

**Mayor and Councillors**  
COUNCIL

6 DECEMBER 2018

Meeting Status: **Public**

Purpose of Report: For Decision

## **OTARAUA PARK ADOPTION OF DEVELOPMENT PLAN**

### **PURPOSE OF REPORT**

- 1 To seek adoption of the draft Otaraua Park development plan.

### **DELEGATION**

- 2 Council has the authority to make this decision.

### **BACKGROUND**

- 3 Otaraua Park has a total area of 59.28ha and is classified as a Recreation Reserve. The park is made up of the following: LOT 1 DP 90442 – SO 449746 CT 57D/533 and LOT 2 DP 90442 – SO 459021 CT 57D/534. The land is owned by Kāpiti Coast District Council.
- 4 Under the Reserves Act 1977 (The Act), a Recreation Reserve is for the purpose of:  
  
*“... providing areas for recreation and sporting activities and the physical welfare and enjoyment of the public and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.”*
- 5 Otaraua Park was purchased by the Council in 2012 as a district wide park for the purposes of sport and recreation. The management plan was adopted in December 2014 and the vision for the park states that the park is for public use and enjoyment including:
  - sport and recreation
  - a network of cycle, walking and bridle paths connecting surrounding communities
  - an open space buffer between the urban areas of Waikanae, Paraparaumu and Ōtaihanga
  - a parkland environment with high amenity and ecological values with potential to support development of an ecological corridor that runs from the mountains to sea.
- 6 The purpose of a development plan is to outline how the park can be developed in the long term based on community consultation. A long term development plan is needed to ensure future development can be coordinated and linked to the overall plan.

- 7 Kāpiti Coast District Council led the process of drafting the development plan through its partnership with iwi, consulting with the community and working with groups and clubs with an interest in being catered for at Otaraua Park.
- 8 Visitor Solutions were engaged to prepare a brief to guide the direction of the development plan. Council staff worked with Visitor Solutions to engage with the local community via on-site consultation (The Otaraua Park Experience event) an online survey and workshops with key stakeholder groups.

The engagement process included:

- Over 1,000 participants at The Otaraua Park Experience event
  - Joint workshops with key stakeholders who had expressed an interest through the management plan process
  - A walkover and follow up workshops with Te Ātiawa iwi (Otaraua Hapu)
  - Initial workshop with adjoining neighbours
    - A second workshop is planned for after this report was written. A verbal update can be provided at the meeting.
  - Workshop with Waikanae and Paraparaumu-Raumati Community Boards
  - Detailed follow up workshops with cycling, football, netball and BMX
- 9 The need for an additional access to Otaraua Park was identified at the time the Council purchased the land. As part of the development plan process BECA was engaged to investigate the best location for an entrance from the old SH1. The access option recommended by BECA was via a bridge over the railway lines. The purchase of private land was required to enable this entrance in the future. The Council has an agreement for future use of the land including allowing the land to continue to be farmed until required for the new entrance. The draft development plan allows for the bridge to provide the main access in the long term.
  - 10 The Council approved the draft development plan for consultation at a meeting on 28 June 2018. The consultation period was for one month from 9 July – 9 August 2018. A total of 408 submissions were received; 394 were via survey monkey and 14 were written submissions.
  - 11 Due to the significant number of submissions received, a researcher was contracted to collate the responses and provide an independent summary to help inform the final version of the plan. The direct results from the survey responses form part of the summary. In addition, each of the individual comments was weighted to provide further information to the overall results. The full reports summarising the responses are attached as Appendix 1 and the methodology used is explained in full in the reports.

## **ISSUES AND OPTIONS**

### **Issues**

- 12 Key results from the 394 survey responses are shown below. Full copies of the survey results are available upon request.

I. *Otaraua Park's seven development principles*

Support for Otaraau Park's seven development principles	Agree	Maybe	Total
A district wide park that provides sports and recreation opportunities for the Kāpiti community and is of regional significance and potentially national significance in the long term	87%	10%	<b>97%</b>
A mix of sports, events, recreation, and ecological restoration	84%	14%	<b>98%</b>
Disability friendly with provision for disability sport	83%	16%	<b>99%</b>
Flexible spaces that are adaptable to future demand	81%	16%	<b>97%</b>
Self-contained services that are sustainable and environmentally friendly	80%	16%	<b>97%</b>
Multi-use and shared spaces	80%	18%	<b>98%</b>
A place that celebrates and shares local history and culture	52%	37%	<b>89%</b>

**Summary of comments:**

The comments generally highlighted common themes for concern and / or clarification. Across all development principles, the concern for access to the park, drainage issues and lack of infrastructure was acknowledged as drawbacks for this site's development principles. Further to this, there was concern for safety in multi-use areas and questions about how sports and activities will be managed in shared spaces. There were also comments about the absence of fishing and equestrian related activities in the plan.

**Response:**

The management and design of multi-use areas will be addressed during the detailed design stage of future development and are usual planning considerations. Minor equestrian facilities have been added and the plan allows for future discussion with regard to the use of the pond.

II. *Otaraua Park's potential developments*

Support for Otaraau Park's potential developments	Agree	Maybe	Total
A network of walking and cycling trails that connect through the park and to the existing river trails	81%	16%	<b>97%</b>
Planting and land restoration including wetlands	72%	23%	<b>95%</b>
Multi-use sports fields	69%	24%	<b>93%</b>
Flexible event spaces that can host large scale events	61%	28%	<b>89%</b>
A new access via a bridge over the railway line in to the centre of the park	60%	28%	<b>87%</b>
A multi-purpose sports building with full facilities and provision for indoor sport such as netball	59%	31%	<b>90%</b>
Playgrounds including a destination playground	59%	30%	<b>89%</b>
A multi-use hard surface track that enables cycling, para-cycling, in-line skating, blokarting and other non-motorised wheel sports	57%	29%	<b>86%</b>
Amphitheatres for outdoor concerts	46%	38%	<b>84%</b>
A BMX track	43%	37%	<b>80%</b>

**Summary of comments:**

Across all potential developments there was a concern that the demand may not be there for the designated activity, citing other places in the region that are currently underutilised or located in a better place.

**Response:**

The plan has been considered against the long term demand growth that has been identified through the background to this plan.

**III. Further points for consideration:**

- Respondents were asked to comment if there were other developments that are important to them that were not listed. 116 people commented. The top 5 comments were fishing (38%); Horse riding (11%); Football (7%); Mountain Biking (2%) and Kid's road skill area (2%)
  - 69% of respondents said they would like the park to be able to cater for national sporting events
  - There were points raised regarding the proposed bridge access and concerns such as the change to the view, the effect of lighting on the bridge and the amount of use
  - The design of the bridge will be considerate to the landscape and nearby neighbours
  - 24% of respondents requested horse facilities to be added
  - 10% of respondents requested fishing facilities to be added
- 13 As a result of the survey responses and follow up meetings with key stakeholders and iwi partners, there are minor changes proposed to the development plan which is attached as Appendix 3. The development plan includes changes both in the written document and in the layout plan. All text changes in the written document have been highlighted for the purposes of this report so changes can be easily identified. The proposed changes are:
- Addition of minor equestrian facilities; parking for horse floats, a horse tie up area and a dedicated bridleway around the park linking to the river trail
  - One amphitheatre will remain with the ability to add a second amphitheatre based on demand
  - Cycle skills area shown on the layout plan in addition to being mentioned in the text
  - Minor geometry changes to the multi-use track to ensure the best layout for multi-use and events
  - Improved link for Greater Wellington Regional Council to the river
  - Additional information about how sustainability will be achieved
  - Outline level planting and landscape plans to be included
  - Clarity of some points; for example there is provision for indoor sport and an artificial turf; total number of carparks included
  - Cultural and landscape interpretation plan
  - Plant nursery to supply plants and trees for the park
  - Main park arterial road has been shifted to allow for optimal buffering of the forest remnant eco site. Parking has been reconfigured to retain capacity and improve the proximity to main attractions such as the playground.

- An unplanted strip between the restored wetland and the south-western boundary to enable maintenance access
- 14 There were some requests that are not supported by Council officers:
- Major equestrian facilities such as purpose built arenas and the ability to hold major events.
    - i. Not required as Greater Wellington Regional Council have confirmed that through the Parks Network Plan, Queen Elizabeth Park will continue to have a significant focus on equestrian facilities and options to improve them.
  - Fish out pond requested by Fish and Game
    - i. The pond facility at Otaraua Park remains regardless of intended use.
    - ii. The plan includes minor additions of hard edges at a few locations around the pond to allow access to the water edge and the activity section refers to the pond being developed with input from Council officers, iwi and Fish and Game.
    - iii. The plan allows for future discussions between Council officers, Te Ātiawa and Fish and Game to consider appropriate use of the pond that achieves shared objectives.
- 15 The development plan sets out the long term plan to ensure Otaraua Park will meet the needs of our community in the future. The spaces and facilities are multi-use and flexible and will be developed based on demand and funding available. It is important to have a plan now to ensure future options are not compromised by early development.
- 16 As the park is developed in the future, the detailed design for each of the components will involve iwi partners and the relevant stakeholders throughout the process. Further detailed work is required for waste water treatment design and the plan is based on high level advice from Lowe Environmental about what is possible.

## CONSIDERATIONS

### Policy considerations

- 17 There are no policy considerations.

### Legal considerations

- 18 The development plan needs to follow the principles of the management plan and has been drafted to ensure this is achieved.

### Financial considerations

- 19 The 2015-35 Long Term Plan committed a yearly spend for the Park's development. Through the Council's Long Term Plan 2018-2038 process the existing funding committed in 2015 was reallocated to provide for better investment. In the future, the park's development will be paid for through a mix of rates and other external funding, and based on balancing demand and funding availability. Funding currently allowed for in the Long Term Plan is as follows:

2018/2019 = \$153,000	Secondary drainage and design of utility building
2020/2021= \$700,000 2021/2022 = \$838,000	Construct amenity block and associated services split over two financial years
2022/2023 = \$101,000	Car parking improvements and landscape
2023/2024 = \$345,000	Access, landscape and carpark improvement
2024/2025 = \$2.21m	Improve existing access from Otaihanga Road and through the park
Every year after = \$360,000 (inflated)	To be determined

- 20 A high level funding strategy has been completed by the Giblin Group that identifies significant ability for external funding for this type of development. The development plan will further inform the 2021-2041 Long Term Plan to enable staged development through a mix of rates and external funding.

### Tāngata whenua considerations

- 21 Otaraua Park is a culturally significant site for Te Āti Awa ki Whakarongotai, particularly the Otaraua Hapu. The development plan has been prepared in partnership with the Otaraua Hapu.

## SIGNIFICANCE AND ENGAGEMENT

### Significance policy

- 22 This matter has a low level of significance under Council policy.

### Consultation already undertaken

- 23 Extensive consultation and engagement has been undertaken since March 2017 through a variety of events, workshops and meetings with key stakeholders. The first few months of consultation informed the draft development plan that went out for one month consultation from 9 July – 9 August 2018.
- 24 Council officers have worked closely with Te Āti Awa ki Whakarongotai (Otaraua Hapu) as partners throughout the process.
- 25 The one month of consultation on the draft development plan was extensively communicated via the Council's usual channels including newspaper ads; signs at the park and on the river trail; social media and direct contact with stakeholders and community members previously involved in the process.
- 26 Officers followed up with key stakeholders after the one month consultation closed and held a workshop with Te Āti Awa ki Whakarongotai (Otaraua Hapu).

### Publicity

- 27 A communications and engagement plan has been implemented throughout the process of drafting the plan.

- 28 Our iwi partners and key stakeholders will be contacted directly once the development plan has been adopted. General communications will be shared with the wider community explaining the outcome and the long term nature of the development.

## RECOMMENDATIONS

- 29 That the Council adopts the Otaraua Park development plan as attached in Appendix 3 to report CS-18-682.

**Report prepared by**      **Approved for submission**      **Approved for submission**

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## ATTACHMENTS

- Appendix 1      Consultation summary reports  
Appendix 2      Written submissions  
Appendix 3      Final development plan with changes highlighted