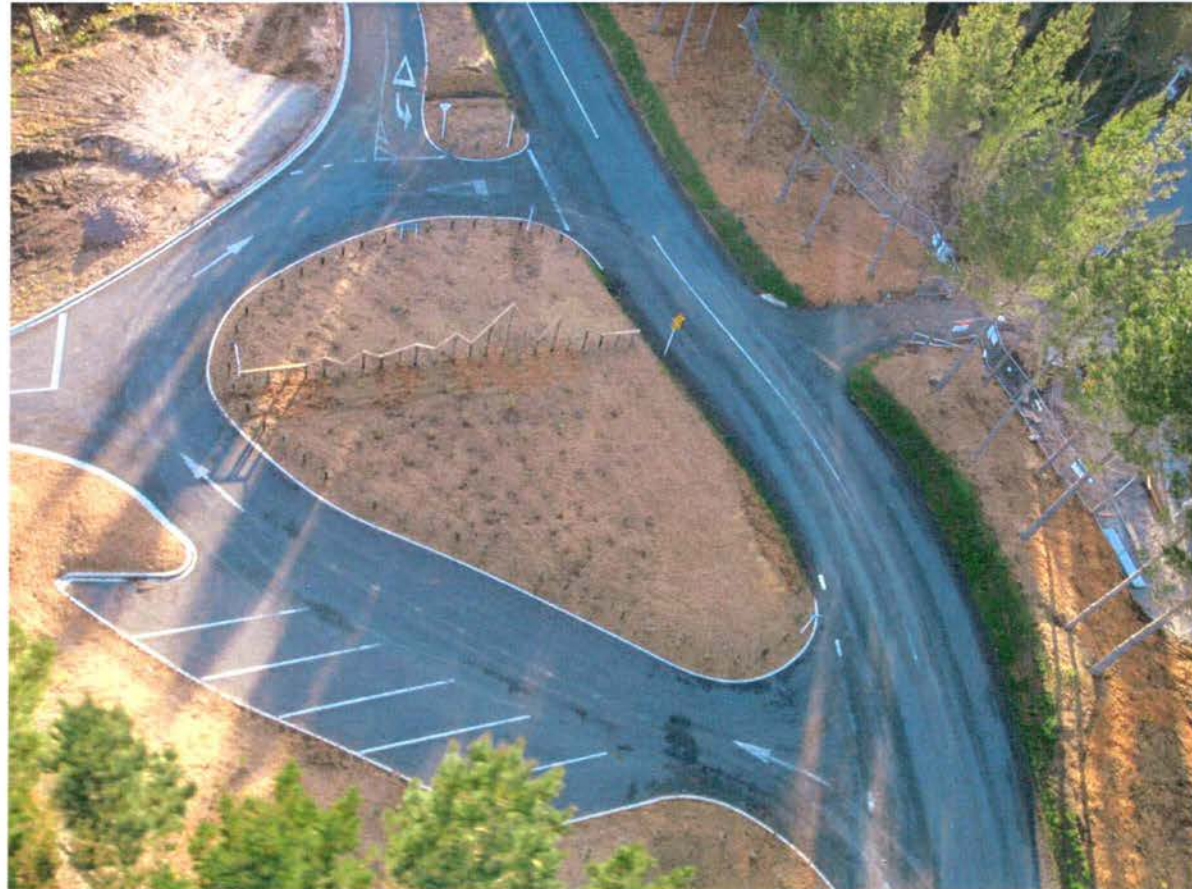
## **7.6 Arrival Centre**

The Arrival Centre is a small building of 86m<sup>2</sup> which houses a classroom sized space and accompanying public toilet facilities with storage. It is designed to be the first point of call for visitors to the Park to orientate, meet, shelter from the weather, rest and refresh. It is intended for sport and interest groups to meet including motorsports and motor bikers, 4WD, mountain bikers, shooters, campers, volunteers, educational groups and the likes. The main building is constructed of timber species grown in New Zealand, including redwood and Douglas fir. This structure attempts to express the evolution of timber, from the inception of the forest it stands in, through the conversion process of timber, into its own structure. The main area has timber weatherboard cladding and timber windows. The public toilet facilities are constructed of concrete block with aluminium doors and windows.

## **7.7 Stage Two Parking, Visitor Centre Site and Campground**

Key elements of the early concept of the central hub included provision of a multi-function central visitor centre, parking, campground and outdoor amphitheatre. Early concept drawings showed a highly landscaped "business centre" for disseminating visitor information, holding meetings, presentations, a café and exhibition space. This concept has yet to be tested for feasibility and timing but the site has been cleared and laid out according to the hub master plan. In the interim it functions as overflow parking and staging for small events with the camping area likely to be developed in the medium term to host user groups holding weekend

events, independent travellers in motor homes and groups. A helipad has been established in the central hub as one of the key evacuation points and is near the stormwater retention pond that serves as a fire dam.





## 7.8 Stage Three Freedom Camping Provision and Destination Play Area

The increase in freedom camping in the Bay of Plenty in the period since 2015 has been reflected in the increased use of TECT All Terrain Park by freedom campers during that time. If this is to be a sustainable activity it will require some level of infrastructure provision albeit as a complement to the future development of a full service campground. As an interim development, the most appropriate solution may be a KiwiCamp® style off-the-shelf turnkey operation. This type of development utilises cell phone technology to provide pay-as-you-go facilities such as showers, laundry and Wi-Fi connections. Any increase in freedom camping, or indeed other overnight provision would trigger the need for additional potable water to be available on site. This can only really be achieved by the sinking of a bore to access groundwater, this may also trigger the need for reticulation to exploit the available water supply.

The use of the Park by casual visitors is an increasing trend and the demand for public facilities continues to rise. However, the catalyst for future development of supporting facilities such as tea rooms, equipment hire or concessions would need to be an attraction that would bring visitors from across the district and ideally cater for family activities across a range of ages and abilities. The creation of a destination playground is one such development and the scale of the forest environment lends itself to the creation of something totally new in terms of a playground experience. As yet the idea of a large scale and adventurous inclusive playground has not been exploited in New Zealand but the flexibility and scale of the TECT All Terrain Park makes it a real possibility. With inclusive playgrounds, the objective is to **include everyone**. They are thoughtfully designed to provide a safe place where children of all abilities can play together, and are developmentally appropriate for children with and without disabilities. An inclusive playground takes away the barriers to exclusion, both physical and social, providing a "sensory rich" experience for all.

Stage one of the play area development would incorporate the fundamentals of inclusive play which focuses on the following components<sup>20</sup> to ensure a positive engaging experience for all children:

- **Physical Accommodations** - Accommodating physical disabilities is one component of an inclusive playground. This includes providing a wheelchair accessible route and ramps/transfer points. Customized equipment such as special swings, allow all kids to enjoy the playground as it is meant to be enjoyed.
- **Engaging** – Inclusive playgrounds provide a number of different opportunities for children to explore. They integrate all the senses and encourages social play. There is a little something for everyone, including those that like to climb, run, spin, slide, swing and more.
- **Integrated** – A true inclusive playground doesn't mean that there is special equipment in a separate area off to the side, but rather a space designed as a cohesive community where play opportunities are integrated throughout. This is important for social development.
- **Promote Inclusion** – Just as the name suggests, inclusive playgrounds have another mission that goes beyond the physical accommodations and specialized equipment. These playgrounds do so much for the community. They educate and bring families and people together. They stress the

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<sup>20</sup> May Recreation – What is an "Inclusive Playground" [www.mayrecreation.com](http://www.mayrecreation.com)

importance of inclusion in every day activities, no matter the ability level. They prove that kids of all abilities enjoy exploring, learning, interacting and having fun together.

Further development into stage 2 or 3 would include the provision of equipment for truly challenging recreational experiences such as accessible abseiling and flying foxes that could be operated on a bookable basis by appropriate groups. Provision of facilities of this type is not currently within the reach of local outdoor education providers or schools but there could be regional resources available to all outdoor recreation professionals, to enable all abilities to be catered for.



KiwiCamp® turnkey facility



## 8. IMPLEMENTATION PLAN



CARE



CREATE

This section describes the assumptions, issues and approach to implementing the development program adopted in the respective WBOPDC and TCC Long Term Plan.

### 8.1 Assumptions

WBOPDC is the Lead Agency in project planning, management and operations for the Park. Overall, the availability of the Park to user groups relies on an investment of time by the groups themselves to follow a process to ensure their needs are met alongside other users, the needs of other Park visitors and the values of the Park overall. These values are also influenced strongly by the requirements of resource consent conditions which must flow onto how users may impact upon the Park.

The basic overall assumptions are:

1. TCC/WBOPDC develop the basic public infrastructure and hub/sub-hub facilities.
2. The Park Activity Zone Plan is developed establishing the predominant use for the four quadrants of the Park.
3. TCC/WBOPDC assist user groups in developing proposals and potential sites within the Park.
4. User groups lead and fund specific activity zone oriented site developments.
5. User groups and other prospective tenants are engaged on a 'first come, first served' basis when applying for occupancy approval.
6. Progress is highly dependent on the capacity of Joint Partners and the capacity within user groups to develop the Park.
7. That WBOPDC guides prospective tenants through a standard process based on the resource conditions granted.
8. That 'user groups' is inclusive of education, tourism, recreation, environmental and Tangata Whenua groups.
9. Both the Park site and the process to achieve occupancy at the Park as a user group have constraints; these include, but are not limited to:
  - Physical limitations of topography.
  - Consent requirements.
  - Ecological and cultural protection sites or areas.
  - Capability amongst users.
  - Compliance of proposals with the aims and objectives of the Park.
  - Council resources.
  - Access to the proposed site.
  - Demonstration that the management of the project complies with industry Best Management Practices applicable to those activities being proposed.
  - A contribution toward operational costs will be levied upon users and commercial operators via leases, licences and permit fees and rentals.

## 8.2 Best Practices Guiding Implementation

A range of best park management practices have been gleaned from the parks and recreation profession to help articulate what it takes to produce the kind of outcomes expected from a park being developed in the 21<sup>st</sup> Century.

The following table summarises the best practices and outcomes likely to be seen in the Park.

Best Practices in Park Management	What You Would See as an Outcome	Example of this in the Park
New Zealand Recreation Association (NZRA) Green Flag Award held as ongoing management benchmark	The Park doesn't go backwards but, over time, improves its environmental condition and improves incrementally so it doesn't get spoiled as it gets more popular.	Minimum impact techniques used in development; high levels of coordination between management and user groups to avoid impacts.
Strategy – there is a plan Collaborative and inclusion structures that include people	Leadership and communication. Room for success when it comes, by design outcomes that get it mostly right from the outset. Less risk, more benefit, and probably some shared costs for infrastructure. Clear leadership from the highest level with support and advocacy being at the forefront of Councils' highest profile messages of community good. The Park is a community pride focal point.	Formation of the User Group Forum; Partnerships between Councils and user groups to develop facilities and coordinate project for mutual benefit. Positive media coverage and regular communication through the Park website and newsletter 'Terrain News'.
Performance indicators: Social indicators Business management approach Ecological condition indicators	Lots of advocates for what is clearly a wide range of tangible benefits from an activity at a Park. Generally known and accepted as a community asset to be valued, protected, and worthy of continued investment. Association and application of accepted industry certification programmes.	Benchmarking of key indicators provides basis for decisions. Cultural and ecological assessments completed, pest populations assessed and monitored, industry best management practices incorporated in park buildings and trails.
Composite funding and reserve plans implemented - alliances	Lots of energy invested in growing positive and expanding relationships at the organising and management levels between all parties. As a community icon, funders and volunteers like what they hear and see, and then assist with resources. Rates funding involved, but further to this, equal or more resources flow into the Park as a community pride project.	TECT and BayTrust have been at the forefront of support for the purchase and major infrastructure projects. User groups are now targeting external funders for support and local businesses are stepping up to provide in-kind services and donations.
Needs analysis, feasibility, fees based, sponsored, satisfaction driven	A by-design approach with everything that is good about the sport or recreation included, with plenty of capacity for the future; Priorities and implementation flows as funding and support permits, with plenty of advocates, both financially and as participants. Affordable and fun outcomes that perpetuate way beyond the energy of the volunteers and the community of the time. A legacy left, a great start, a wise spend.	The District Plan All Terrain Park Zone and Activity Zone Plan exemplified the careful inclusion of information and initiatives for describing the parameters of development and in dividing up the Park for the main activity types to focus on.
The Park and the local economy go hand in hand, and an open policy about this	Local materials, companies and suppliers used to keep the local economy strong, seeing the locals involved via invited tenders. Local companies used that share the same values as the Park for Green Certification.	Local companies have successfully bid for and produced most of our major roading and building projects. Pro bono work for clubs have leveraged even more support for projects and plans.



### **8.3 Community Investment Programmes – What Are They?**

A Community Investment Programme is a name given to a collaborative framework where in this instance the Park, together with the wider community at a regional level; plan the implementation of major community projects in partnership. This approach is already in place, and simply becomes inclusive of the Park, based on a prioritised schedule of projects agreed between partners and WBOPDC and TCC, with the Councils also in the role as funding partners.

Some New Zealand Charitable Trusts and local authorities are already working in this way with their business sector, the Charitable Trust sector and organisations such as Tauranga and Rotorua local authorities. Such Community Investment Programmes are already in place with these Councils.

A Community Investment Programme is a logical extension and implementation tool for the Park. To be successful such an approach needs strong elected member advocacy and support, and this would be demonstrated by this approach being adopted and integrated into the way WBOPDC and TCC operate at the governance and staff levels. It allows the Park to consider capital and operational expenditure from a range of sources while also growing its capacity for service delivery to meet the needs of the Park and its users.

Some excellent examples exist. Two local authorities have been delivering their first partner funded projects this way, following leadership and facilitation of such programmes. Tauranga (City Partners) and Rotorua Councils have already had early successes with Community Investment Programmes. This is both in terms of project outcomes, and in terms of better relationships with the community at governance and management levels. Large projects such as leisure infrastructure (aquatic centres and events centres), have been completed as a result, but just as significantly, the Community Investment Programme has also changed the way the partners work with each other at all levels. Overall, the result of more cohesiveness and a united set of goals for all parties have gone beyond the project schedule itself.

The Park should be considered as a logical extension of the existing programmes for both Tauranga and Rotorua and as an area of greater involvement by WBOPDC. It is not inconsequential that TECT has one of the lowest percentages of dividend (20%) returned to the community as a community grant when compared to others (e.g. Rotorua has 100% of the Energy Trust dividends supporting capital and community grants programmes).

Funding partnerships are largely about finding out as a community what would be possible overall if there was some cohesiveness between all funders. It also provides a management tool for existing funders (in services, in kind, or financial contributions) that are looking to review their existing community commitments. Funders can feel they have at least discovered where their contribution 'fits in' overall in a structured approach and have a reason to decline other, additional approaches.

### **8.4 Potential Source of External Funding - Commercial**

Commercial concessions at the Park are an important income stream and rely on Park staff being actively involved in the business of attracting, managing, and negotiating event occupancy. The appropriateness of commercial concessions will be considered by Park staff against the impact, suitability and the potential for income. The types of events and the consent conditions already imposed on the Park are identified further in the Development Plan.

Anchor tenants are considered to be the user groups. The income from these tenants is as defined in the lease income policy set by the TECT All Terrain Park Sub-Committee and periodically reviewed by the WBOPDC Group Manager, Infrastructure Services. In terms of a range of other tenants, these include but are not limited to commercial service or activity based tourism operators. This group is subject to licenses to occupy, concessionaire permits or leases, ensuring impacts can be allowed for, or their activities can be accommodated.

Naming sponsorship has already been entered into with TECT in the context of the naming rights agreement. Any other branding of areas or facilities in the Park is dealt with in the context of the operative agreement, sponsorship guidelines and branding.

The Park management staff are able to introduce and enter into agreements with vending or small scale concessions that relate to non-recreation income, such as non-alcoholic food and beverages. Future concessions may include cafes where this net income benefits the Park, or an attractive percentage is able to be negotiated on a fixed short to mid-term lease with maximum flexibility for the Park. Interim examples include a shorter term lease for a basic kiosk concession (coffee vendors), where this may provide an income for activities that support park objectives.

## **8.5 Goals, Objectives and Actions for Implementation**

The following goals have been developed from consultation with key stakeholders, consultants and analysis of identified issues and opportunities. Each of the goals covers an area of development, management and day-to-day operations of the Park. Those goals marked with an asterisk\* have been previously approved by the Councils.

### **Goal 1: Develop a unique recreational venue that can position the sub-region nationally and internationally\***

#### **Objectives**

- a. Promote and enhance innovation in developing and operating the Park.
- b. Encourage user groups to aim for high quality facilities capable of meeting international standards for competitions.
- c. Provide support facilities and services that attract large events and competitions at regional, national and international levels.

#### **Actions**

- i. Research and recruit innovative ideas and solutions to apply to the Park.
- ii. Provide state of the art resources to user groups to assist in planning.
- iii. Future proof infrastructure to ensure capacity to meet growth and development.



**Goal 2: Cater for a wide range of outdoor activities that benefit from having access to large areas and separation from residential activities e.g., noise generating sports\***

**Objectives**

- a. Fit as many compatible uses as can feasibly share discrete parts of the Park best suited for each activity type.
- b. Encourage long term tenants using leases, licences to occupy and other mechanisms to secure sites and areas for user groups and commercial entities to invest in.

**Actions**

- i. Engage and participate in consultation with Tangata Whenua, user groups and stakeholders to develop an allocation plan of activities into zones.
- ii. Adapt and modify existing agreements into park specific templates to provide a consistent basis for negotiating long term relationships with partners.

**Goal 3: Incorporate sustainable, energy efficient and low impact design, materials and techniques using best practice park management\***

**Objectives**

- a. Promote sustainability in design, materials choice and practices to all partners involved in the Park.
- b. Incorporate alternative or low energy requiring systems into buildings and facilities where economically efficient.
- c. Pursue industry best practice certification and standards in operating and maintaining the Park.
- d. Apply sustainable trail design standards and minimum impacts techniques in physical works in the Park.
- e. Establish benchmark monitoring of ecological conditions (hydrology, flora and fauna).

**Actions**

- i. Seek technical advice and standards and guidelines for energy efficiency in buildings from industry and national organisations.
- ii. Apply energy efficiency and alternative systems to Park buildings and systems.
- iii. Provide standards, guidelines, and technical advice to user group projects undertaking physical work.
- iv. Develop a trail design manual to guide trail projects in the Park.
- v. Engage professionals and educational institutions to prepare ecological surveys and monitoring systems of park natural resources.
- vi. Partner with the Regional Council on developing 5 year animal/plant pest control plans.
- vii. Implement those plans as cost effectively as possible using contractors, volunteers and neighbouring partners.

**Goal 4: Incorporate the best management practices into each respective user groups' development, facility and operation**

**Objectives**

- a. Apply criteria to user group proposals to help identify opportunities for best management practices to be incorporated.
- b. Provide information and technical advice resources to user groups developing proposals and seeking resource management consents.

### **Actions**

- i. Provide technical expertise to user groups to assist them in consent processes (District and Regional).
- ii. Apply expertise to peer review assessments of potential environmental impacts from proposed activities (e.g., lead, noise, erosion).
- iii. Monitor effects of user activities on the Park environment and resources through the establishment of a visitor monitoring plan.

### **Goal 5: Enhance the physical and cultural connections between the Park and other physical features, recreation providers, stakeholders and Tangata Whenua**

#### **Objectives**

- a. Recognise the visual connections between the Park and the main thoroughfares of SH36 and public roads and sites of cultural significance.
- b. Develop strong visual linkages to natural features within the Park and key vantage points and view shafts.
- c. Develop a network of physical linkages from the Park to other landmarks, conservation areas and features.

#### **Actions**

- i. Engage in neighbouring recreation providers (RLC, DOC and BOPRC) master planning processes to raise the Park profile and look for potential collaborative initiatives.
- ii. Engage and participate in consultation with Tangata Whenua, user groups and stakeholders to determine issues, interests and needs through on-going support for the User group Forum.
- iii. Develop partnerships with other recreation providers, stakeholders and Tangata Whenua to enhance physical and cultural connections between visitors and the Parks natural and cultural resources.
- iv. Investigate the feasibility of National Cycleway/Walkway type routes through and between the Park and other destinations.

### **Goal 6: Provide a safe, secure and appropriate setting for staff, user groups and visitors alike**

#### **Objectives**

- a. Arrange the Park under the central hub and satellite sub-hub concept with upgraded connecting roads.
- b. Provide comprehensive and clear signage to facilitate visitor traffic around the Park and assist in promoting the presence of user groups and commercial operators.
- c. Incorporate CPTED principles into site planning, landscaping, facility design and service placement.
- d. Foster volunteer support for wider Park operations and fundraising through the establishment of volunteer working groups, rural fire crew and Park custodians.
- e. Educate users that they are in a large forest park and safety is their own responsibility.

#### **Actions**

- i. Develop a Park Signage Design Guide for common and public areas.
- ii. Develop a fire response plan to complement preparedness plans developed by Fire and Emergency New Zealand (FENZ).
- iii. Develop signage and maps to clearly identify appropriate zones, behaviours and activities.



- iv. Compliance and law enforcement actions are effected as appropriate and co-ordinated with Police, as necessary.

### **Goal 7: Foster community driven initiatives supporting the use and development of the Park**

#### **Objectives**

- a. Develop templates, communication tools and processes that encourage community engagement in preparing activity proposals for the Park.
- b. Assist new groups in developing, evaluating and coordinating new proposals, events and activities.

#### **Actions**

- i. Develop standard templates for management plans, presentations, event guidelines and shared resources (website).
- ii. Research and develop an external funding guide to assist user groups in finding financial support for proposals.
- iii. Establish a user group forum to meet regularly with staff to receive and share information.
- iv. Engage Sport Bay of Plenty to assist in coordinating community group initiatives and events.

### **Goal 8: Encourage grant funding, sponsorship and business support wherever mutual benefits can enhance the development and management of the Park**

#### **Objectives**

- a. Allow branding rights, recognition of sponsors and direct collaboration in all phases of projects.
- b. Encourage charitable donations and grant seeking in support of park projects and user group initiatives.
- c. Develop a sponsorship package with guidelines and responsibilities clearly defined for potential sponsors, supporters and partners.

#### **Actions**

- i. Continue to develop branding guidelines to maintain standards for using TECT, TCC and WBOPDC logos in signage and other communications media.
- ii. Research and identify external funding mechanisms for the Community Investment Programme to assist capital campaigns in support of major projects.
- iii. Seek opportunities for local businesses to partner with user groups and Council projects, e.g., Project Tauranga Partners.
- iv. Coordinate grant seeking activities among user groups to avoid inter-group competition for the same funding.

### **Goal 9: Develop revenue generating opportunities from the Parks forestry assets, tourism potential and event hosting**

#### **Objectives**

- a. Manage forest resources in the Park for long term asset value improvement and outputs that enhance the recreation settings of the Park and opportunities to use quality wood products in Park projects.
- b. Encourage tourism ventures to establish in the Park to enhance the commercial enterprise, services and activity options for user groups and visitors.
- c. Establish event spaces, support services and communication systems to attract events, vendors and operators.

## **Actions**

- i. Incorporate locally/Park grown timbers into buildings, structures and facilities, and identify these actions with interpretive signage in situ.
- ii. Develop commercial tourism operator prospectus, guidelines and templates to assist in attracting activities, vendors and support services.
- iii. Continue to improve radio, telephone and internet data links to facilitate e-commerce, EFTPOS transactions and live reporting of event action and results.
- iv. Monitor user activities against base-line environmental indicators and in compliance with both resource consent conditions and lease/licence/permit conditions.
- v. Review the Forest Management Plan and rolling budget to best reflect the current timber market and exigencies of Park management.
- vi. Provide input into the review of WBOPDC schedule of fees and charges as it relates to the TECT All Terrain Park.

## **Goal 10: Create and develop training and educational opportunities in a variety of disciplines in the education, recreation and tourism fields**

### **Objectives**

- a. Partner with volunteer service organisations to establish long term relationships and programmes for local and international students.
- b. Develop facilities that can be used to host, train and house educational institutions and programmes.
- c. Establish internship programmes for local and international students in the fields of forestry, tourism, engineering, conservation and other compatible disciplines.
- d. Develop relationships with local schools and universities to promote opportunities for outdoor education, community service and research.

### **Actions**

- i. Partner with organisations and tertiary institutions to coordinate and provide student volunteers engaged in short and long term projects.
- ii. Develop partnership with New Zealand Qualifications Authority training providers.
- iii. Provide and facilitate professional training opportunities within the Park.
- iv. Develop an Expression of Interest to invite partners to provide outdoor education, lodging and camping facilities.
- v. Seek to develop further partnerships with the Councils, DOC and NZRA, to provide for training opportunities and/or internships for parks/recreation trainees.



## 9. ACTION PLAN

The following Action Plan details the recommended starting of works over the next ten years. Each action has been defined into orders of priority:

- Short Term (2018/2019 – 2019/2020)
- Medium Term (2020/2021 – 2024/2025)
- Long Term (2025/2026 – 2026/2027)

Item	Action	Reference [Goal.Objective.Action]	By Whom	How	Priority
1.	Research and recruit innovative ideas and solutions to apply to the Park	1.a.i	TCC WBOPDC Consultant	Consultants advice and professional peer review (NZ Recreation Association)	Short Term On-going
2.	Provide state of the art resources to user groups to assist in planning	1.b.ii	TCC WBOPDC Consultant	Purchase map data and aerial photography	Short Term On-going
3.	Future proof infrastructure to ensure capacity to meet growth and development	1.c.iii	TCC WBOPDC Consultants/Contractors	Design infrastructure upgrades to anticipated uptake	Short Term
4.	Engage and participate in consultation with Tangata Whenua, user groups and stakeholders to develop an allocation plan of activities into zones	2.b.i	TCC WBOPDC Community of Interest	Annual update of the Activity Zone Plan	Short Term. On-going
5.	Seek technical advice and standards and guidelines for energy efficiency in buildings from industry and national organisations.	3.a/b/c.i	TCC WBOPDC Industry	Engage and review in design phase of projects	Short Term On-going
6.	Provide standards, guidelines, and technical advice to user group projects undertaking physical work	3.d.iii	TCC WBOPDC Consultants	Engage relevant consultants to establish templates and assist in project assessments	Short Term On-going
7.	Partner with the Regional Council on developing 5 year animal/plant pest control plans	3.e.vi	WBOPDC BOPRC Consultants/Contractors	Prepare a pest control plan based upon monitoring data and local knowledge	Short Term
8.	Implement those plans as cost effectively as possible using contractors, volunteers and neighbouring partners	3.e.vii	WBOPDC Contractors Volunteers	Contracts, volunteer agreements set up as long term maintenance programmes	Short Term On-going
9.	Provide technical expertise to user groups to assist them in consent processes (District and Regional)	4.b.i	WBOPDC Contractors/Consultants	Provide assistance of each user group as needed	Short Term On-going
10.	Apply expertise to peer review assessments of potential environmental impacts from proposed activities (e.g., lead, noise, erosion)	4.b.ii	Consultants	Undertake peer review of environmental assessments as and when required	Short Term



Item	Action	Reference [Goal.Objective.Action]	By Whom	How	Priority
11.	Engage in neighbouring recreation providers (RLC, DOC and BOPRC) master planning processes to raise the Park profile and look for potential collaborative initiatives	5.a.i	WBOPDC DOC RLC	On-going engagement with LTP processes	On-going
12.	Engage and participate in consultation with Tangata Whenua, user groups and stakeholders to determine issues, interests and needs through on-going support for the User Group Forum	5.b.ii	WBOPDC All Interested parties	One on one, public meetings and user group forum meetings	Short Term
13.	Develop partnerships with other recreation providers, stakeholders and Tangata Whenua to enhance physical and cultural connections between visitors and the Parks natural and cultural resources	5.a.iii	WBOPDC User Groups Operators	Develop partnership guidelines and templates and expressions of interest	On-going
14.	Develop standard templates for management plans, presentations, event guidelines and shared resources	7.a.i	WBOPDC	Staff assistance	Short Term
15.	Research and identify external funding mechanisms for the Community Investment Programme to assist capital campaigns in support of major projects	8.b.ii	WBOPDC Consultant	Professional services contract	Medium Term
16.	Seek opportunities for local businesses to partner with user groups and Council project, e.g., Project Tauranga Partners	8.c.iii	WBOPDC All Interested parties	Develop project proposals	On-going
17.	Incorporate locally/Park grown timbers into buildings, structures and facilities and identify these actions with interpretive signage in situ	9.a.i	WBOPDC Consultant	Professional services contract Staff input	On-going
18.	Develop commercial tourism operator prospectus, guidelines and templates to assist in attracting activities, vendors and support services	9.b.ii	WBOPDC Consultant	Professional services contract	Short Term
19.	Partner with organisations and tertiary institutions to coordinate and provide student volunteers engaged in short and long term projects	10.a/b.i	WBOPDC Consultant/Contractors	Professional services contract Memorandum of Understanding Interagency agreements	On-going
20.	Develop partnership with New Zealand Qualifications Authority training providers	10.c.ii	WBOPDC Consultant/Contractors	Professional services contract	On-going
21.	Provide and facilitate professional training opportunities within the Park	10.c.iii	WBOPDC Consultant/Contractors	Guest speakers/trainers, volunteer programmes	On-going
22.	Develop an Expression of Interest to invite partners to provide outdoor education, lodging, and camping facilities	10.d.iv	WBOPDC Consultant/Contractors	Professional services contract	Short Term Medium Term
23.	Develop a fire response plan to complement preparedness plans developed by FENZ.	6.b.ii	WBOPDC	Staff assistance	Short Term On-going



## 9.1 Long Term Plan (LTP)

The LTP defines a number of Levels of Service that relate to the Park, and is the key mechanism for identifying project priorities, budgets and for ensuring public consultation in the Park. Councils will negotiate access to community based funding sources for significant sub-regional and regional projects, in collaboration with its potential project partners. Councils will support community groups which are proposing to provide recreation facilities or activities for the Western Bay of Plenty public in their applications for community funding, where the proposal is in accordance with the Community Outcomes. Councils will apply for funding from funding agents for projects of community benefit. The funding from TECT towards the Park is an example.

The following LTP 10-Year Plan capital expenditure programme for the Park is now underway, and will be developed into a more detailed 3-Year operational/capital expenditure breakdown and annual work plan (to be developed each year). Annual review by the Project Team responding to new information, tender pricing and shifts in priority, may result in some reallocation of funds to other projects or other years within the overall Park Budget. Figures may be subject to external funding elements, which mean that these projections reflect expected expenditure, not necessarily projected funding by the respective councils.

### 2018-2028 Long Term Plan - Western Bay of Plenty District Council

Project Name	\$'000									
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
TECT All Terrain Park - Public Infrastructure	100	102	104	106	109	111	114	116	119	122
TECT All Terrain Park - Roading (new & upgrade)			104	851	326	167	171			
TECT All Terrain Park - Subhub and park signage	20	20	21	21	22	22	23	23	24	24
TECT All Terrain Park - Forest replantings					31	31	127			
TECT All Terrain Park - Event Space	75									
TECT All Terrain Park - Plans & Assessments	20	20	21	21	22	22	23	23	24	24
TECT All Terrain Park - Asset Renewals	76	42	29	200	80	80	51	98	46	13
TECT All Terrain Park - Cellphone Tower (50% WBOPDC, 50% TCC)	250									
TECT All Terrain Park - Cellphone Tower (100% Subsidy)	250									

## 9.2 External Funding for Implementation

Philanthropy is in its infancy in New Zealand, lottery funds are thinly spread and highly sought after, and Councils have limited budget.

This Management Plan also acknowledges the reality that a longer term approach to on-going funding is required, concurrent with the Park's development. This summary outlines corporate and other investment partners within the context of 'Community Investment Programmes'.

Building a community level sense of ownership can extend beyond those associated with individual user groups involved in the Park, there is also scope for a "Friends of the TECT All Terrain Park" entity. This could be developed to allow individuals who may not even use the Park, to maintain a membership and give donations to support the Park in general, or for discrete targeted projects.



## 10. OPERATIONAL CONSIDERATIONS

### 10.1 General Issues

The Park operational policies and guidelines are all based on and are consistent with Parks and Reserves within the WBOPDC. Not all have been adapted to the Park and some additional policies and guidelines unique to the Park are still being developed. The following sections describe key assumptions and potential issues in relation to activities that may operate within the Park. This also includes the Council's own operation of the Park. Understanding key assumptions and constraints will help identify issues and indicate how they will be solved.

- **Key Assumptions**

- Based on joint ownership of the TECT All Terrain Park (fee simple title held by WBOPDC and TCC) each council maintains funding support at 50% respectively and honour their commitment to park implementation.
- Forestry will continue to balance the needs of Park development with sound forestry practice. Forestry income will be retained to service the needs of forest management and future support of Park operations.
- Councils will lead public infrastructure development to enable user groups and commercial interests' physical access into the sub-hubs within the Park.
- Councils will also lead by way of advocacy and support for the Park's role in a regional, national and international context.
- Councils will continue to actively support innovative and external funding strategies and partnerships.
- WBOPDC continues its lead role in park management at the TECT All Terrain Park.
- Governance-to-governance discussion with Rotorua Lakes Council and DOC will continue with the goal of gaining resource support for the Park, and to coordinate management of adjacent lands.
- Existing forestry cutting rights prevent the development of those areas, until the final harvest has been completed and the land handed back to the Park.
- Economic conditions will increase the focus on local recreation opportunities, rather than international or long distance domestic destinations.
- If left unchecked, invasive species will pose a liability to park resources.
- Current illegal activities (e.g. burn-out activity, hunting, target shooting, dumping and cannabis cultivation) pose significant threats to public safety, health and environmental quality.

- User groups will comply with the sustainability guidelines of the Park and not have a greater impact than projected.
- New assets constructed at the Park outside of leased areas belong to the Councils and are depreciated in the context of the Asset Management Plan.
- Any lease holder may be levied a portion of the operating costs across the entirety of the Park, based on a formula applied to the lessee area and fee structure with each respective user group.

- **Use**

For the first few years the focus was on staged development facilities ready for use by both casual users and club members. As it has developed in stages, the TECT All Terrain Park joins a network of sub-regional parks that currently includes the Huharua Park at Plummers Point.

- **Services Available**

There are very few services available. The Park is a rural setting at the eastern edge of the Mamaku plateau, an area not serviced with all utilities or emergency services.

The Park has begun to develop water, sewerage and power supply plans. Cell phone coverage is sparse, and the Park Staff communicates via VHF radio.

Low draw or self sufficient energy uses will be encouraged and sustainable practices pursued. User groups are to be fully aware that most of the Park has limited or few urban comforts, such as the connect ability to abundant and continuous utility services.

- **Other Considerations**

It is expected that intensive production forestry use may be phased out as the forestry cutting rights expire, land is handed back, and staged development of the recreation activities occurs. Exotic and native planting will maintain forest cover and land use for the purposes of meeting ETS<sup>21</sup> obligations, generating revenue and other management objectives.

At the time of purchase, the site was surrounded by either DOC estate or other forestry operations. Since this time two large dairy conversion units have replaced some of the forestry activity. Some restriction zones have been established in association with external farm residential locations and internally near the central hub and ranger residence:

- Forestry activities carried out by Hancock Forest Management (managing on behalf of OTHP forestry investment owners) will periodically interrupt park operations and use including, but not limited to; road construction, logging, pest control, weed spraying and security measures.
- Forestry activities carried out by the Park Manager on non-forestry rights areas.
- A 50m no-cut buffer exists along the eastern boundary of the Park to protect adjacent farming operations. Initially a noise buffer, the neighbouring landowner considers this to be an important barrier to weed propagation from the forestry crop on to the adjacent pasture.

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<sup>21</sup> Emissions Trading Scheme (ETS)



- 10m buffer is required along SH 36 and other buffers may be designated in order to separate incompatible activities, or to mitigate impacts across boundaries.
- Access easements negotiated with the Office of Treaty Settlements will place obligations upon the Park, to accommodate forestry transport on some internal roads.

Compliance with additional external regulations may also be required (e.g. firearms range certification and spark arrestors etc.). User groups will be required to provide proof of compliance with such regulations, bylaws or licensing requirements. For example, this may include the provision of food on the site, right through to independent range certification for a rifle range, or vehicle regulations for four wheel drive vehicles, or non street legal categories operating on park roads.

- Rationale for user group activity zone allocation.
- How user groups get involved.
- User Group Forum.
- Criteria for evaluation of User Group Management Plan proposals.
- Operational considerations.
- General issues.

As is done with each Reserve in the Western Bay of Plenty District, a set of generic enumerated policies and guidelines are developed to provide day to day management guidance.

## 10.2 Operational Benchmarking

The Green Flag Award® scheme recognises and rewards well managed parks and green spaces, setting the benchmark standard for the management of recreational outdoor spaces across the United Kingdom and around the world. With it's increased adoption across New Zealand and its recent move to the stewardship of the New Zealand Recreation Association, it has arguably become the *de facto* standard by which New Zealand green spaces are judged.

For the purposes of monitoring operational standards, the Green Flag judging criteria<sup>22</sup> will be adopted, against which the day-to-day management will be measured.

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<sup>22</sup> "Raising the standard – The Green Flag Award guidance manual" 2016, Green Flag Award

## Section 1: A welcoming Place

This section recognises the culmination of everything done well. A welcoming place is one that invites and draws people into it. This means creating a space which, through its visual appearance, range of facilities, standards of maintenance and ease of access, makes people feel that they are in a cared-for place.

1. Welcome
2. Good and Safe Access
3. Signage
4. Equal Access for All

## Section 2: Healthy, Safe and Secure

This section looks at how well managers understand their users' needs, encouraging them to enjoy healthy activities using appropriate, safe-to-use facilities and activities, and to feel personally safe and secure.

5. Appropriate Provision of Quality Facilities and Activities
6. Safe Equipment and Facilities
7. Personal Security
8. Control of Dogs/Dog Fouling

## Section 3: Well Maintained and Clean

For aesthetic as well as health and safety reasons, issues of cleanliness and maintenance must be addressed, in particular:

- + litter and other waste management issues must be adequately dealt with;
- + grounds, buildings, equipment and other features must be well maintained;
- + policies on litter, vandalism and maintenance should be in place, in practice, and regularly reviewed.

9. Litter and Waste Management
10. Horticultural Maintenance
11. Arboricultural Maintenance
12. Building and Infrastructure Maintenance
13. Equipment Maintenance



## Section 4: Environmental Management

This section seeks to ensure that the way the site is managed has a positive impact on the environment, locally and globally, both now and for the future. Where choices can be made for future procurement, landscaping or buildings, they should aim to minimise energy and resource consumption and waste, and design in benefits to the local and global environment. Policies should seek to eliminate the use of peat and chemicals to control pests and as fertilisers. Horticultural and arboricultural decisions should reflect an understanding of the impacts of climate change.

- 14. Managing Environmental Impact
- 15. Waste Minimisation
- 16. Chemical Use
- 17. Peat Use
- 18. Climate Change Adaption Strategies

## Section 5: Biodiversity, Landscape and Heritage

Attention should be paid to the appropriate management and conservation of natural features, wildlife and flora; landscape features; and buildings and structures. Their particular character and requirements should be identified and appropriate management strategies put in place to conserve and enhance them.

- 19. Management of Natural Features, Wild Fauna and Flora
- 20. Conservation of Landscape Features
- 21. Conservation of Buildings and Structures

## Section 6: Community Involvement

This section examines the extent to which the managing organisation:

- + understands the community it seeks to serve;
- + actively and appropriately involves members of the community in making decisions about the site's development;
- + provides opportunities for active participation in site projects; and
- + ensures that there is appropriate provision of recreational facilities and activities for all sectors of the community.

- 22. Community Involvement in Management and Development
- 23. Appropriate Provision for Community

## Section 7: Marketing and Communication

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This section seeks to examine the ways that managers understand the key benefits of the site and how they use this information to promote it appropriately. They should understand who the main user groups are, could be or should be, and use a fitting range of interpretation and engagement techniques to communicate with them. This basis ensures that appropriate facilities, events and activities can be offered and most effectively promoted, and forms a solid foundation for development now and in the future.

**24. Marketing and Promotion**

**25. Appropriate Information Channels**

**26. Appropriate Educational and Interpretational Information**

## Section 8: Management

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This section evaluates how well the management plan is implemented on site.

**27. Implementation of Management Plan**



## 11. OPERATIONAL POLICIES AND GUIDELINES

### P1 Sustainable Park Initiatives

**Policy:** Sustainable approaches to the development and management of the Park will be considered throughout the Park and as part of any user group development plans for the Park prior to their consideration for approval. This will include consideration of the development of sustainable buildings, sustainable initiatives for waste management, water acquisition, the offsetting of tree removals through tree replanting and re-vegetation planting, energy generation, transport initiatives, and carbon offsetting through a variety of means.

As part of the approval process for user group development plans and this overall Management Plan, the Sustainable Business Network will be approached to discuss ways that these initiatives can be achieved and to make connections with relevant businesses.

**Guideline:** Where practicable, steps will be taken to implement sustainable initiatives into the Park development. Using resources efficiently has a positive impact on both the 'bottom line' and can reduce the environmental impact of the development and associated costs with this.

### P2 Landscape Requirements

**Policy:** The characteristics of the Park have resulted in some cutover areas and some forestry areas. Any future development will need to ensure that areas maintain a sense of amenity which can be partly achieved through the provision of landscaping. The landscaping requirements are intended to make places blend in and to contribute to the ecological values of the Park. The underlying direction for landscaping (both hard and soft) is to achieve simplicity, robustness and reflect the historic and existing character of the Park.

**Guideline:** If the activity is in a visually prominent location, the scale of the activity or building is significant, a landscape assessment from a suitably qualified person may be required. The nature and extent of the landscape assessment is dependent on the location and scale of the activities and buildings. A brief assessment will be required if the potential landscape effects are internalised or are very minor. A landscape assessment should discuss and explain the following:

- The location of the activity and any buildings within the site boundaries.
- Discuss how the activity and buildings will integrate into the surrounding environment, particularly as to not adversely affect rural amenity. This should include a description of the visual effects of the activity such as the size and colour of buildings, fencing required, proposals for screening rubbish/service areas, whether any existing vegetation is to be removed, the land is to be re-contoured, landscaping is proposed, visibility of the activity from other areas or the road.
- A landscape and building design guideline was developed generically for the Park and any subsequent proposals should be consistent with this.



The existing character of the Park is defined by the landscape (both natural and modified). Forestry is a dominant element and the sustainable long term management of pines will be a key factor in protecting amenity and sense of place. Strategic opportunities for native re-vegetation and the re-introduction of native trees should be identified and embraced both for ecological and educational purposes.

The diversity of the broader terrain provides for the variety of outdoor pursuits in the Park. Clearly, earthworks will be required throughout the Park to enable the end use activities to occur, but wherever possible, activities should work with the natural land form rather than against it.

### **P3 Central Hub and Sub Hub Concept**

**Policy:** Recreational activities, such as active sports codes and recreation activities requiring specific facilities will be grouped into one hub to maximise the sharing of facilities and to focus resources and spending on developing a primary venue for each group of activities. The hub concept has been achieved in accordance with the Development Plan for the Park. The central hub provided at the main entrance into the Park (Whataroa Road) is supported by the development of four sub hubs located throughout the Park. The central hub and sub hubs are provided as a public asset, along with the primary roading network to the sub hubs.

**Guideline:** It is more efficient for communities to provide facilities for active recreation in combined locations rather than spreading these across the Park. By clustering active recreation facilities in central venues, costs can be reduced and duplication avoided. Other benefits can also be achieved through focusing on delivery of core business, creating strong and sustainable clubs and associations, joint sponsorship, and sharing of resources/facilities.

### **P4 Activity Zones**

The Park has a limited capacity to accommodate intensive, or extensive exclusive use proposals. The Council's acknowledge that while overall the Park consists of a large area designed to accommodate a wide range of users, it has been zoned to minimise incompatibilities and maximise coordination between compatible uses.

**Policy:** The user group proposal process will be the standard approach for seeking approval for occupancy for all activities seeking areas at the Park.

**Guideline:** This has been dictated by such considerations as the limitations of the size of the Park, the terrain capacity, consideration of safety, and resource consent limitations (e.g. noise). One of main considerations is to prevent inappropriate or unsafe 'overlapping' between activities. This is where physical contact, other risks and a loss of enjoyment are sought to be prevented so as not to ruin people's recreation experience. The Park Activity Zone Plan indicates where activities are grouped and proposals must coordinate with existing user groups in that area. There is a process for dealing with proposals that include other areas of the Park outside of the designated zones.

### **P5 Tangata Whenua**

**Policy:** Sites or areas with characteristics of special value to Tangata Whenua, including waahi tapu/grave site, and rongoa/medicinal plants may not have been identified in the Historic Places Archaeological sites inventory or the District Plan. In consultation with Tangata Whenua these have been identified, evaluated and protected and become part of the Park management, development and use process. Where there are sites that Tangata Whenua chooses not to identify, it will be determined, in accordance with tikanga Maori, the means whereby those sites or areas are to be protected.



**Guideline:** Tangata Whenua will be consulted in the Park management, development and use process, where decisions are being made on issues of significance to Tangata Whenua concerning ancestral taonga or tikanga Maori, where these are known to Council's to exist.

Use and development of reserves will avoid, remedy or mitigate adverse effects on the natural land physical resources of special spiritual, historical and cultural significance to Tangata Whenua, where these are known to Council's to exist.

The effects of use, development and protection of natural and physical resources on or customary rights of Tangata Whenua will be taken into account.

## **P6 Cultural Site Management**

**Policy:** The use and development of the Park will avoid, remedy or mitigate adverse effects on the natural and physical resources of special spiritual, historical and cultural significance, where these are known to exist.

**Guideline:** This Policy seeks to ensure protection of sites based on existing available information and explicitly acknowledges the Park's responsibilities under The Heritage New Zealand Pouhere Taonga Act 2014. In particular, with the development of the Park; Park staff, contractors and user groups are obliged to be aware and follow the same protocols under a formal planned approach, should discoveries be found.

The Park staff, Contractors, and user groups will be required to note that if during any construction of any facilities, including access, or through the activities occurring on-site any archaeological sites are uncovered or there is reason to expect that an archaeological site may exist, then work must stop until the site can be assessed by a qualified Archaeologist (who will in turn be required by Council's to advise all relevant Tangata Whenua and Manu Whenua) and the appropriate steps undertaken. It will be advised to all parties that the standard procedure will be to contact the Park Manager in the first instance.

The Park has a cultural resources assessment that identifies significant sites which may prohibit or limit activities in or nearby those sites. It is acknowledged that Iwi consultation may lead to further procedures being required.

## **P7 Naming**

**Policy:** WBOPDC road naming policy applies to public roads which are already named within the Park, and none of the non-public internal park roads are expected to be covered by this policy. Internal roads that are constructed or deemed worthy of renaming, shall follow the guidelines below.

**Guideline:** All TECT All Terrain Park roads/sites vested in or administered by Councils, will be named through a formal resolution of the Joint Governance Committee following consultation with Tangata Whenua and interested parties. Naming will generally be initiated as new roads are completed or before sites are developed or before sites are featured on published maps.

The TECT All Terrain Park Road and Site Naming Policy acknowledges the New Zealand Geographic Board (Nga Pou Taunaha O Aotearoa) "Rules of Nomenclature" which act as guiding principles for determining place names in New Zealand. In summary these rules as they relate to Council's administered reserves are:



- Names which have historic, geographic or particular local significance are generally acceptable. So too, for example, are names of early explorers and discoverers, early settlers, surveyors and geologists and early notable people or events which have some connection with the proposed area to be named.
- Names of persons will not be given to features during the person's lifetime. If the name of a deceased person is used, generally the surname is chosen.
- Descriptive names can be used provided there is no duplication of the name in a neighbouring area.
- Name duplication is avoided.
- The use of the possessive form is avoided; e.g. Smith's Reserve.
- Names in local usage normally take precedence.
- Names considered to be in poor taste are avoided.
- Original Maori place names will be encouraged - an "original Maori place-name" means any Maori place name that is recognised by Tangata Whenua as one historically associated with a place within their tribal boundary.

When new roads are created or when existing roads have names that are poorly related to the locality, purpose or nature of the Park or to its community use, it is desirable for the road to be named, or renamed, to ensure ease and consistency of identity. Existing forestry road names may be renamed as forestry rights are transferred back to the Park.

## **P8 Safety and Security, Including Rural Fire Plan**

**Policy:** The design, development and management of the Park will take into account public safety issues and promote the appropriate use and protection of the Park. The security of the Park and any Council owned facilities at the Park, are the responsibility of the Councils and individuals committing offences against the Park property will be prosecuted. The security of the private property of any member of the public visiting or using the Park remains the responsibility of the visitor/user. The Councils will retain the right to limit access to the Park, or advise the public, through appropriate signage, where any security issue within a particular part of the Park is of concern e.g. theft from motor vehicles. The Councils will cooperate with the police and other agencies to promote the security of the Park users.

The Park Manager will be responsible for security to protect the public infrastructure on the Park but not for private vehicle security. Lease holders will be responsible for their own security of their sites. Security cameras are permitted. There will be one locking system in place for all the main gates on the Park and this will be managed and coordinated by the Park Manager. All lease holders will have access to the keys relating to their area, to ensure ease of access and to manage the use and access into the Park. This will be part of the lease agreement.

**Guideline:** The issue of safety in the Park relates both to the safety of users and to the security of the Park and its facilities. Whilst the behaviour of individuals is a societal issue, the Park and facilities can be designed to enhance safety and reduce the incidence of vandalism. In addition, the public can be assisted in the management of their own safety and the security of their property whilst using the Park, by providing appropriate signage advising of any issues, which may be of concern. Security measures are required to reduce the incidence of vandalism and/or anti-social behaviour at the Park. There is a need to ensure security



measures are coordinated and controlled by the Park Manager so that any responses to incidents can be managed and ensure that access in the event of an emergency can be managed. An activity specific Health and Safety assessment is required to be included in the respective User Group Management Plan proposals. These are to detail how the activity will comply with the Health and Safety requirements for the proposed activity/activities and for the Park in general. Public safety, fire prevention and accident reporting is included in the Park Health and Safety Plan.

The Park will maintain limited first response capability for rural fire but the ultimate responsibility for fire suppression falls to FENZ. Contact will be maintained with local FENZ staff and assistance provided where capacity allows.

A park specific fire plan is currently being developed. All proposed Management Plans shall show compliance with this Plan as part of their proposed Management Plan. WBOPDC has adopted an educational smoke free public parks policy and that recommends "Designated Smoking Areas" be defined in the Park to accommodate smokers at the central hub, and each of the sub-hubs, where activities and events are based around the Park. Please refer to the Smokefree Policy (P31) for further information.

## **P9 Ecological Impacts**

The Park Manager will ensure user group proposals give effect to Resource Consents, Regional Pest Management Strategy and the Regional Air, Water and Land Plan.

The streams within the Park are all first and second order streams and most are ephemeral. They flow into two major catchments: the Wairoa to the north of the Park and the Kaituna to the east. The Bay of Plenty Regional Council, Land Management Officer will be consulted about riparian and waterway management within the Park. An in-depth catchment study and advice on appropriate land and stream management will also be programmed.

The management approach for riparian areas in the Park will depend on Park development and use, and the desired outcomes. Ideally, wide riparian buffers should be retained along all streams and as a minimum vegetated buffers along the permanently flowing streams should be retained or established. As well as improving in-stream environmental conditions, established riparian buffers will provide biodiversity corridors to link other important natural areas and will screen neighbouring parts of the Park from each other. Stream crossings should be kept to a minimum, to reduce sedimentation.

### **Revegetation**

The Ecological Assessment includes around 89ha of revegetation for screening and aesthetic purposes, as well as to augment existing biodiversity values. Many of the areas that have been proposed for revegetation are already regenerating naturally and the least expensive approach would be to simply control exotic species in these areas and allow the natural regeneration to take place. Revegetation planting may also be needed where dense weed infestations are sprayed. Only plants that occur naturally in the area will be used in plantings and these will be grown from seed sourced locally. Plantings should replicate the vegetation communities already present in the Park and should initially comprise predominantly pioneer species such as kohuhu, toetoe, koromiko, Coprosma spp. and mahoe.

### **Monitoring**

Monitoring programmes will also be set up to monitor the bird populations in the Park. The five minute bird count method (Dawson and Bull 1975) is a simple and effective method of monitoring species abundance over time. This method could be used to ascertain the effect of pest control on the breeding success and mortality rates of birds.



Vegetation monitoring involving a series of permanent 20m x 20m plots in the study area, in which all trees are measured and tagged, all saplings are counted, and seedlings are sampled, will be used. Monitoring of insects and native fauna will also be carried out in the future. This may involve the use of tracking tunnels and artificial refugia.

## **P10 Signs**

**Policy:** The specific Park Signage Design Guide will reference the TECT All Terrain Park Brand Guidelines compliance information, and take design cues and standards from the concepts and drawings approved by the Park Manager. Specific signage concepts for orientation, traffic control and interpretative signage will be published by the Park Manager, as resources permit.

Signs are necessary to identify the Park, to assist access to within the Park, to provide for the appropriate use of the Park, and to provide for the safety of Park users. Signs provide an opportunity to “brand” the Park and clearly identify where the public can and cannot go. However, signs can individually or cumulatively detract from the amenity of the Park and need to be designed, located and maintained to avoid visual clutter and the degradation of the values of the Park.

**Guideline:** All signage shall require prior approval before installation in the Park by the Park Manager, for which this permission is at their discretion. All Council’s signage shall be integrated into generally accepted asset management principles and the WBOPDC system for asset management. Replacement signage strictly adhering to the existing asset database can be replaced by the Park Ranger. The District Plan All Terrain Park Zone has additional guidelines that must be consulted before signs are approved.

Park staff will enforce signage of a non-complying nature and not necessarily with prior notice. Signage along the road frontages are subject to resource consent limitations.

User groups are required to follow a number of specifics in regard to signage. User group proposals and the Park Manager, via a comprehensive Park Signage Design Guide, both have a requirement to articulate certain matters per the resource consent. This includes:

- Describe the signage that is to be located on the site, identifying the size, quantity and location of the signage.
- The signage should be consistent in terms of style and information provided and should also comply with the Western Bay of Plenty District Council, District Plan, the TECT All Terrain Park Brand Guidelines and the Park Signage Design Manual.
- Signs shall be maintained to a standard and condition to the Park Manager’s satisfaction.
- That signage will be required for information and safety purposes.

There shall be no individual signage along the public road frontages.



The following outlines the development of design elements for the Park; entrance signage, site signs and interpretation signage. The design ideas will be developed around the key design objectives for the Park; welcome, orientate, entice, shelter, revive, sustain, restore, energise, retain, adapt and educate. Maori, colonial and tourism history within the site and surrounding landscape will be reflected in the design elements, to help educate visitors about the area.

The design approach has been to utilise local timber harvested from the forest and to be reproduced in a way that reflects robust and traditional construction methods. The celebration of timber will be the primary material used throughout the site, along with the use of local stone and corten steel to help create a strong rustic material palette that reflects the site history and connections to the landscape.

Pou located inside the entrance to the Park could be constructed from either wood, native hardwood (Totara) or redwood (available timber on site) or local stone which would be less prone to vandalism. The Pou will be developed in partnership through local Tangata Whenua, to ensure the correct local context.

The Park interpretation aims to inform visitors about the environment, historical, cultural and natural significance of what they can see and experience around the Park. Interpretation will be integrated into the over all site planning and design for the Park, including the Park entrance and buildings at each activity hub.

Lease holders wishing to erect signs within their leased area will be responsible for meeting the costs of producing, erecting, maintaining and replacing signs relating to their activity.

The design and development of all signs will be required to comply with the Park Signage Design Guide and will require approval from the Park Manager.

Signs will generally be grouped or clustered within the Park to avoid visual clutter and to assist visitors to easily access all relevant information.

Commercial signs will only be permitted on the Park with the specific approval of the Park Manager. The cost of such signs, any associated resource consents, and the regular maintenance of any such sign will be borne by the advertiser.

The Park Manager retains the right to request the removal of and/or to remove any inappropriate, poorly located or obsolete signs, as well as those that have fallen into disrepair, or to cover up signs for a temporary period, as part of the requirement for an event. Signage associated with events will be required to be approved by the Park Manager as part of their event agreement, and if appropriate, an NZTA approved Traffic Management Plan.

## **P11 Litter Disposal, and Waste Minimisation Policy**

**Policy:** The aim for the Park is to promote sustainable waste management by vigorously promoting waste minimisation. In addition to waste minimisation, recycling is a focus for the future management of waste. The dumping of waste can significantly detract from the amenity of the Park, has the potential to cause hazards and can cause flow on problems such as plant pest infestations. Park users are required to take all litter with them when they leave. Where the Park is used for an event or tournament, the event organisers will be responsible for the collection and approved disposal of all associated litter and waste. No person shall deposit any domestic refuse, trade waste, garden refuse, rubble or debris on the Park.



**Guideline:** The Park is to strive toward sustainable waste management. It will do this by attempting to promote and facilitate waste minimisation. Specific outcomes from the park Development Plan, ideally will have an influence on respective User Management Plans to support and adhere to this approach. Park management staff shall tailor annual operational work plans and rosters to ensure the following requirements are met:

- User Group Management Plans should give effect to waste minimisation policies and support this approach by providing appropriate facilities to handle waste in a sustainable manner.
- There shall not be any 'burn barrels' anywhere on site. The risk of fire and contamination is significant at this location. Waste shall not be buried on site.
- To eventually achieve a zero waste target on-going management messages will require to be promoted. These will profile a range of practical messages advising that all potential waste that has been transported into the Park needs to return with users or visitors to where they came from. The Park will not provide traditional 'rubbish bins' installed anywhere at the Park, for anyone. Overall, a specific 'Waste Minimisation Plan' for the Park Hub will be instigated, actively managed and improved on an on-going basis by the Park Ranger, with the assistance of waste minimisation stakeholders.
- The Park shall pursue a 'litter free' status. One visible expression of this will be a 'bin free' environment. However, there may be provision, in association with educational messages, for receptacles for disposal of wet biodegradable materials such as food scraps, napkins, (soft paper products), etc. Educational messages about taking the rubbish home that you brought with you will be promoted; all other waste shall be encouraged to be taken home.
- Enforcement of 'no dumping' laws will be per the Litter Act.
- The Hub site has septic sewage disposal; this is now the default standard.
- Vegetative/plant waste such as pruning shall be deposited so as to decompose or mulched at site. Vegetation waste will not be transported off the Park site unless approved by park management staff.
- Undesired plant species will be prevented from introduction or establishment into the Park. Park management is able to remove any undesired plant species from the Park at their discretion and require those plants they direct to be removed, to be transported back to the plants' point of origin or a transfer station for disposal.

It is recognised that illegal dumping of rubbish/debris driven to the Park from the City, is both a significant cost to dispose of and an on-going form of vandalism to the Park with a corresponding drain on the Park budget. A range of on-going integrated surveillance and physical patrol approaches will form the base level of service and set the standard for an approach of prevention, regulation, and enforcement. This will be augmented with a philosophy of active investigation and subsequent pursuit of prosecution actions to their conclusion, and working with the Police and other groups to comprehensively prevent or catch offenders

## **P12 Private Access Over Park Land**

**Policy:** Any existing or new private access way over park land will be treated like an encroachment and will generally not be permitted, except where considered for approval and formalisation following written application to the Reserves and Facilities Manager, WBOPDC.

Applications will be assessed by Council's on a case by case basis, with the assistance of the following criteria:



- Is the access way beneficial for park management and/or general public use purposes?
- Does the access way generate adverse effects in relation to the Park's natural character, ecological, wildlife, landscape, cultural heritage, recreational, or other values?
- Is alternative access available?
- Are there any particular exceptional reasons why the access way should be approved?
- Will approval have the potential to increase maintenance costs to Council's over time?
- Is approval likely to create a precedent or encourage other requests for private access over park land?

Any access way approved over the Park will require formalisation by way of an easement.

All costs associated with the granting of a formalised access will be borne by the party granted access. Annual rentals may also be required to be paid at the discretion of the Council's.

## **P13 Encroachment**

### **Policy:**

- i) Prevention of new encroachments: From the date of adoption of these guidelines by Council's, no new encroachments onto park land will be permitted.  
Where new encroachment occurs, Council's will:
  - a) Give notice to the encroacher/s requiring termination, removal and reinstatement of the encroachment at the owner's cost within a specified timeframe.
  - b) Where removal and reinstatement does not occur, then the Council's may carry out the removal and reinstatement and recover costs by way of proceedings through the District Court, or if necessary through prosecution.
- ii) Existing encroachments: Where historical encroachments exist Council's will advise the relevant party(s) of the encroachment and enter into negotiations to have the encroachment removed and the Park reinstated at the cost of the encroacher(s). Council's priority for removal of historical encroachments will include any built encroachments and those that affect the public use and enjoyment of the Park.
- iii) Community Management: Notwithstanding the above, Council's will from time to time work with the local community and adjoining landowners to establish and maintain planting on park land. This will particularly include planting that defines the interface between the Park and private land and/or where such

planting is of benefit to the amenity of the reserve and does not impinge on its public use and enjoyment. Any such community management must have the approval of the Reserves and Facilities Manager, WBOPDC.

**Guideline:** In many places, the Park boundaries abut private property. From time to time private activities encroach into the Park such that the public is excluded from, or discouraged from using, that portion of the Park. It is important that new encroachments are prevented and that the removal of historical encroachments is managed over time. In certain locations and with the explicit approval of Council's, the community use and enjoyment of the Park can benefit from a level of community involvement in the planting and maintenance of specific areas. Such community involvement can be encouraged by Council's where it is of wider environmental and public benefit and does not lead to any form of perceived or real privatisation of the area.

## **P14 Fencing**

**Policy:** Where private land directly abuts the Park we will ensure that the boundary is clearly defined. The cost of boundary fences will be on a 50/50 share basis as provided for in the Fencing Act 1978. Where the exigencies of construction or mutual convenience dictates, the Park may enter into a "Give and Take" fencing agreement with neighbouring landowners at the discretion of the Western Bay of Plenty District Council's Reserves and Facilities Manager. Security fencing is permitted and may be required around lease areas (including buildings and compounds), and around the shooting areas. Permeable fencing is required and the final design and location of the fence is required to be approved by the Park Manager. Council's will not be required to contribute to fencing around grazing or leased areas.

**Guideline:** Where private land abuts the Park there is the potential for encroachment to occur if the legal boundary is not clearly defined. Definition of the boundary assists in maintenance and reduces incremental encroachment over time.

## **P15 Park Closure**

**Policy:** Council's will retain the discretion to limit vehicular and/or pedestrian access to the Park, or parts of the Park. Such restrictions may apply to both casual visitors and members of the Park user groups.

**Guideline:** For safety reasons and/or in order to better manage the Park use, it may be desirable to limit or exclude access to the Park. Staged development construction or forestry activities may be reasons to restrict access, particularly at night or at certain times of the year. Council will use its discretion to best manage the balance between public access and park management.

The Park operates with a 'day time only' management restriction, with the hours of daylight governing a reduced access and reduced services approach. This will reflect the evolution of the Park growing in time, like every park. Limited 'after hours access' may be allowed. However, this will be as an activity granted only by permit by the Park Ranger or Park Manager, or may be specified in individual lease agreements.

## **P16 Buildings and Structures**

**Policy:** Buildings on the Park will be provided to facilitate the appropriate use of the Park by the public, clubs and associations. The hub concept requires the development of four satellite hubs and one central hub. It is envisaged that the hubs will be the main locations for any buildings and structures. The aim is to



ensure that the building and structures are of a sufficient quality to look good, to fit into the Park environment, and to be sustainable. Re-locatable buildings, shipping containers and "port-a-com" will be considered as temporary facilities subject to compliance with the criteria below.

Proposals for buildings and structures within the hub areas will need to be approved by the Park Manager. Consideration will be given to:

- The scale of the building in relation to the needs of the users.
- How the building fits with the hub concept.
- The siting, design, materials and colour of the building.
- The financial position of the applicant to properly construct and maintain the facility, and on-going associated costs.
- The conservation of open space, views, significant vegetation and significant landscape features.
- The public components of the building.

Where approval is given, the applicant will be responsible for obtaining all necessary building consents before any work commences on site. In addition, the applicant must comply with all bylaws, regulations and statutes pertaining to the construction and operation of the building or structure.

**Guideline:** Buildings and structures include facilities such as toilets, changing rooms, club rooms, and bridges, viewing platforms or lookouts and the like. Buildings and structures are necessary to facilitate use of the Park. They can, however, also reduce the open space character and amenity of the Park and need to be carefully sited and designed to complement the Park. It is envisioned that structures would relay a narrative of the site's history and evolution of timber from seedling through to tree, to forest, to sawmill through to the construction of the final shelter. Capturing the essence of the New Zealand vernacular should be expressed through the structural form and the use of honest and locally sourced materials. Qualities to be considered include texture, tactility, longevity and the weathering process. Buildings and structures also represent significant investment and require on-going maintenance.

Constructed elements throughout the Park including; seating, interpretation signage, and bike stands will be of simple design, constructed from the primary materials palette of timber, stone and corten steel. Elements will be designed in a way that they can easily be constructed and reproduced on site. Construction methods will be of traditional timber construction, exposed in a way that educates people.

## **P17 Utilities**

**Policy:** Any proposal for the location of new or upgraded utilities through or over the Park should be fully considered, including the identification of alternative alignments and the avoidance, remedy or mitigation of adverse effects on the Park.

**Guideline:** Where utilities, other than those required for servicing the Park, are proposed to be located through or over the Park, or where existing utilities are to be upgraded, the authority responsible will undertake early (i.e. at the preliminary scoping stage) full consultation with the Park Manager.

In general, utilities should be located to avoid any impingement on the use, enjoyment or general amenity of the Park. Where avoidance cannot be achieved, mitigation and/or remedial works should be provided. Where utilities are to be located through or over the Park, the location of any above ground features should be limited in their scale and sited to least affect the use, enjoyment and amenity of the Park.

All costs associated with the location of services through or over the Park, including the cost of fully making good the affected area as well as any mitigation and/or remediation works, shall be borne by the authority or user group undertaking the works to the satisfaction of the Park Manager.

Water supply will be an area of significant challenge in the Park. Water courses on the upper plateau where the Park is located, have little or no flow and the primary source for the Park buildings will be rain captured water.

Park Buildings will pursue 'Green Star' rating and rain water capture (UV treated) for potable use and where possible using un-treated rain water for operations such as equipment wash-down. Water conservation will be promoted and held as a highly prioritised environmental principle subject to educational messages at all water delivery points. User groups will be required to equip their own sites with their own water supply should they desire it and comply with all water standards.

Water use will be reduced with simple technology such as low volume toilet cisterns or vault toilets with alcohol based hand cleaner mist (evaporates off with no water required for rinsing), and time delay taps.

Water will be promoted as a scarce resource to conserve, and one that is seldom available at the Park; as such people will be encouraged to bring their own supplies, especially visiting groups. There will be no plant irrigation systems and any ornamental use of water will involve circulated systems, should supplies permit.

## **P18 Gifts and Commemorative Built Features**

**Policy:** Council's will consider requests from individuals and/or organisations within the community for the sponsorship and/or gifting of park features, including the appropriate recognition of the benefactor. Any such proposals will be assessed in relation to the following criteria:

- The compatibility of the proposed feature in relation to the character and use of the Park.
- The benefit to the Park users.
- The ease and cost of maintenance and who is responsible.
- The relevance of the feature to the community and its appropriateness. Where a gift or the sponsorship of a park feature is approved by Council's, the benefactor will be generally acknowledged through the appropriate attachment of a small (e.g. 150 x 100 mm) engraved or cast metal plaque associated with the item. Other arrangements for acknowledging the donor will be considered on a case by case basis in relation to the nature of the gift.

Where a significant gift is involved, Council's and the donor group will develop a protocol that sets out the principles of the gift. Where a gift or commemorative feature requires removal it may or may not be replaced. Where replacements are made they will be made with the same or a similar feature.



The Park Manager will maintain gifts and/or commemorative features except where maintenance by others is agreed as part of the gift agreement (such as in the case of some sculptures). The benefactor will generally retain no on-going rights or responsibilities in relation to the feature. Removal may occur if damaged or deteriorated.

**Guideline:** Members of the public may make requests to place features in the Park. Whilst such commemorations can assist in developing community values and mark important historic events, the location and number of such features needs to be managed. Commemorative features can also add cost to the on-going maintenance of the Park, and can cause difficulties when the features are damaged, vandalised or require significant maintenance. Difficulties can also arise where the individual or group having made the gift, seeks to influence the management of the wider Park. There is a need to control the nature, number and location of such features; encouraging appropriate enhancement of the Park and community input to their development whilst avoiding the potential difficulties and conflicts associated with gifts.

## **P19 Commemorative Trees**

**Policy:** Where an individual or organisation wishes to plant a commemorative tree in the Park, this will only be permitted with the approval of the Park Manager, where the selected location is in line with the concept plan for the Park.

Any approval for a commemorative tree will specifically exclude any role in the on-going maintenance of the tree.

Commemorative plaques identifying a donated tree will not generally be permitted. In exceptional circumstances the Reserves and Facilities Manager may approve the placement of a plaque.

Where a commemorative tree requires removal it may or may not be replaced. Where replacements are made they may or may not be made with the same or similar species.

Where a significant planting of commemorative tree(s) is involved, Council's and the donor group will develop a protocol that sets out the principles of the gift.

**Guideline:** Commemorative trees can cause problems for park maintenance as trees are often damaged or vandalised and in some instances need to be removed to facilitate the use or on-going development of the Park. It may or may not be desirable, from the Park maintenance point of view, to replace a tree that has had to be removed. Commemorative trees can also become memorials for those that have an association with the person or event being commemorated; at times this can lead to the placement of flowers or other tokens of recognition that are inappropriate in a park setting.

## **P20 Grazing Licenses**

**Policy:** Council's may grant a licence to temporarily occupy any part of the Park or any part of the Park for grazing purposes, as a technique for holding the land asset until it is ready to be developed for further public use and enjoyment.

Where grazing licences are granted, Council's will determine the type of stock to be grazed in accordance with good animal husbandry and stock control practices, as well as the cost implications to Council's of options for site management, in order to provide adequate safeguards for those features and values (e.g. archaeological values) in existence on the Park. Land in the Park held under a grazing licence may retain public access and will be signposted accordingly.

Grazing licences may be granted for a term of between one and five years. The Licence to Occupy documentation enables Council's, at any time upon three months written notice, to end the licence should the Park be required for further development.

**Guideline:** Grazing licences enable Council's to administer and maintain land prior to any possible future development of the Park. Some stock, such as older cattle, can however deter public access and impact on archaeological sites. Grazing licences therefore need to specify and control the type of stock to be grazed.

## **P21 Concessions**

**Policy:** Commercial use of the Park will not be allowed unless a formal concession is granted for a particular activity involving a specific site and times during which the activity may take place, the temporary or permanent private commercial use of the Park will generally be permitted. Council's may determine that a commercial activity is complementary to the purpose of the Park or lessee, will assist in the public use and enjoyment of the Park, must be compatible with or will avoid or mitigate any potential adverse effects on neighbours and will not adversely affect the general character and amenity. In such cases Council's may determine that it is appropriate to provide for the activity by way of a concession.

Any concession for use of the Park will:

- Define and limit the area within which the activity is to be carried out.
- Specify the times (over the year and during the day) during which the concession can operate.
- Specify the nature of the activities the concession operator can provide.
- Define the signage (if any) permitted in association with the concession.
- Specify the fee or bond amount.

Concessions will not function to the disadvantage of general public use of the Park. Any concession permitted by Council's will be specific to the operator identified and will not be transferable. Any concession granted by Council's will be for a specified period with no automatic rights of renewal.

The following criteria will be used to assess any concession applications received:

- The extent to which the proposed activity is compatible with the designated purpose and use of the Park.
- The extent to which the proposed activity will assist the public use and enjoyment of the Park and not disadvantage other users.



- The compatibility of the proposed activity in relation to neighbouring properties and the ability for any adverse effects on neighbours to be avoided, remedied or mitigated.
- The extent to which the proposed activity will impinge on the physical attributes and spatial qualities of the Park.
- The need for permanent structures that could detract from the character of the Park, when the concession is not in operation.

Any application to operate commercial activities in the Park should be made in writing, to the Western Bay of Plenty District Council's, Reserves and Facilities Manager, and include information in relation to:

- A description of the proposal and its proposed location within the Park.
- A description of the potential effects of the proposed activity and the methods to be employed to avoid, remedy or mitigate adverse effects on park users and/or neighbours (i.e. noise from generators) in writing.
- The duration of the activity (hours of operation, days over which the concession will function and period of the year over which it will operate).
- The experience and resources of the concessionaire to successfully operate the concession.

Council's will charge a levy for the commercial use of reserves. A bond will also be required for any commercial activities for which concessions are granted.

The applicant concessionaire will be responsible for ensuring that they fully comply with and receive any necessary consent in relation to the Resource Management, Building, Health and Safety at Work Act, and other relevant Acts, as well as complying with the District Plan and any relevant bylaws.

**Guideline:** Public reserves are for the use and enjoyment of the public. In general the Park provides respite from commercial facilities and provides opportunities for families, groups and individuals to pursue recreational activities away from commercial environments. From time to time, however, there will be temporary and/or permanent commercial activities that are fully compatible with the purpose of the Park and that can assist or enhance the use and enjoyment of the Park for a significant number of park users. Council's will consider applications for concessions on reserves and where appropriate, provide for such activities as an adjunct to the Park.

## **P22 Organised Events**

**Policy:** Two types of events will be considered at the Park:

1. Events involving only club members and associates.
2. Events inviting the public, spectators, or competitors from outside the district.

The provisions below will apply to both types of events:

- Use of the Park for an organised event requires the approval of the Park Manager. Applications for approval to use the Park for an organised event should be made in writing using the Western Bay of Plenty District Council Event Application Form.
- An appropriate health and safety management plan must accompany any application to hold a public event in the Park. Approval will not be granted unless the organisers can satisfy the Park Manager that all aspects of public health and safety have been addressed.
- The cost of organising and running any approved event on the Park will be the responsibility of the event organiser. Any part of the Park used for an approved event is required to be left in the condition in which it was found prior to the event, to the satisfaction of the Park Manager.
- Event organisers for any approved event will be fully responsible for securing in advance, all consents and approvals for the operation of the event and will ensure they respect any relevant bylaws or District Plan requirements (such as noise controls).
- Where any event covers 2-3 days, security personnel are permitted to patrol overnight.
- The Park Manager will retain the right to require a refundable bond from any event organiser and retain the discretion to expend the bond to reinstate the Park, should this be required. The amount required in bond will be determined by the Park Manager, in accordance with the current Western Bay of Plenty District Council Fees and Charges. A Venue Hire Agreement will be signed between the Park Manager and the event organiser which will stipulate all the conditions and requirements.

**Guideline:** Events can enhance the public use and enjoyment of the Park and contribute to the diversity and vibrancy of the community. Events with large numbers of people and activities can also adversely affect the Park and its neighbours. Therefore there needs to be full discretion over the number, nature and organisation of any organised event on the Park.

**Special Events:** Where groups who intend hosting large special events (special events are defined as being an event that will or is expected to generate more than 5,000 people at any one time, as defined by the conditions of consent), each event will require a specific special events plan. The following restrictions are placed on special events:

- There are to be no more than six special events per calendar year (for the entire Park).
- Special events shall not exceed three calendar days in duration plus two additional days, one for setting up prior to the event and one day to tidy up afterwards.

Notification (requests) of when special events are to occur should be made to park management at least one year in advance. All other activities which use the Park should be notified of the special event at least 2 months in advance.

Operational details that will be required to be addressed include:

- The date(s) of the event, name of the organisation holding the event and key contact people (contact details required).
- The nature of the event, including its duration and purpose.



- Timelines for site preparations and site decommissioning.
- The location of the proposed event, proposed car parking, along with additional facilities and servicing areas. An overall site plan drawn to an appropriate scale is required, identifying these areas.
- How event facilities are to be administered – Is there an event manager (contact details).
- Are fees to be taken and how is the income to be distributed.
- Refuse disposal, toilet facilities, water and power supply.
- Compliance with noise standards.
- Proposed signage.
- Site re-instatement plan.
- Security to be provided on the site and how this will operate.
- Medical services and any other safety actions.
- Details on how the event may affect other park users and how this will be remedied, mitigated or avoided.
- A copy of the current Public Liability Insurance.
- Will food and/or beverages be provided and have/will appropriate licenses been obtained.
- A Traffic Management Plan shall be prepared by an appropriately qualified person. Council's have developed a Traffic Management Plan Template for clubs to assist in this requirement.

Note the following:

- That the implemented Traffic Management Plan, in relation to the first six special events, be monitored by a suitably qualified and independent Traffic Engineer and thereafter on an annual basis, if events are staged in that calendar year. The monitoring programme shall:
  - Record the cause and effect of the implemented special event Traffic Management Plan.
  - Identify any adverse traffic effects that may result.
  - Provide further recommendations for appropriate amendments to the special event Traffic Management Plan, or identify other mitigation measures and forward these to be discussed with the road controlling authorities, and their recommendations be included in any required changes.

## P23 Abandonment of Facilities

**Policy:** Where any facility owned and/or occupied in the Park is abandoned or neglected, Council's retain the right to require the owner to upgrade, remove or otherwise dispose of the facility, in line with their lease agreement and/or the District Plan.

Where the organisation responsible for the facility has ceased to exist or is in abeyance, Council's will retain the right to remove the facility and/or to allocate use of the facility to other users within the community. In these circumstances the ownership of all improvements reverts to the Councils.

**Guideline:** Changing demographics and interest in leisure activities can result in clubs disbanding, amalgamating or becoming inactive. Where this results in the abandonment of facilities, Council's retain the power to have such facilities removed or turned to the use of other users.

## P24 Camping

**Policy:** Informal camping on the Park will not be permitted unless it is an area organised specifically for that purpose, or if it is part of an organised event and has the approval of the Park Manager. Please refer to WBOPDC's Freedom Camping Bylaw on Council's website, for further information.

**Guideline:** Camping can affect the enjoyment of the Park by other users, can exclusively occupy significant prime areas of the Park; cause problems in relation to ablution facilities; generate rubbish in excess of normal public use; and potentially introduce fire hazard. However it is recognised that the size of the Park and the type of events that are likely to be held on the Park could generate this type of use and therefore there is a need to do this in a controlled manner, to mitigate any potential adverse effects from camping.

## P25 Motor Homes

**Policy:** Motor Homes where these display proof of their appropriate certification for being self-contained, will be permitted to stay for a maximum of two consecutive nights in any one calendar month and only within the existing defined area of the Park. Signs advising where Motor Homes are permitted (and the length of stay/maximum number) will be erected. Please refer to WBOPDC's Freedom Camping Bylaw, on Council's website, for further information.

**Guideline:** Freedom travelling Motor Homes (which are certified as being self-contained) are becoming an increasingly popular form of tourist accommodation. These vehicles are self-contained (do not require power, water or waste disposal) and can essentially park at will. Motor Homes can also affect the enjoyment of the Park by the local community and other users, taking up car park space, 'privatising' parts of the Park with leisure furniture, washing and the like, can generate noise, deposit large volumes of rubbish and affect neighbours.

## P26 Forestry Policy

**Policy:** The primary purpose of the TECT All Terrain Park is the provision of recreational opportunity. Forest management will be undertaken in a way that supports the recreation function of the Park.

Forest management will need to be linked to the underlying land environment, recreational use areas and existing forest resources.



**Guidelines:** Expansion of permanent indigenous forest should be undertaken into the valley areas, permanently retiring areas where there is a concentration of slopes over 30 degrees and extensive areas of slopes in the 15-30 degree range.

The relatively easy terrain, generally less than 15 degrees slope, outside the proposed protected valley areas provides opportunity to manage more varied forest, than the existing solely radiata pine, to provide recreational benefit.

The Otanewainuku and Puwhenua hills are adjacent local landmarks and view shafts to these landmarks, particularly from the Park headquarters, need to be kept clear in the long term.

A summary of where to apply different forest management is set out in the following table.

Management	Guideline	When to apply
<b>Traditional radiata pine</b>	40-50% of plantation forest area, approx. 400-500 ha	<ul style="list-style-type: none"> <li>• Use in areas where lower recreational use is likely and amenity is less important</li> <li>• Use where establishment is particularly difficult due to problem weeds</li> <li>• Avoid in environmentally sensitive areas where soil and water impacts are particularly important and careful high cost harvesting may be required</li> </ul>
<b>Special purpose species*</b>	50-60% of plantation forest area approx. 500-600 ha	<ul style="list-style-type: none"> <li>• Use where greater recreational use and recreational interest and variety are required</li> <li>• Potentially in moderately steeper higher cost sites where clear felling at least small areas may be the only option</li> </ul>
<b>Indigenous forest restoration</b>	Protection and corridor network. Approx. 500 ha	<ul style="list-style-type: none"> <li>• Where there are high biodiversity values and short term impact of scrub cover on recreation is not important</li> <li>• Particular value on steeper sites buffering existing native remnants</li> <li>• Important where high quality long term ecological corridors are required</li> <li>• Use throughout protected valley framework</li> </ul>

Note: \* special purpose species may in some situations be managed on a "**continuous cover**" basis where a permanent and fairly natural forest cover is required and disturbance through clear felling is not appropriate.

Recreational user requirements in the long term, are difficult to predict. Long term constraints on forest management, such as long term forestry rights should be avoided. Wherever possible, forest management should allow some flexibility. Grazing and weed control of old cutover areas may be required to maintain them as more flexible "non forest" land, until firm land use decisions are made.

The long term financial asset value of the forest estate should be maintained wherever possible. Cutover areas will be re-established in exotic forest, unless required for ecological corridors or recreational facilities. Management of the exotic forest estate will ensure that long term asset value of the Park is not run down.

Forest operations principles:

- **Forest operations** will work to achieve sustainability in terms of:
  - *Economic:* Long term financial sustainability in terms of cash flow, financial return and asset value.
  - *Environmental:* Positive and negative impacts of forest management on environmental values and services will be considered to sustain key benefits such as biodiversity and soil and water protection.
  - *Social:* Social values including recreational opportunity and cultural significance will be sustained.
- **Forest management** will adopt forest industry best practice requirements including:
  - NZ Environmental Code of Practice for Plantation Forestry.
  - Forest Stewardship Council certification.
  - FITEC Best Practice Guidelines.
  - Health and Safety in Forest Operations.
- **Forest management** will work toward broad compliance with FSC certification requirements
- **Forest design principles** will be incorporated to ensure that large contiguous areas are not subject to the same forest operations at the same time. This would include varying age classes and the use of species of differing yield classes. The use of ornamental species, fruit-bearing and specimen trees to differentiate entrances and changes of activity zone will be encouraged.
- **Actions will be undertaken** to comply with the New Zealand ETS including:
  - Confirm classification of cutover areas into pre-1990 forest and non-forest land.
  - Claim compensatory carbon credits under the Forestry Allocation Plan for pre-1990 forests.
  - Ensure re-establishment of forests on land harvested since January 2008 to avoid deforestation penalties.
  - Confirm the approach to equitable distribution of deforestation liabilities to park users where they occur.
  - Enter new forests into the ETS as "post-1989 forest" where appropriate.

A strategic approach will be taken to managing TECT All Terrain Park carbon credits and liabilities, to ensure income generating opportunities are maximised while minimising liabilities and managing risk. This will be covered in the Forest Management Plan.

A cost effective management structure that can deal with the level of recreational interaction and flexibility needed at the TECT All Terrain Park, is required. The most appropriate management structure at present is partial contract management and support. This is intended to provide sufficient flexibility and control to WBOPDC, while reducing the need to develop and maintain forestry capability. This approach involves contracting out the management of harvesting, and forestry operations such as re-establishment. Oversight of forest management will be retained by WBOPDC, with occasional input from technical advisors. A comprehensive stands record system and forest inventory database has been developed and will be maintained to ensure efficient and timely reporting.



## P27 Plant and Pest Control

**Policy:** Plant pest control is a shared responsibility within the Park, between lessees, those with forestry cutting rights, and park management. An integrated and on-going pest control strategy is a fundamental principle of the Park. It shall be regarded as both a statutory and management responsibility that is unlikely to have an end; as such there will be phases involving differing target species and changing areas to focus on from year to year. Vertebrate pest control requires a specific skill set and *ad hoc* implementation of pest control measures can lead to confusion regarding access to the Park for “hunting” and a consistent approach needs to be followed.

**Guidelines:** A Plant and Animal Pest Control strategy has been developed in partnership with the Bay of Plenty Regional Council and will be regularly reviewed. A project structure will be created to be inclusive of those at the Park with a responsibility for plant and animal pest control, and also include neighbours, such as DOC and private land owners. The Park will consider following vertebrate pest control initiatives, where they have been successfully undertaken on DOC lands. The user groups shall follow pest and weed management requirements within their lease responsibilities, although specific animal pest control may only be undertaken with the approval of the Park Manager. They shall be consistent with that pest and weed approach used for the greater park and must also comply with the provisions of the Biosecurity Act and the Regional Plan.

The Ecological Assessment identifies protection and risks from plant/animal pests. Some activities or site modification may not be appropriate. To achieve good biodiversity gains, possum numbers typically need to be controlled to less than 5% RTC (Residual Trap Catch; the standard monitoring index) and rats to less than 1% track index, during the bird breeding season. Intensive pest control can be achieved by the establishment of a bait station network, which will allow for the on-going control of both possums and rats, and allows different baits to be used over time, to prevent pests becoming bait-shy. However, the increased numbers of visitors using the Park (with and without dogs) means that the use of vertebrate toxins should be restricted to specific incursions and for limited periods of time. Control of possums and rats should be timed so that pest numbers are at their lowest when birds are breeding in the spring. Best results for poison-based control are achieved in late winter, when food is scarce and pests are hungry.

Recommended pest plant control actions are:

- Control Himalayan honeysuckle, buddleia, gorse, montbretia, and blackberry wherever practicable, particularly adjacent to the road network and public use trails.
- Spray Japanese honeysuckle and ivy, wherever they occur.
- Control cotoneaster to prevent spread.
- Control barberry, wherever it occurs to prevent spread.
- Spray gorse and barberry along roadsides, to prevent spread and improve aesthetics.
- Poison black wattle adjacent to SH36, to prevent spread.

- Control dense areas of gorse, buddleia, blackberry and Himalayan honeysuckle in secondary vegetation as required.

## **P28 Fireworks Displays**

It is inappropriate to have fireworks in a forest environment.

The use of specialist pyrotechnics will be subject to the approval of the Park Manager and will require an attendant fire management plan, before such approval is granted.

## **P29 TECT All Terrain Park Bookings Policy**

**Policy:** All Arrival Centre bookings are to be related to park activities, or the promotion of the Park to the wider community. User groups and stakeholders have a reduced booking fee. Please refer to the current Fees and Charges for specific prices and Key Bond Fee. All other bookings are to be directed to the Park Manager or Park Ranger. Keys are held at the WBOPDC Barkes Corner Office.

Bookings for all other areas of the Park are subject to approval by the Park Manager.

**Guidelines:** If the Arrival Centre is not left in an acceptable condition, the user will be on-charged a cleaning fee, as specified in the booking form. Limited Liability Insurance is not required when booking the Arrival Centre but is required for larger bookings held within the Park. Any after hour's bookings are to be approved by the Park Manager or Park Ranger.

## **P30 Smokefree Policy**

**Policy:** Sub-regional parks are smokefree, with the exception of designated smoking areas. When a prohibited fire season is in operation, smoking is also banned in designated smoking areas.

The policy aims to encourage people not to smoke in public spaces and empower people to ask someone who is smoking to stop. The policy is educational; Council will not take any action against people for smoking in the Park.

The policy applies to all outdoor areas, building, facilities and residential dwelling within the Parks. With regard to residential dwellings, a smokefree clause in the tenancy agreement, is required.

**Guidelines:** Designated smoking areas will be identified through the user group management plans and the park management plan according to the following principles:

- Are located in 'discrete' areas, to minimise the visibility and impact of smoking on users of the Park.



- Minimise fire risk i.e. on hard surfaces, no flammable ground cover in the near vicinity, no build up of pine or other vegetative litter, extinguishers readily available and fire danger notices displayed, and bins provided for butts and ash.
- Are not located in areas that are waahi tapu.
- Is a minimum of 10 meters from any enclosed areas including doorways, open windows and ventilation ducts (to prevent smoke drift).
- Each designated smoking area needs approval from the Park Manager.
- Designated smoking areas can not operate when a prohibited fire season is in operation (unless the designated smoking area is designed in a way which allows for smoking at times when a prohibited fire season is in operation).

Signage with positive messages is present in the Park, to encourage people not to smoke in the Park. The policy will be community enforced.

### **P31 Dog Control Policy**

**Policy:** Dogs are to be on a leash while visiting the TECT All Terrain Park. For further information see the Dog Control Policy 2018 on the WBOPDC website.

Off-lead exercise will be permitted in designated dog exercise areas where these are permitted by the Dog Control Policy.

### **P32 Compliance and Enforcement Policy**

**Policy:** Infringements of the Park's bylaws and offending against relevant legislation, will be dealt with in line with WBOPDC's Compliance and Enforcement Strategy.

Nothing in any of the provisions of this strategy should preclude staff from taking appropriate urgent action, where health and safety concerns are involved.

The effect on the local environment and cost of remediation will be taken into account, when deciding upon a proportionate response to offending, particularly where there may be long term effects upon the Park and its facilities.

Repeated offending may result in the perpetrators being excluded from Park premises for up to two years, in accordance with the Trespass Act 1980. Such exclusion would not be the default recourse to all offending but should be considered where a risk of re-offending and danger to Park users, warrants its use.

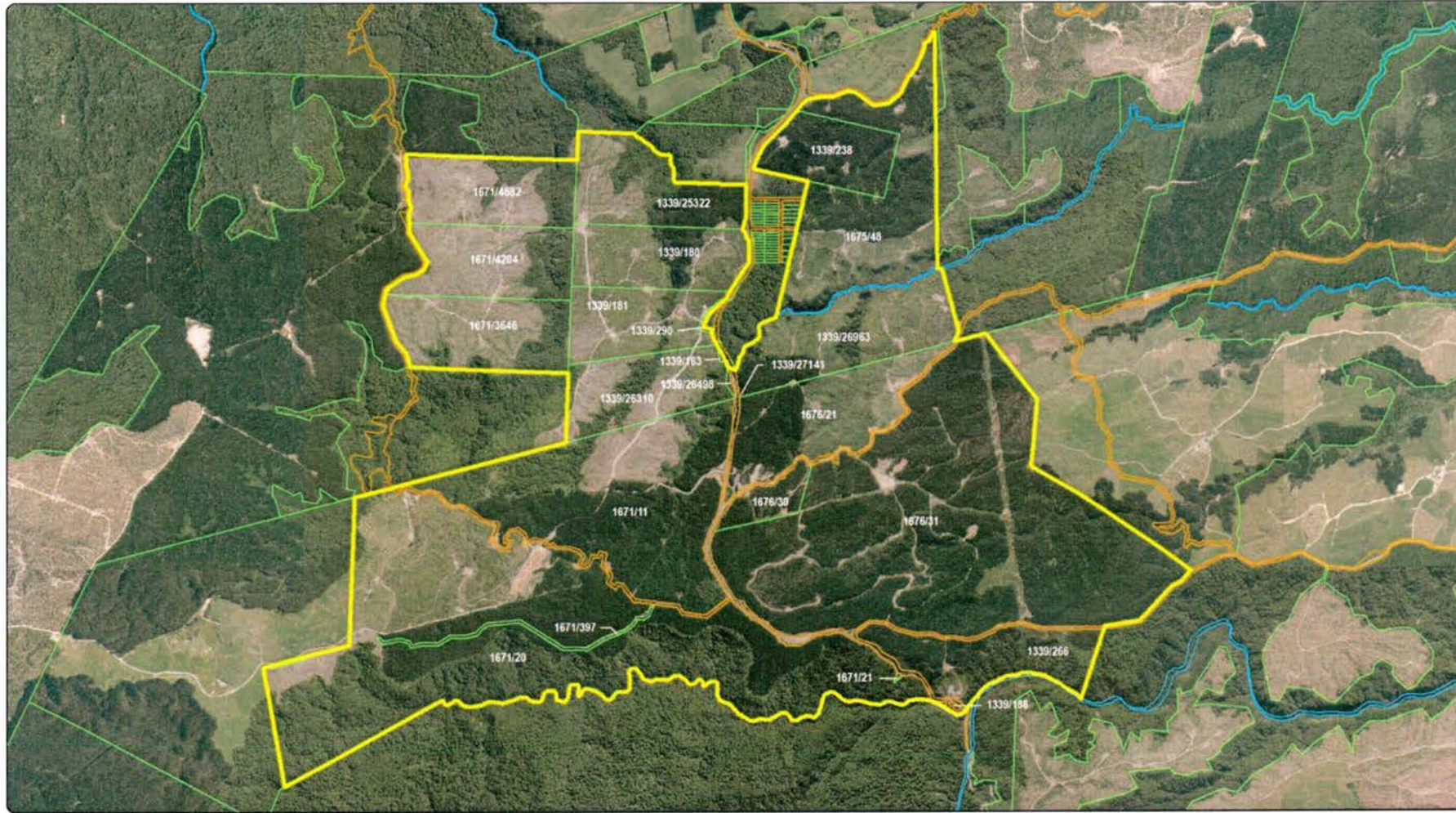
## APPENDICIES

### APPENDIX A - Parcel Descriptions and Map

The Park is made up of 23 separate parcels purchased in two stages, now comprising 1639 hectares.

Parcel ID	Legal Description	Parcel Location	Land Area (ha)	Valuation Number
1339/266	PTLOT4 DP345266 Taumata	Pyes Pa Road	54.3276	06875 085 00
1671/21	SEC 6 SO354471	Ngawaro Road	0.1602	06875 085 00
1671/20	PTLOT 1 DP345266	Ngawaro Road	373.9843	06875 085 00
1676/30	LOT 1 DP457872	Whataroa Road	14.3440	06875 085 00
1676/31	LOT 2 DP457875	Whataroa Road	367.0008	06875 085 00
1676/21	PTLOT 3 DP345266	Whataroa Road	68.9320	06875 085 00
1675/48	PTSEC 25 SO31832	Mangatoi Road	104.2809	06875 085 00
1671/4882	SEC 5 SO6957	Ngawaro Road	54.2278	06875 085 00
1671/4204	SEC 3 SO6957	Ngawaro Road	55.7859	06875 085 00
1671/3646	SEC 1 SO6957	Ngawaro Road	61.1075	06875 085 00
1671/11	PTLOT 2 DP345266	Ngawaro Road	165.3147	06875 085 00
1671/25	Lot 1 DP463702	Ngawaro Road	4.3057	06875 085 00
1671/26	Lot 2 DP463702	Ngawaro Road	0.5071	06875 085 00
1339/27141	SEC 5 SO57481	Pyes Pa Road	0.0037	06875 085 00
1339/26963	SEC 26 SO13002	Pyes Pa Road	72.4387	06875 085 00
1339/26498	SEC 1 SO57481	Pyes Pa Road	0.5475	06875 085 00
1339/26310	PTSEC 2 SO6957	Pyes Pa Road	50.5712	06875 085 00
1339/25322	SEC 6 SO6957	Pyes Pa Road	55.4419	06875 085 00
1339/238	PTSEC 29 SO17435	Pyes Pa Road	38.4095	06875 085 00
1339/186	LOT 9 DP345266	Pyes Pa Road	0.2554	06875 085 00
1339/181	PTSEC 2 SO6957	Pyes Pa Road	44.4660	06875 085 00
1339/180	PTSEC 4 SO6957	Pyes Pa Road	52.1143	06875 085 00
1339/163	SEC 9 SO57481	Pyes Pa Road	0.2820	06875 085 00
1339/290	SEC1 SO416057	Pyes Pa Road	0.8881	06875 085 00





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 Archaeological data supplied by NZ Archaeological Assoc./Dept. of Conservation.

Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
 Date: 5/07/2013  
 Operator: mlb  
 Map: E:\Shape\TECT Park\TECT All Terrain Park - Parcel Location.mxd

Scale A3 - 1:25,000  
 0 250 500 1,000 1,500 2,000 2,500 Metres

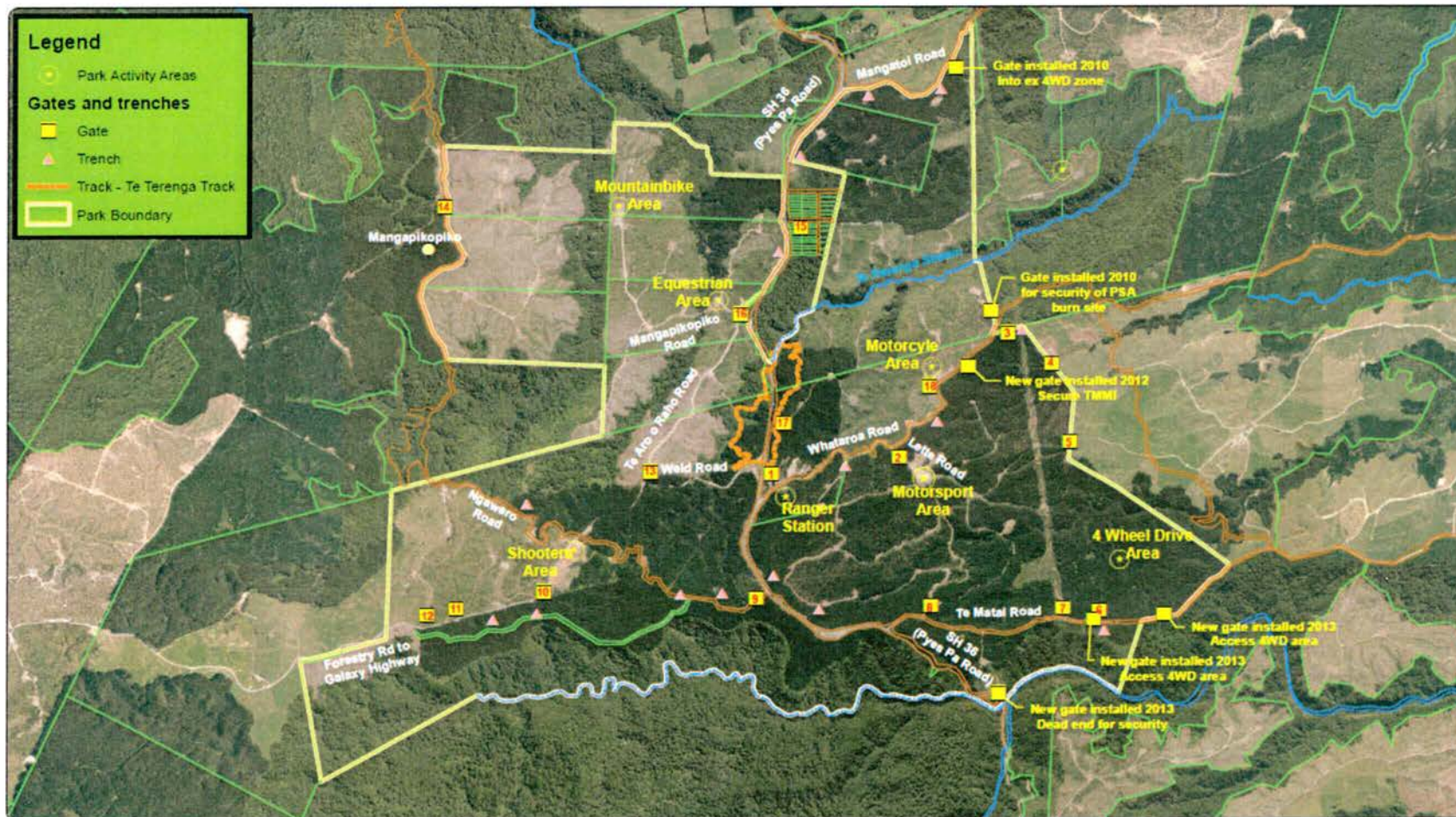


## TECT ALL TERRAIN PARK PARCEL LOCATION



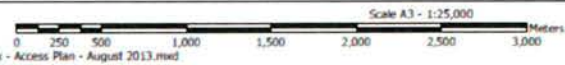


## APPENDIX B - Access Plan

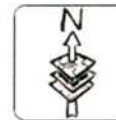


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Email: [gis@westembay.govt.nz](mailto:gis@westembay.govt.nz)  
 Date: 22/08/2013  
 Operator: mlb  
 Map: E:\Shape\TECT Park\TECT All Terrain Park - Access Plan - August 2013.mxd



### TECT ALL TERRAIN PARK - ACCESS PLAN - AUGUST 2013

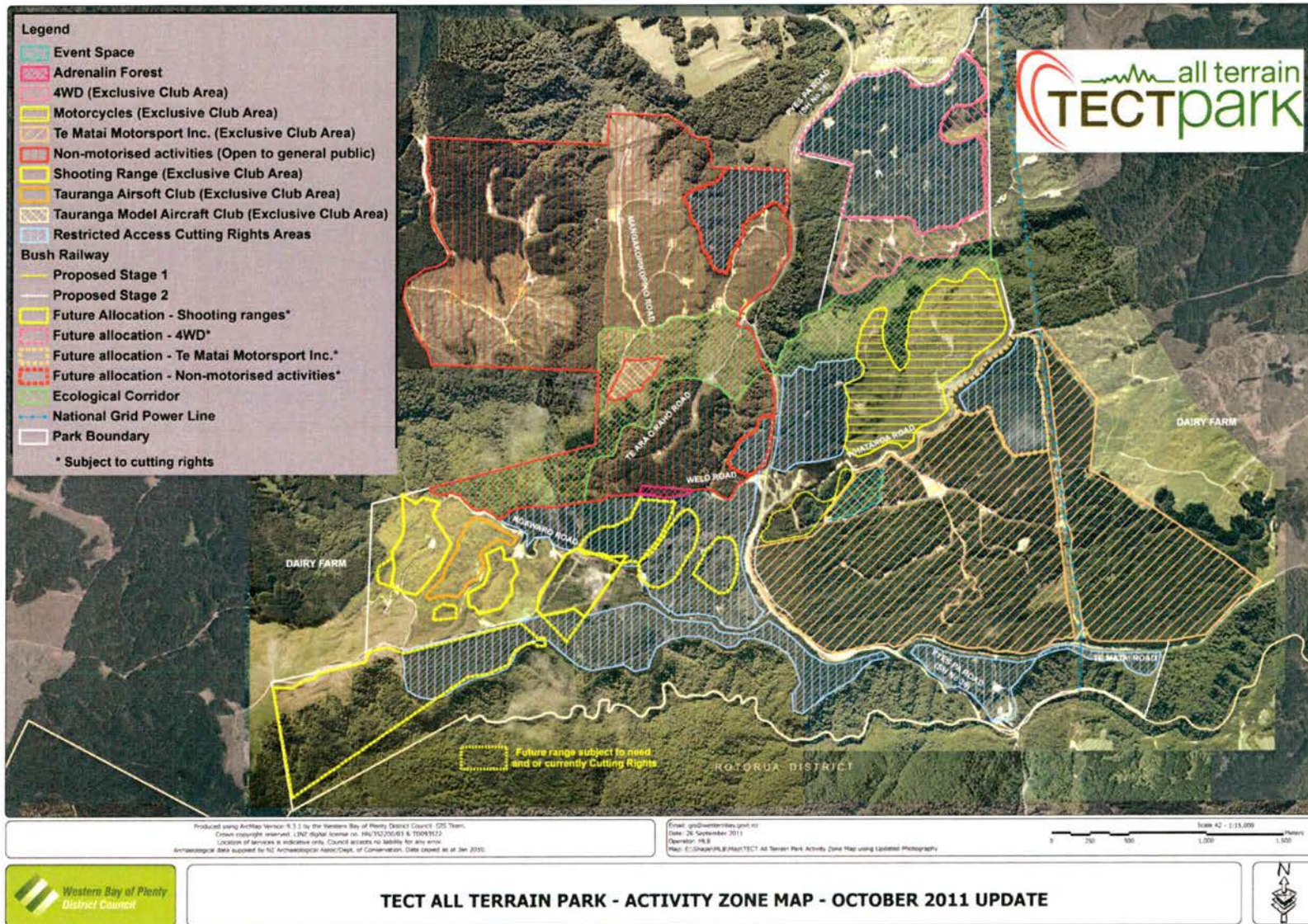








# APPENDIX D - Activity Zone Plan: 2011 Map

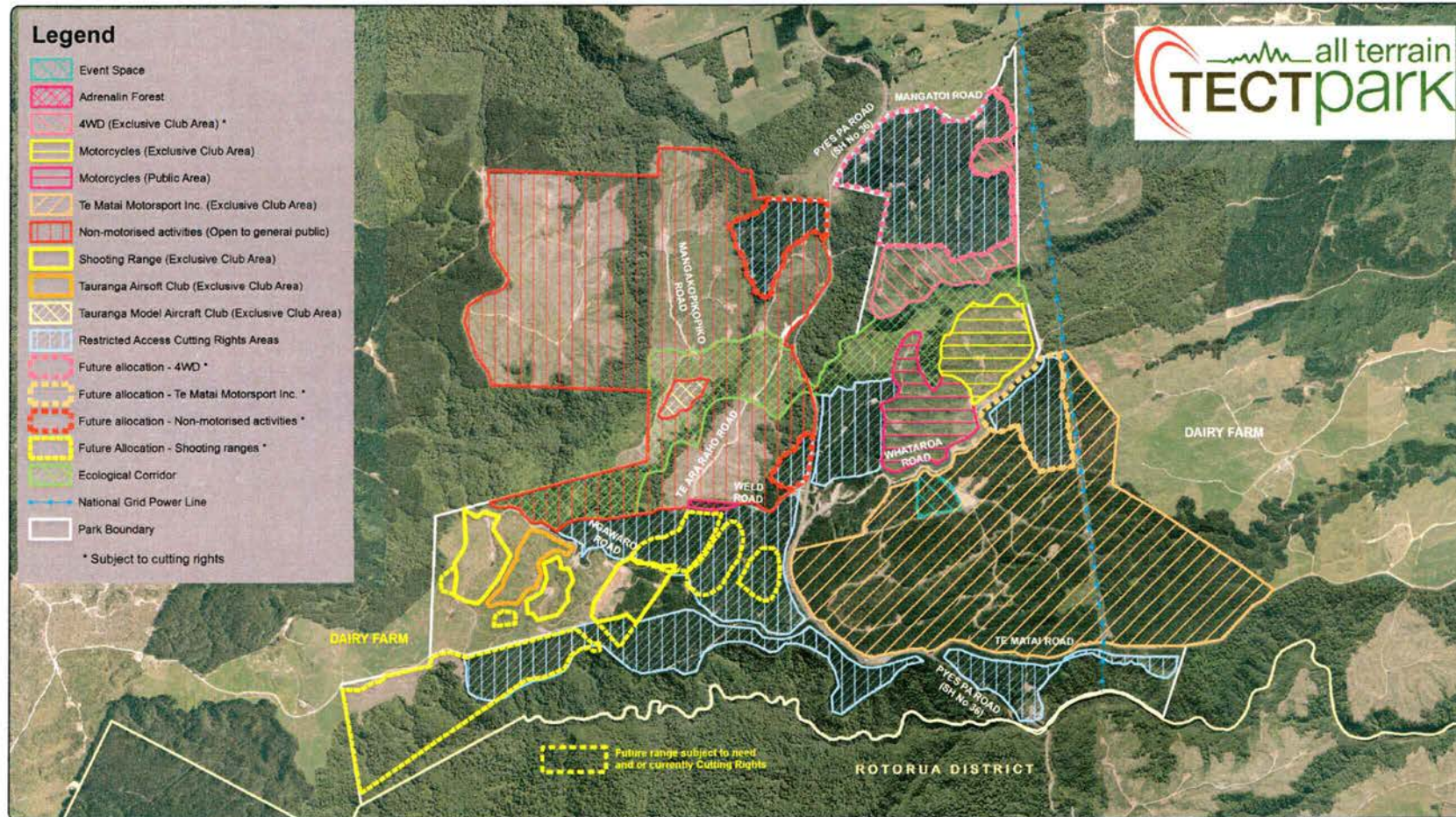








# APPENDIX F - Activity Zone Plan: 2013 Map



Produced using ArcMap by the Western Bay of Plenty District Council GIS Team. Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522. Location of services is indicative only. Council accepts no liability for any error. Archaeological data supplied by NZ Archaeological Assoc./Dept. of Conservation.

Email: gis@westernbay.govt.nz  
 Date: 9/09/2013  
 Operator: mlb  
 Map: E:\Shape\TECT Park\TECT All Terrain Park Activity Zone Map Sept 2013 A3.mxd

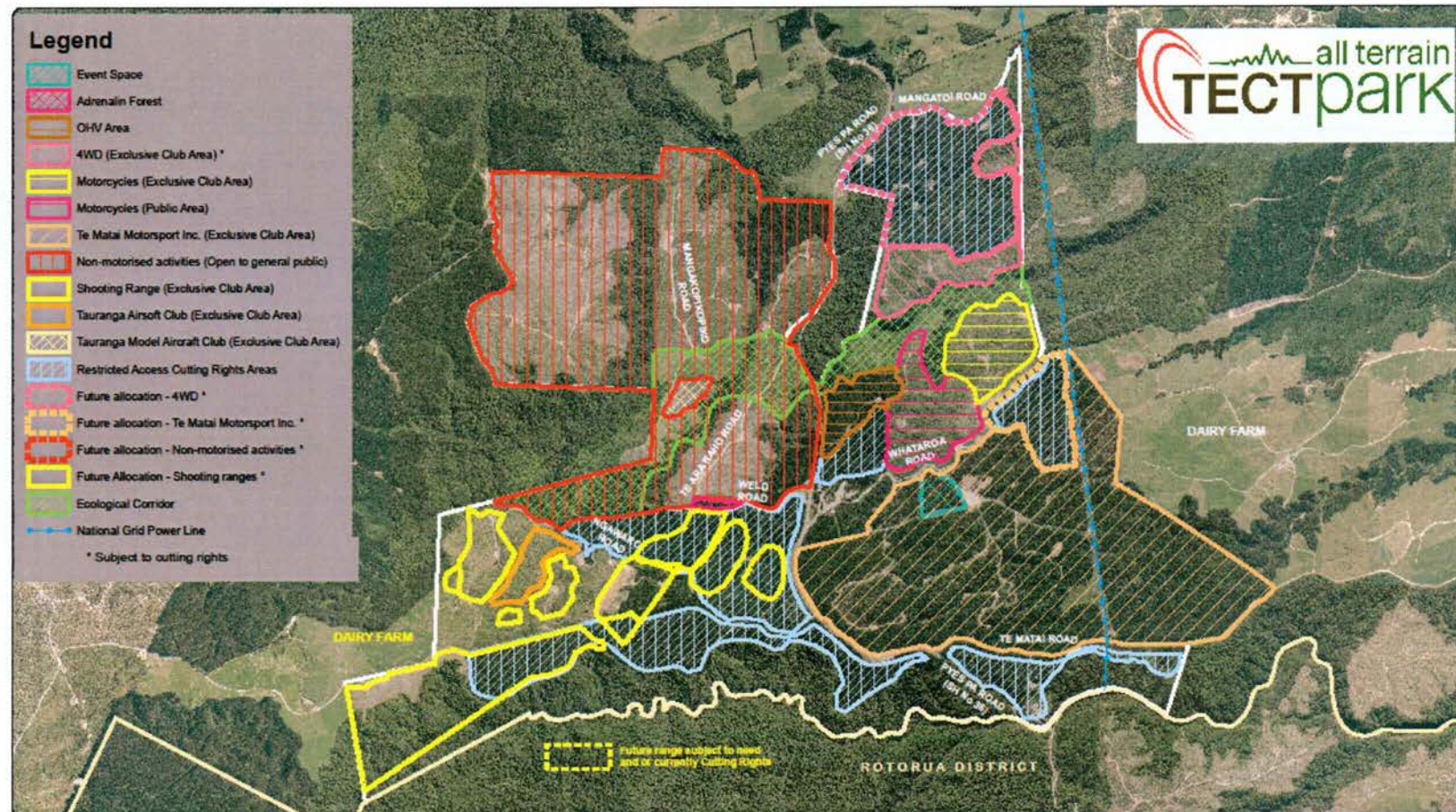


**TECT ALL TERRAIN PARK - ACTIVITY ZONE MAP - SEPTEMBER 2013**





# APPENDIX G - Activity Zone Plan: 2014 Map



Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.  
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.  
 Location of services is indicative only. Council accepts no liability for any error.  
 Archaeological data supplied by NZ Archaeological Assoc./Dept. of Conservation.

Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
 Date: 15/10/2014  
 Operator: mib  
 Map: E:\Shape\TECT Park\TECT All Terrain Park Activity Zone Map Oct 2014 A3.mxd



**TECT ALL TERRAIN PARK - ACTIVITY ZONE MAP - OCTOBER 2014**









## APPENDIX I - Adopted Activities in the All Terrain Park Zone

Recreational Clubs/Organisations (non-profit)/General		Educational/Training facilities	
Tramping/walking	Burn-out pads	Arrival Centre	Polytech Recreational Course programmes Forestry training Area history – Maori & European Driver schools Infrastructure ancillary to the above e.g. tracks, roads, carparking, buildings Signage, lighting ancillary to the above
Rock climbing	Quad bikes	Mountain safety/ YSAR	
Running	Jet sprints	Confidence course	
Abseiling	Blo-karts	School camps	
Mountain biking	Equestrian sports	Outdoor pursuits centre	
Firearm sports	Rodeo		
Archery	Remote control models		
Organised multi-sports	Micro-lights		
Orienteering	Infrastructure ancillary to the above		
Motor bike riding	e.g. tracks, roads, carparking, buildings, and spectator facilities.		
Off-road driving	Signage, lighting ancillary to the above		
Rallying			
Go-karting			

Commercial Recreational/Action & ancillary activities	General Land Use	Other
Business park for motor and motor sport industry related businesses including vehicle/motorcycle building/testing, including engine, chassis, tyre and other components Vehicle testing Sports tourism ventures e.g. mountain biking, 4 wheel drive, paintball, ropes course, digger & tractor riding Helicopter Helipad Airstrip Camping ground Chalets/Motels/Lodges/Hotels Restaurants/cafes Other recreational retail related outlets Fuel dispensing services Events centre/Stadium Media centre "Big events" e.g. motor racing, speedway, national sporting events, extreme sports Zoo/safari park	Forestry Farming activities and ancillary buildings Subdivision for lifestyle blocks Dwellings Home enterprises Stalls Kennels, catteries Education facilities (general) Rural selling places Coolstores/packhouses Animal sales yards Mineral exploration, mining or quarrying Rural contractors depots Signage, lighting ancillary to the above	Works and network utilities including cell phone facilities

Commercial Recreational/Action & ancillary activities	General Land Use	Other
Circus Infrastructure ancillary to the above e.g. tracks, roads, carparking, other buildings, spectator facilities. Signage, lighting ancillary to the above		



## APPENDIX J - Guidelines for User Groups - TECT All Terrain Park Project Assessment Criteria

The TECT All Terrain Park Development Plan 2009 sets out the process for user groups to pursue occupancy within TECT All Terrain Park. The process firstly requires user groups to enter into a Memorandum of Understanding (MOU) with WBOPDC to identify and record areas of common interest between the parties in relation to the TECT All Terrain Park, and to record the mutual understanding and good faith of the parties. Throughout the duration of the MOU, the user group and WBOPDC will work together to develop a User Group Management Plan and possibly a lease document for the area of interest in the Park.

The intention of the TECT All Terrain Park Assessment Criteria is to assess the feasibility of user groups wanting to establish themselves at the Park, before an MOU is entered into between WBOPDC and the user group.

The purpose of this document is to provide information to user groups and assist them through this process. The table below specifies the preparation and planning that should be undertaken in the first instance and provides greater detail as to the level of information that should be included with the application form. The level of compliance with the criteria will determine the ability of the user group to move forward and progress to the MOU stage of the process.

### The purpose of this document is to:

- Assist user groups to understand what is required to pursue occupancy within the Park.
- Provide information to user groups as to what preparation and planning should be done in advance of approaching WBOPDC.
- Provide a consistent method and approach for Council staff to assess applications from user groups who wish to pursue occupancy within the Park.

### Criteria:

	Criteria	Explanation	What we look at:
Strategic Context	Consistency with the Strategic Vision for the Park	How the project 'fits' with the Vision, Goals and Core Values of the TECT ALL Terrain Park Management Plan	<ul style="list-style-type: none"> <li>• Enhances the range of opportunities available at the Park</li> <li>• Adventure or education based</li> <li>• Sustainable</li> <li>• Activities that are not suitable for residential areas</li> </ul>
Club Operational Information	Operational Plan	Sets out the task for the next 12 months and who is responsible for their delivery	<ul style="list-style-type: none"> <li>• Calendar/Plan of operations</li> <li>• Systems in place for membership, administration</li> <li>• Demonstrated ability to sustain club operations (established clubs)</li> </ul> <p>Or</p> <ul style="list-style-type: none"> <li>• How does the User Group intend to establish club operations</li> <li>• Previous involvement or experience of club members in other organisations/clubs</li> <li>• (new and emerging clubs)</li> </ul>
	Financial	Demonstrated that the User Group is financially viable and self sustaining	<ul style="list-style-type: none"> <li>• Two years annual accounts (established clubs only)</li> <li>• Future income/outgoings (budgeted or actual)</li> </ul>

	Criteria	Explanation	What we look at:
	Strategic Plan	A document that contains the long-term outcomes of the club/organisation (two to four years)	<ul style="list-style-type: none"> <li>• Sets out the overall mission and direction and how the group plans to achieve these outcomes</li> <li>• Takes into account strengths and weaknesses, opportunities and threats and strategies to address or build on these</li> </ul>
Project Specific Information	Ability to fund the development	Demonstrated ability of the club to fund the initial development required for the club to establish at the Park	<ul style="list-style-type: none"> <li>• Specific details of dollars secured</li> <li>• Dollars pledged</li> <li>• Proposed funding applications to be made</li> <li>• Club's financial reserves</li> </ul>
	Community Need/Demand (established clubs) <u>Or</u> Success of the activity elsewhere (New and emerging clubs/activities)	Demonstrated community need/demand/support for the proposal <u>Or</u> Evidence that the activity is successful elsewhere e.g. internationally	<ul style="list-style-type: none"> <li>• Growth projections versus actual previous growth</li> <li>• Wider community benefits</li> <li>• Evidence of displacement</li> <li>• Club membership numbers</li> <li>• Demonstrated demand at a regional or national level</li> <li>• Collaborative proposals</li> </ul> <u>Or</u> <ul style="list-style-type: none"> <li>• Current club membership numbers</li> <li>• Is the activity successful elsewhere</li> <li>• Participation numbers elsewhere</li> <li>• How long has the activity been established elsewhere</li> <li>• Wider community benefits</li> </ul>
	Effect on other users of the Park	How the activity is likely to impact on existing users, future activities within the Park and raise awareness of the Park	<ul style="list-style-type: none"> <li>• Are there similar activities existing in the Park?</li> <li>• Consideration of how the proposed activity 'fits' within the Activity Zone Plan</li> <li>• Evidence that the proposed activity is likely to result in greater positive awareness of the Park and attract more visitors and possible users</li> </ul>



**APPENDIX K - Brand Guidelines (August 2008 A164513) – Review pending**



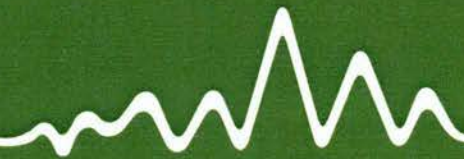
**BRAND GUIDELINES**

August 2008





**Over the next decade, more than 1640 hectares of wilderness in the Western Bay of Plenty region is to be turned into a giant adventure and outdoor playground to be known as the TECT All Terrain Park.**





An important part of the park's development process, is the design of a logo. As such, considerable time has gone into ensuring that the logo reflects the park's core qualities, which are outlined below:

- The park is to be available for all people, for all seasons.
- It is to be accessible for people intent on enjoying their own favourite outdoor recreations.
- It is to be symbolic of a big adventure playground in our own backyard.

These Brand Guidelines aim to ensure the TECT All Terrain Park's Visual identity is kept consistent across all areas of graphic communication.





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## THE LOGO

Naming rights for TECT (Tauranga Energy Consumer Trust) for the TECT All Terrain Park were given in recognition of the significant financial assistance the Trust provided in order to secure the land for the Park. As such, it is important to note that the TECT All Terrain Park name and the associated logo is to appear in full on all official stationery, signage and anywhere where the name is used officially.

It only may be reproduced from electronic artwork which is available from the Western Bay of Plenty District Council (WBOPDC).

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## STRAPLINE

The use of the strapline is desirable, and should be used as part of a brand strip at the bottom of advertising, brochures etc. It should always be used secondary to the logo and not have more prominence than the logo.

The strapline is optional and when size/registration issues prevent the words from being clearly legible OR where the logo is being used with more than two other logos, the strapline can be removed.

---



Example of use: brand strip

---

## WHAT NOT TO DO

The TECT All Terrain Park logo should not be used in the following ways...



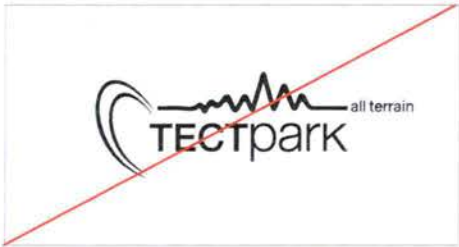
Do not swap the elements of the logo.



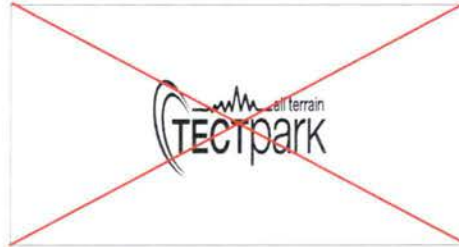
Do not swap the colours in the logo.



Do not colour the energy waves in colours other than specified (red).



Do not change the proportions of the logo by reducing or enlarging unevenly.



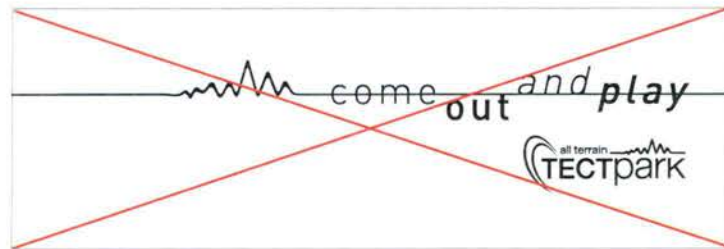
Do not squash the logo in any way.



Do not change the typography.



Do not include the strapline as part of the logo.



Do not make the strapline more prominent than the logo.



## The Logo and its relationship with other Logos

Should questions arise, or if a sponsor requires something different, then please direct this enquiry to the TECT All Terrain Park Manager at Western Bay of Plenty District Council.

### PARTNER LOGOS

(TECT, Western Bay of Plenty District Council, Tauranga City Council).  
In general usage where partner brands are also in use, the TECT All Terrain Park must be seen as dominant to the other brands.



Horizontal format



Vertical format

### CLUB LOGOS

In usage where the logo is used as a sub-brand (e.g. on club letterhead) it must be seen as secondary to other brands. The partner logos are not required.



Example of a Club letterhead and the relationship between the TECT All Terrain Park logo and the club logo.

### BOTH PARTNER AND CLUB LOGOS

In general where partner and club brands are in use together (or a sponsor's logo is shown), all logos must be of similar size and weight to ensure balanced representation.



All brands visually look equal in size.

Come to  today

The logo must never be used in a line of type, as per the example shown here.

## CLEAR SPACE

To ensure its visual strength, the logo must always be surrounded by adequate clear space. The diagram shown here demonstrates the method of gauging the minimum amount of clear space required around the logo.



## MINIMUM SIZE

The TECT All Terrain Park logo must not be reproduced in a size smaller than as shown here:



## PRIMARY COLOUR SYSTEM

Shown here is the acceptable colour system in which the TECT All Terrain Park logo can appear.



## SINGLE COLOUR

In black and white press, the logo should be used in full positive or negative application as shown here. Never attempt to put screens in the type or the background.





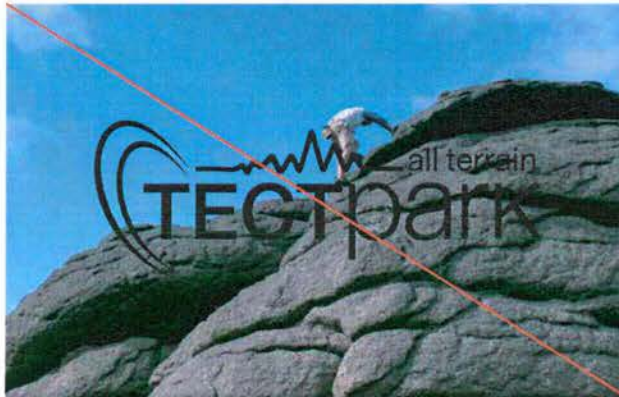
## SECONDARY COLOUR SYSTEM

When there is conflict with another user's colour system, the TECT All Terrain Park logo may be used in single colour (either black or white) on the key colour background.



## IMAGES

Never attempt to overprint or drop the logo out of any image (greyscale or colour), as the contrasts will diminish the logo's clarity.



## COLOUR REPRODUCTION

To ensure consistency of the brand identity, a limited range of colours have been specified. Shown on this page are the only allowable colour treatments. Follow these examples whenever reproducing the identity.



Dark Brown  
- PMS 462  
- C: 50, M: 58, Y: 100, K: 45



Green  
- PMS 575  
- C: 48, M: 0, Y: 100, K: 53



Red  
- PMS 032  
- C: 0, M: 90, Y: 86, K: 0



Light Brown  
- PMS 467  
- C: 9, M: 15, Y: 34, K: 0

## FONTS

Two typeface families have been chosen for use in the TECT All Terrain Park's identity; Myriad Pro and Aachen.

The Myriad Pro family has been chosen for use in Stationery, signage, advertising and is an easy-to-read sans serif typeface for use in extended text applications such as brochures.

Aachen is more of a display typeface to be used as headline text and signage. It is best in small amounts of copy and is a slab serif typeface.

Myriad Pro - Light

ABCDEFGHIJKLMNOPQRSTUVWXYZabcdefghijklmnopqrstuvwxyz0123456789

Myriad Pro - Regular

ABCDEFGHIJKLMNOPQRSTUVWXYZabcdefghijklmnopqrstuvwxyz0123456789

Myriad Pro - Medium

ABCDEFGHIJKLMNOPQRSTUVWXYZabcdefghijklmnopqrstuvwxyz0123456789

Myriad Pro - Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZabcdefghijklmnopqrstuvwxyz0123456789

**Aachen**

**ABCDEFGHIJKLMNOPQRSTUVWXYZabcdefghijklmnopqrstuvwxyz**



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## USING THE BRAND GUIDELINES

Hard and soft copies of this guide are held by the TECT All Terrain Park Manager at Western Bay of Plenty District Council and are available on request. This ensures that the Park's branding is at all times applied consistently and correctly.

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## APPROVAL PROCESS

Before finalising any new visual material, it should be shown to the TECT All Terrain Park Manager at Western Bay of Plenty District Council to ensure it meets the standards. To avoid costly changes at design stage, it is recommended that you do this at an early stage of the development process, as well as at the final draft, prior to production. If the TECT All Terrain Park Manager does not receive a proof, the responsibility and any costs incurred for progressing with incorrect artwork will be placed with the originator.

---

## QUESTIONS

**TECT All Terrain Park and its associated icons** are the property of the Western Bay of Plenty District Council. Use without prior consent of the Western Bay of Plenty District Council will result in action being taken against the unauthorised user. Any use other than by the proprietor is authorised under approval only by the Western Bay of Plenty District Council. The user agrees to such conditions set by the Western Bay of Plenty District Council from time to time.

For further details or if you have specific questions, please contact:

### **TECT All Terrain Park Manager**

Western Bay of Plenty District Council  
Barkes Corner  
Greerton, Tauranga  
Private Bag 12803  
Tauranga 3143

Telephone: 07 571 8008

Facsimile: 07 577 9820

Email: [ric.balfour@westernbay.govt.nz](mailto:ric.balfour@westernbay.govt.nz)

[www.westernbay.govt.nz](http://www.westernbay.govt.nz)

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# APPENDICES



## ICONS AND SUPPORTING BRAND ELEMENTS

The following icons and brand elements have been developed to support and enhance the existing TECT All Terrain Park brand. These have been incorporated onto stationary, newsletters, signage and the website.

The icons must never be redrawn in any variation. They only may be reproduced from electronic artwork which is available from Western Bay of Plenty District Council.

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## DEVELOPMENT AND USE PHILOSOPHY

The 'Learn', 'Create', 'Play' and 'Care' icons have been developed to provide context to the 'come out and play' strap line. These icons are designed to (a) help define the philosophical underpinnings of how the park is to be developed, used and managed (b) be easily understood (c) translate into imagery that defines the TECT All Terrain Park.



**LEARN**

### LEARN

Users are asked to learn about how the park is being developed and managed when they 'come out and play'. In addition the 'learn' icon provides a reference to education programs and facilities that will eventually be established at the park.



**PLAY**

### PLAY

Play is literally what the park is all about. It's about making the most of the park's varied space which caters for a wide range of users, from full on adventure seekers to more passive users, such as walkers.



**CREATE**

### CREATE

This is about encouraging users to take ownership in creating the park.



**CARE**

### CARE

The park needs to be cared for by all who use it.

## LOCATION AND CONSTRUCTION ICONS

Location



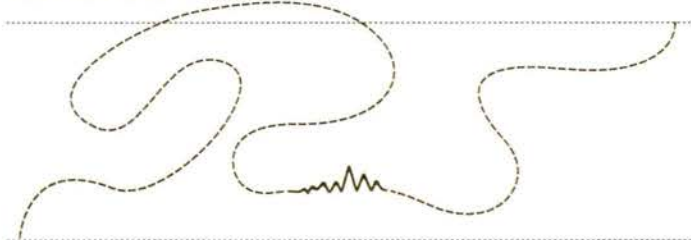
Construction



## TRAIL LEVEL OF DIFFICULTY ICONS



## THE TRAIL / JOURNEY ELEMENT



## THE TEAR ELEMENT



## PROMOTIONAL SLOGAN



## EXAMPLE ICONS / ELEMENTS WORKING TOGETHER

This sample shows how the separate icons and elements work together. See stationary, newsletter and vehicle signage as further examples.





STATIONARY

Business card - front



Business card - back



With compliments slip

Letterhead



Letterhead follow-on

**POWERPOINT TEMPLATE**

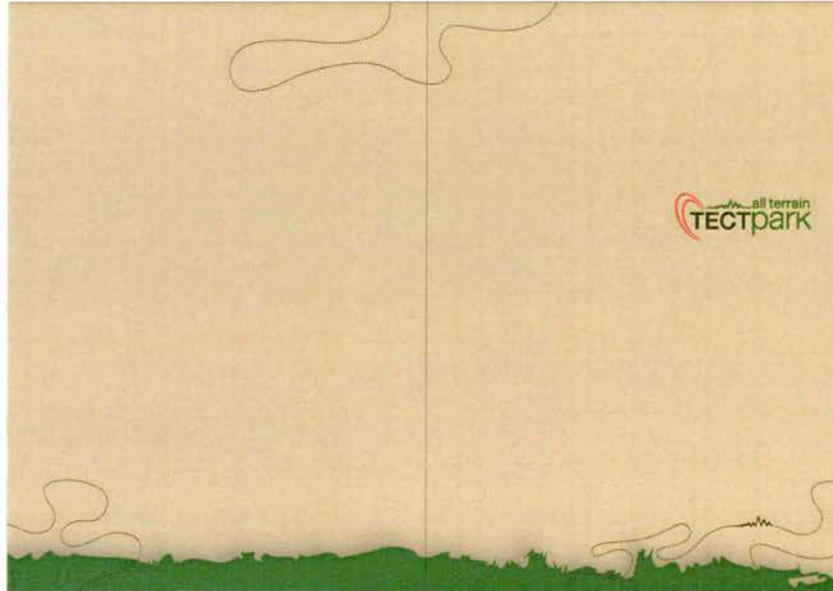


First page template

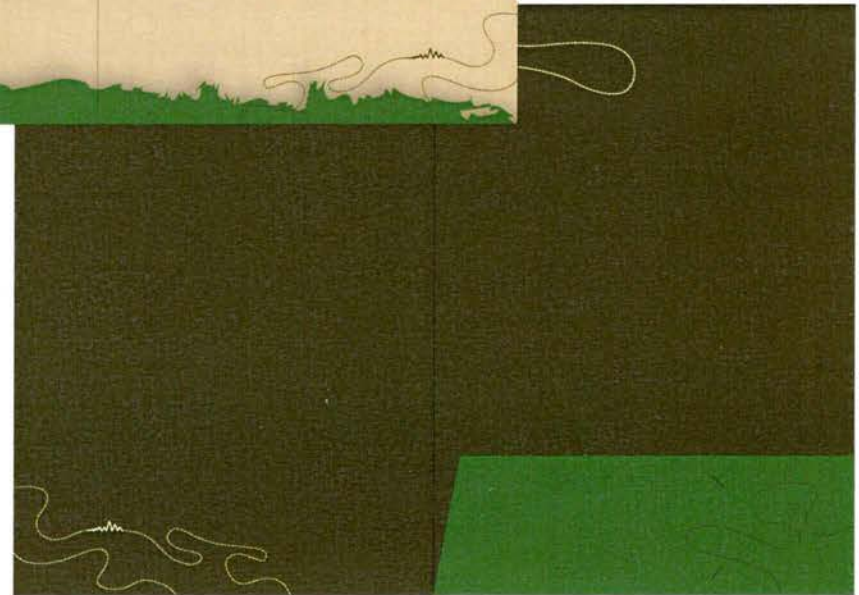


Follow-on page template

**PRESENTATION FOLDER**



Folder cover



Folder inside



NEWSLETTERS

Newsletters and other updates and information promoting the TECT All Terrain Park should always follow brand guidelines as outlined on the previous pages.

The example here shows the Terrain News incorporating TECT All Terrain Park brand elements. This example was a three panel, two fold A4 newsletter. The format and size may change depending on content, but the use of the brand elements as shown here should always be retained.

EXAMPLE - TERRAIN NEWS - The official newsletter of the TECT All Terrain Park

The image displays two examples of newsletters for TECT All Terrain Park. The top example is a three-panel, two-fold A4 newsletter titled "Terrain News" with a "03" issue indicator. It features several articles: "Right on target for move" with a map, "Adventure park vision began long ago", "Park access marks TECT milestone" with a photo of a trail, and "Want more information?" with the TECT All Terrain Park logo. The bottom example is another newsletter titled "Result of tough bargaining" and "New Zealand Deerstalkers' Association Bay of Plenty ready to fire", featuring a photo of a man and a circular inset image of a deer. Both newsletters use the TECT All Terrain Park logo and branding elements.

## CLOTHING

### FORMAL EXAMPLE

This example shows the TECT All Terrain Park branding applied in a formal style which would be used on everyday wear by park staff, etc.



### INFORMAL EXAMPLE

This example shows the TECT All Terrain Park branding applied in an informal style which would be used when promoting the park.



Front



Back



## VEHICLE SIGNAGE

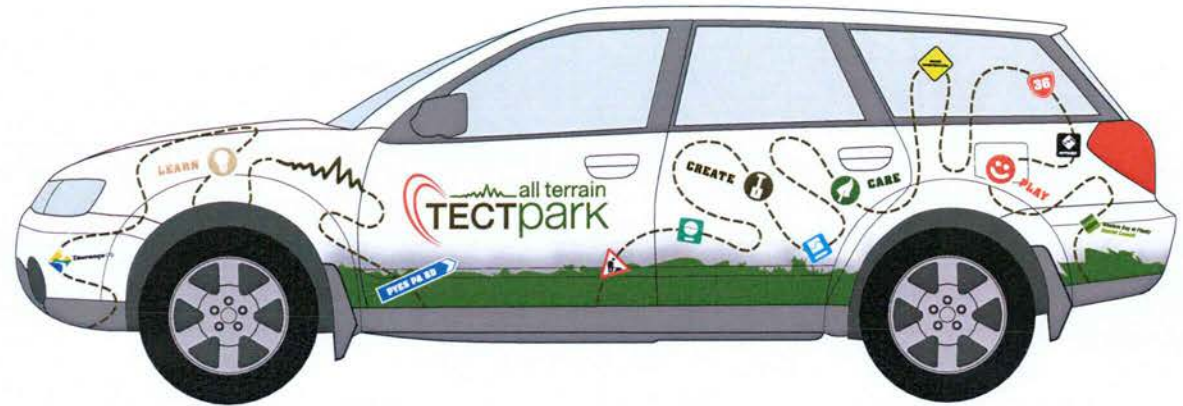
Vehicle signage promoting the TECT All Terrain Park should always follow brand guidelines as outlined on the previous pages.

The examples here show various vehicles incorporating the TECT All Terrain Park brand elements.

### EXAMPLE - TECT ALL TERRAIN PARK UTE 1



### EXAMPLE - TECT ALL TERRAIN PARK WAGON



### EXAMPLE - TECT ALL TERRAIN PARK UTE 2

