

Mayor and Councillors
COUNCIL

28 JUNE 2018

Meeting Status: **Public**

Purpose of Report: For Decision

OTARAU PARK DEVELOPMENT PLAN APPROVAL TO CONSULT

PURPOSE OF REPORT

- 1 To seek approval from Council to consult on the draft Otaraua 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 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 Ōtaihangā
 - 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 options are not compromised by early development.

- 7 Kāpiti Coast District Council has 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
- 10 The need for an additional access to Otaraua Park was identified at the time 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. 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 future.

ISSUES AND OPTIONS

Issues

- 11 Otaraua Park does not have any services other than power. All water supply, waste water and storm water needs to be part of the developed design. Lowe Environmental has been working with Council staff to provide advice for the best locations and systems for waste water. The area set aside for waste water is based on what we know now. Until further investigation and more detailed design is undertaken this location could need to be adapted in the future. Detailed design for the required services will be undertaken at the appropriate stage of development.
- 12 Some key development principles have evolved through the planning process. These are:
 - A district wide park that provides sports and recreation opportunities for the Kapiti community and is of regional significance
 - A mix of sports, events, recreation and ecological restoration
 - Multi use and shared spaces
 - Flexible spaces that are adaptable to future demand
 - Self contained services that are sustainable and environment friendly

- Disability friendly with provision for disability sport
 - A place that celebrates and shares local history and culture
- 13 The draft development plan is primarily based on the brief provided by Visitor Solutions. The brief is based on advice from iwi; community and key stakeholder feedback; their knowledge of sport and recreation trends; information gathered from the community facilities strategy; Otaraua Park Management Plan principles and advice from Council officers. This brief is attached as Appendix 1. Visitor Solutions finished working on the development plan once the brief was finalised.
- 14 In addition to the Visitor Solutions brief, detailed workshops with key groups that are proposed to be accommodated at the park have further informed the plan.
- 15 The draft development plan has been designed with the aim of being able to cater for large scale events for both sport and recreation. The multi-use track will be able to accommodate national sporting events once it has been fully developed.
- 16 Council staff consider that the draft Otaraua development plan responds to community and key stakeholders needs and enables future development in a way that will create a sports and recreation park for the Kāpiti community as well as attracting visitors and events from outside of the Kāpiti District.
- 17 After the one month consultation period Council staff will review the draft plan accordingly. If changes are deemed necessary further workshops will be held with iwi and key stakeholders. Provided there are no significant changes which require further consultation the plan will be presented back to Council for adoption by the end of 2018.

CONSIDERATIONS

Policy considerations

- 18 There are no policy considerations.

Legal considerations

- 19 The development plan needs to follow the principles of the management plan. Council officers have ensured that this is the case.

Financial considerations

- 11 There is some budget for development included in the 2018-2038 Long Term Plan. The intention is that development will be a mix of rates funded along with sponsorship and external funding. A high level funding strategy is currently being drafted by the Giblin Group. Funding currently allowed for in the Long Term Plan is as follows (details are attached in Appendix 2):
- Y1 = \$153,000
 - Y3 = \$700,000
 - Y4 = \$838,000
 - Y5 = \$101,000
 - Y6 = \$345,000
 - Y7 = \$2.21m
 - Every year after = \$360,000 (inflated)

- 20 The development plan will further inform the 2021-2041 Long Term Plan.

Tāngata whenua considerations

- 21 Otaraua Park is a culturally significant site for Te Āti Awa ki Whakarongotai, particularly the Otaraua Hapu. The draft 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 has been undertaken since March 2017 through a variety of events, workshops and meetings with key stakeholders.
- 24 Council has worked closely with Te Āti Awa ki Whakarongotai (Otaraua Hapu) as partners throughout the process.

Publicity

- 25 A communications and engagement plan has been implemented throughout the process of drafting the plan.
- 26 The draft development plan will be open for consultation for one month from 9 July. The community will be made aware of the consultation process via direct contact with those previously involved and Councils main communications channels such as a notice in the local papers and facebook. In addition, signs will be installed alongside Otaraua Park (Waikanae river trail) detailing the development plan concept.

RECOMMENDATIONS

- 27 That Council approves the draft Otaraua Park Development Plan and consultation documents as attached in Appendix 3 to report CS-18-530, for consultation.

Report prepared by	Approved for submission	Approved for submission
Alison Law	Sean Mallon	Max Pedersen
Parks and Recreation Manager	Group Manager Infrastructure Services	Group Manager Community Services

ATTACHMENTS

- Appendix 1 Development brief from Visitor Solutions
- Appendix 2 LTP funding stages for Otaraua Park
- Appendix 3 Consultation Documents for Otaraua Park Draft Development Plan



Otararua Interim Design Brief Outline

The following components have been identified from the community consultation and research process for consideration in the Otatarua preliminary concept plans. These preliminary plans will be used for the basis of further community consultation. Inclusion of a component in the draft brief does not necessarily indicate that the item will be included in all the preliminary concept plans, or the final Otatarua Development Plan.

Asset / Environment	Specification	Relationships / Site Notes
Natural Components		
Wetland	<ul style="list-style-type: none"> • Restore wetland environment using native species as recommended (in alignment with planting policy). • Where possible plant suitable native species as buffers at key locations along the periphery of the wetland to obscure built infrastructure (toilets, buildings etc). 	<ul style="list-style-type: none"> • Develop in low lying site areas with suitable topography and hydrology characteristics. • Maintain green corridor linkages between wetland areas and regenerating bush. • Link wetland area and regenerating bush with walking tracks and raised boardwalks (to DoC Short Stop Traveller – SST specifications).
Retain and expand remnant native bush	<ul style="list-style-type: none"> • Retain remnant native bush (and expand the periphery where desirable). • Undertake suitable infill planting using local native species to maximise biodiversity and interpretive quality. 	<ul style="list-style-type: none"> • Retain the pocket of remnant native bush in the centre of the site. • Use spot planting to improve interpretive and visitor experience opportunities (increase vegetation density). • Develop a track section through the vegetated area to DoC SST specification. Link track with wetland and pond. Incorporate wheelchair access. • The track should be set out in tight loops and wind back on itself to extend the walking experience in a constrained environment (increasing vegetation density will be important to make this work so visual connection between track sections is minimised). • Develop natural play areas along the edges of the native bush.

Retain and enhance the pond and its embankments.	<ul style="list-style-type: none"> Retain and enhance the pond and the functionality of its embankments with a combination of: <ol style="list-style-type: none"> Native plantings in key locations. Landscaped embankment access points (suitable for wheelchair access). It will be important these areas are close to the water and clear from intrusive plantings that inhibit casting lures and flies when fishing. Provide access to fishing points via side access tracks (not rear tracks to avoid H&S issues with casting lures / flies.) A vehicle access point close enough to enable a truck to release fish from its holding tank (likely via a fish release pipe). Plant native shelter trees to minimise wind exposure (issue for those learning fly fishing). 	<ul style="list-style-type: none"> The pond should be linked to the wetland and remnant native bush via an interpreted track (to DoC SST specification). Where possible plant suitable native species as buffers at key locations along the periphery of the pond to obscure built infrastructure (toilets, buildings etc).
Periphery site planting and earth mounding	<ul style="list-style-type: none"> Where possible plant native species around the periphery of the site to limit the impact of offsite activity and disturbance (for example rail corridor noise and visual impact). 	Note: some areas should be left exposed to facilitate other activities such as BlowKarts.
Establish bridge access into site	<ul style="list-style-type: none"> Establish vehicle bridge access into site from the south. 	Establish vehicle bridge access into site from the south. This access should connect into the centre of the park.
Recreational / Interpretive Components		
Site interpretation	<ul style="list-style-type: none"> Site interpretation should be established as appropriate throughout the park. 	<ul style="list-style-type: none"> This interpretation can draw heavily on key cultural and historical elements (at levels and in topic areas that are considered appropriate by Iwi).

Interpretive walking track / boardwalk	<ul style="list-style-type: none"> The track / boardwalk should be to DoC SST specification and incorporate interpretive nodes (slightly wider areas to accommodate interpretive panels – allowing people to step off the track). 	<ul style="list-style-type: none"> Establish an interpretive (cultural and environmental) walkway / boardwalk linking the restored wetland, remnant native bush and pond. Where possible the track should incorporate techniques to avoid perceived crowding and enhance the quality of the visitor experience. Including: <ol style="list-style-type: none"> Looping of tracks to obscure visual connection with other walkers, Buffering of noise with spot planting and use of natural contours etc. The track network should be used to direct people away from areas where it is not appropriate for them to visit for cultural reasons.
Event Components		
Blowkart sailing area	<p>Explore the development of a blowkart sailing area (which could also be used for events, overflow event parking and other appropriate activities),</p> <p>Specifications:</p> <ul style="list-style-type: none"> Minimum sailing area of 120 x 40 m (4,800m²), Exposed topography (limit wind breaks as much as possible), Ideally hard surface. <p>NOTE: this component may not be appropriate on the site and may be better located on another site. Consider this during preliminary concept design. Grass fields may be an alternative on this park.</p>	<ul style="list-style-type: none"> This area would provide for car parks in event mode. Space would be used for other activities (and should have a relationship with multipurpose track for temporary track extension and as a mustering point during track-based events).
Multi - purpose track circuit (for cycling, inline skating, disabled wheel sports etc).	<ol style="list-style-type: none"> This facility should be of a scale and specification to constitute being a regional asset. It should also be designed to expand in length over time. Specifications are to align with work already undertaken by KDC. 	<ul style="list-style-type: none"> The track network should be looped and allow expansion potential onto the parks internal road network. Planting can be used around the track network.

Bike skills track	Multi-functional bike skills track that can be used for both BMX and Mountain Biking.	<ul style="list-style-type: none"> • Adjacent to larger bike circuit.
Event amphitheatres	<p>Develop a hierarchy of event spaces on site:</p> <ol style="list-style-type: none"> 1. Small event amphitheatre (circa under 500 people): <ul style="list-style-type: none"> • Protected space shielded by earth mounds, natural topography and / or vegetation, • Mounded earth stage / performance area. • Vegetated backdrop (behind mounted stage), • Vehicle access for event crew (set up / pack down), • Pedestrian access for participants (tracks), • Good drainage, • Power access, • Track lighting (for night time shows) 2. Medium event space (circa under 2,000 people): <ul style="list-style-type: none"> • Event overlay (use non-event specific space - field), • If possible bookend one or more sides of the space – mounded earth, vegetation. 3. Large event space (circa 5,000+ people): <ul style="list-style-type: none"> • Event overlay (use non-event specific space – such as fields and car parks), • If possible bookend one or more sides of the space – mounded earth, vegetation. 	<p>Requires a relationship with:</p> <ol style="list-style-type: none"> 1. Toilets, 2. Car parks, 3. Access tracks, 4. Internal roads, 5. Lighting. <p>Note 1: in the event overlay model space allocation for temporary toilets and stages will be required (including heavy vehicle access). Ideally this should be flat space.</p> <p>Note 2: Landscaping to prevent sound spill from outside the park is essential (especially from the road and rail network). This will involve using natural contours, earth mounding and vegetation. If required fences may also be required.</p>
Sports and Physical Activity Components		
Changing and amenities area	<ul style="list-style-type: none"> • A changing rooms and amenities are serving as a satellite facility to the main multi-sport facility. This facility serves the lower fields which are located away from the main multi-sport facility. 	<ul style="list-style-type: none"> • Position near main western access gate (beside heavily used junior fields).

<p>Retain existing grass sports fields and develop additional fields.</p>	<ol style="list-style-type: none"> 1. Develop a minimum of 14 football fields with dimensions of: <ul style="list-style-type: none"> • Length between 90 – 120m, • Width between 45 – 90m. 2. Orientation should be between 20° west of north and 45° east of north (ideally for premier grades). 3. If a premier field / exhibition field cannot be correctly orientated it can still be used for night games and junior games. If this occurs at least one other premier quality field should be created in the correct orientation for day games. This field should also be observable from the multisport clubrooms. 4. At least one field should be designated for training and have suitable lights. This field will be sand carpeted. 5. A space for an artificial field should be allocated (outside of the flood plain). This will be a future development stage. 	<p>Relationship with:</p> <ol style="list-style-type: none"> 1. Toilets, 2. Car parks, 3. Access walkway, 4. Internal roads, 5. Lighting (training) 6. Clubrooms (multisport). <p>Multisport clubrooms should have a strong visual connection with the playing surfaces. Especially one or more premier quality fields (with at least one of these fields having the correct orientation for day games).</p>
<p>‘Natural’ style playground.</p>	<ul style="list-style-type: none"> • Establish a natural style playground using: <ol style="list-style-type: none"> 1. Earth mounds, 2. Timber, 3. Metal. • The playground should be of destination playground status (in the longer term). The playground can be very sculptural in nature and reflect the natural environment and forms. 	<ul style="list-style-type: none"> • The playground should be central to the playing surfaces and the multi-sport facility so that the entire family unit can be active in one general zone regardless of what activities they are all undertaking (play, sports etc). • Opportunity exists to introduce cultural elements / interpretation into the playground (if considered appropriate).

<p>Grassed area for future hard-court space.</p> <p>Note: This space would be used for grass fields in the short to medium term. It is a safeguard for future proofing the Park over the long term.</p>	<ol style="list-style-type: none"> 1. Hold space for future multi use hard courts. These courts could be used in the future for competition, training and social play (depending on the surface used and code) for: <ul style="list-style-type: none"> • Netball, • Tennis, • Football, • Hockey, <p>When developing the size and configuration of this grassed area for future expansion into hard courts consider:</p> <ol style="list-style-type: none"> 2. Netball court dimensions (30.5 x 15.2m + run off) should be used with additional markings shown internally for other codes. 3. Court orientation should be taken from the tennis courts: between 20° west of north and 35° east of north. 4. Netball courts should be set out in blocks of 3 courts (side by side). Tennis court markings should be set out internally. 5. Tennis nets should be portable / relocatable rolling nets, 6. Hockey goals should be portable and set out at either end of a block of three courts 	<p>Relationship with:</p> <ol style="list-style-type: none"> 1. Toilets, 2. Car parks, 3. Access walkway, 4. Internal roads, 5. Lighting (training) 6. Clubrooms (multisport). <p>Multisport clubrooms should have a strong visual connection with the playing surfaces (potentially end on, book ending a building with grass playing surfaces on each side). However, if this is not possible a smaller courtside amenity block can be configured as a satellite to the main multisport facility.</p>
<p>Multisport / Community Facility</p>	<ul style="list-style-type: none"> • This central hub facility will grow over time. Initial staging may be on the basis of the following GFA splits: <ol style="list-style-type: none"> 1. Stage one – 400 m² 2. Stage two – 200 m² 3. Stage three – 300m² • Staging and scale of each component will be dictated by how member clubs use the surrounding sports amenities. <p>Ideally the facility should be surrounded on three sides by playing surfaces (under an ideal layout). Two grass (or one grass one artificial grass) fields either side and hard surfaces at one end. Important so</p>	<p>Relationship with:</p> <ol style="list-style-type: none"> 1. Toilets (incorporated), 2. Car parks, 3. Access walkway, 4. Internal roads, 5. Lighting (training) 6. Multi use community space.

	<ul style="list-style-type: none"> • the facility serves as the 'grandstand' or observation space = better revenue generation / higher use levels. Note: A traditional grandstand should be avoided in favour of internal observation areas in the multi sports facility that access out onto external decks (these offer better functionality). • Ideally the facility should be above flood plain in the centre of the Park. • A multi-use community space should be incorporated as part of the development. • Sustainability features should be built in as much as possible so long term operational cost can be decreased (such as photovoltaics, natural light and passive ventilation). 	
Connectivity / Access Components		
Walkways	<ul style="list-style-type: none"> • Where possible walkways should follow historic walking routes. • Walkway connections should be at DoC SST standard or above. Consideration must be given to wheelchair access. • All park nodes / components should be linked so you can park in one location and access all experiences on offer in the park. 	All key site features should be accessed / linked by walkways (reducing need for multiple internal car movements within the park).
Car Parking	<ul style="list-style-type: none"> • To be confirmed once concept layouts are drafted – follow district plan requirements. • Where possible build in the opportunity for multi-use (e.g. car parks are used for activities other than just car parking such as mustering points, cycling areas, temporary court spaces for basketball etc). 	<ul style="list-style-type: none"> • Seek to develop low visual and environmental impact car parking areas where possible.

Otaraua Park

Indicative development timeline (2018-2025)



18/19

\$153,000

Further drainage to sports fields.
Detailed design for amenity block and associated services.

20/21 & 21/22

\$1.53m

Construct amenity block and associated services.

22/23

\$101,000

Carparking improvements and landscape

23/24

\$345,000

Access, landscape and carpark improvement

24/25

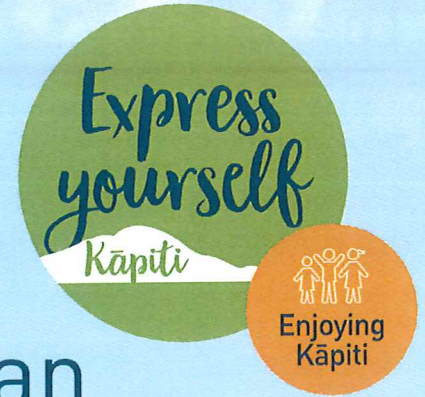
\$2.21m

Construct access, parking and turnaround.
Improve access from Otaihangā Road

DRAFT 15.6.2018

Otaraua Park

Draft Development Plan



Together we're making a plan for the long-term future of Otaraua Park!

In 2012, the Kāpiti Coast District Council purchased 60ha of land on the south side of the Waikanae River to develop a multi-purpose recreational reserve of districtwide significance. Over the past eighteen months, we've heard from a wide range of people about what they would like to see happen here. Using the ideas that have been shared, and working with our iwi partners, we've developed a Draft Development Plan to guide our future investment in the park.

Now we want your feedback on the Draft Development Plan.

We'd like to know:

- what you think about the priorities identified
- what specific ideas in the plan are most/least important to you
- how important developing Otaraua Park is to our community

Inside this document, you'll find detailed information about the long term development concept. It goes into how we got to this point, and highlights the key features. Take a look through and then...

Have your say before 9 August 2018

There are a range of ways you can give your feedback:

- Fill out the survey online at www.kapiticoast.govt.nz/otarauaparkfuture
- Pick up a hard copy survey from your local Council Service Centre or the Paraparaumu Library
- Email otarauapark@kapiticoast.govt.nz

More information, including FAQs can be found at www.kapiticoast.govt.nz/otarauaparkfuture

Otaraua Park will be a place with sport and recreation facilities that are distinctive, a good fit for the land and that support economic growth and the development and identity of the district.

Otaraua Park is one of Kāpiti's largest recreation reserves and is named in recognition of the local hapū who have an on-going association with the park area as a mahinga kai. The land was purchased by Council in 2012 and a management plan for the park adopted in 2014. The purpose of Otaraua Park is to provide sport and recreation opportunities in a parkland environment with high amenity values between the urban areas of Waikanae, Paraparaumu and Ōtaihangā. It recognises the park's significant landscape and ecological values with potential to contribute to the restoration of an ecological corridor that runs from the mountains to the sea along the Waikanae River.

The Draft Development Plan is a long term plan for the future. It's important to have a plan in place now so that any development in the short to medium term doesn't interfere with what might need to be developed in the future. For example, the plan includes 'sports fields' rather than naming a specific sport. This enables fields to be developed according to the demand in the future.

The Draft Development Plan has been developed in response to the feedback we have received during community consultation including working with our iwi partners and key stakeholders. The plan is also guided by the principles included in the Otaraua Park Management Plan (2014) and the Community Facilities Strategy (2017).

We started work on the Draft Development Plan in early 2017 and since then we've:

- been talking to people and groups who would use the park for sport and other activities
- held a community event and fun-run at the park
- had workshops with key stakeholders
- had workshops and site visits with the Otaraua hapū
- worked with key stakeholders to develop a plan that is flexible enough to respond to the community's needs in the long term
- explored long term access constraints to ensure road connections to the park will be fit for purpose as the park is developed
- worked in partnership with local iwi to ensure the draft development plan gives expression to their values

What we have heard is that the Kāpiti community wants Otaraua Park to be a place for:

- Events
- Play
- Sport
- Walking and cycling connections
- Restoration planting and environmental enhancement
- Connecting to the river

Sports groups have identified particular requirements for their sport but understand that spaces need to be flexible and multi-purpose for them to be most viable.

Now it's time to hear from the wider Kāpiti community about whether or not we are on the right track.



Values and Principles

The park will be developed in acknowledgement of community values and principles. The priority is to create a park that provides for the whole community through the expression of some core collective values.

Cultural Values

Whakapapa

Understand and respect the whakapapa connection between the park and Te Ātiawa ki Whakarongotai and in particular Otaraua hapū.

Kaitiakitanga

Provide opportunities for people to develop kaitiaki skills and to learn and share matauranga Māori (Māori knowledge), particularly in relation to biodiversity, ecosystems and ethnobiology.

Rongoā & Hauora

Create a place of wellbeing and healing for people and the environment, enhancing and supporting the healing properties of our natural resources.

Mauri

Recognise and respect the life-force and energy associated with the natural environment, particularly the river and waterways.

Design Principles

Sustainability

Balance ecological, social and economic considerations throughout the development of the park.

Wellbeing

Acknowledge and enhance linkages between community health and the health of our environment.

Distinctiveness

Create a park like no other that people are proud to share and call their own.

Diversity

Provide a park where we can express who we are as well as share and celebrate our differences.

Flexibility

Create spaces that are ready to make the most of new opportunities as they arise.

Inclusiveness

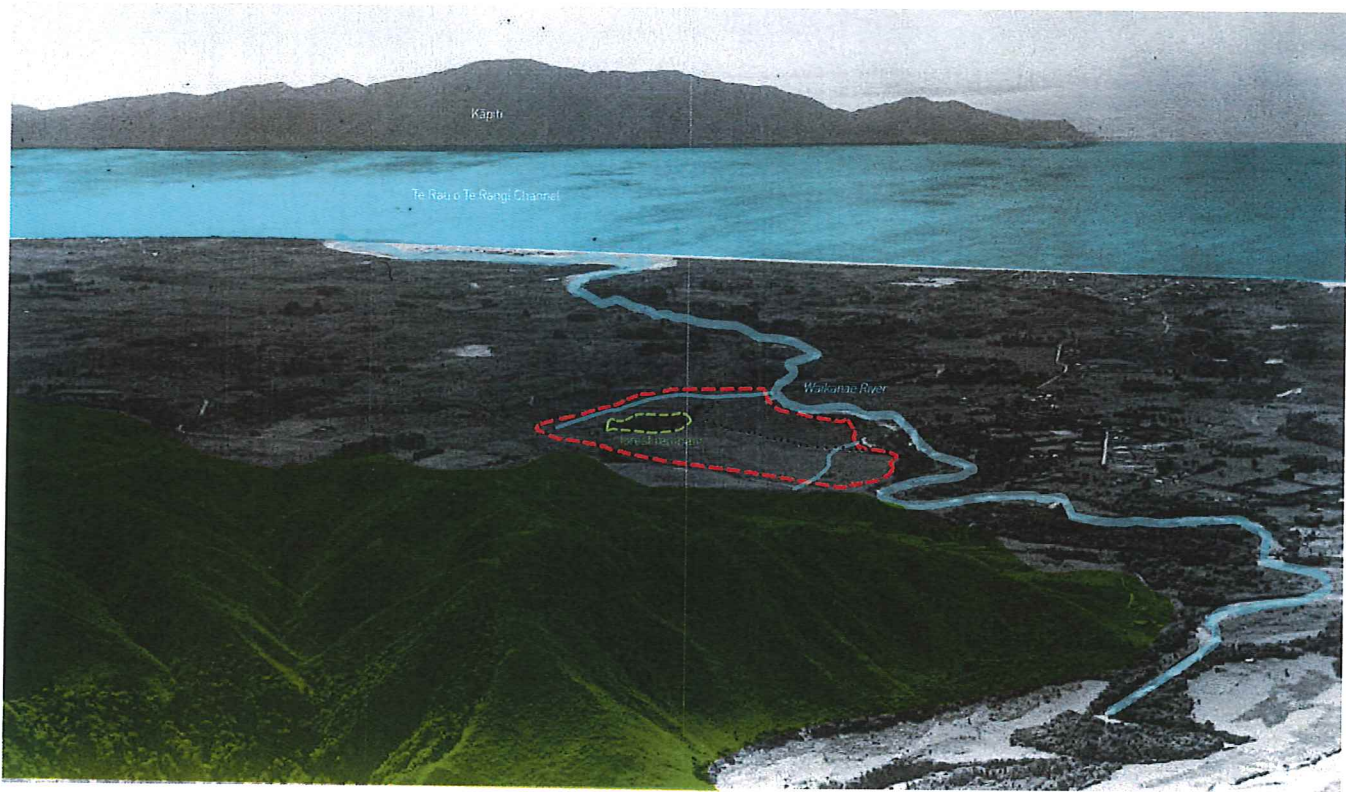
Provide recreational opportunities for people of all ages, abilities and interests.

Heritage

Celebrate and give expression to our natural and cultural heritage to build our sense of place.



The Development Plan balances the opportunities and constraints of the site to provide facilities for sports and recreation, while enhancing the ecological values of the reserve.



Otarua Park comprises 59.28ha of generally flat alluvial rural land which is located on the southern bank of the Waikanae River. It is approximately midpoint on the coastal plain, 14km north of Paekākāriki and 15.5km south of Ōtaki, making it ideal as a districtwide facility.

The park straddles the river terrace and floodplain environments of the Waikanae River and is a key component of the Waikanae River “Mountains to Sea corridor”. There are two surface water courses that flow through the park, which are tributary connections to the Waikanae River. There is hydrological activity beneath the ground that keeps some areas of the park wet through out the year and emerges as springs in some locations.

The landscape is also characterised by visual connections to the surrounding hills which present a stunning back drop to the park providing opportunities to enhance visitor experience.

There are significant hazards present and the park’s management plan calls for rationalisation of development in the active floodplain on the lower terrace, recognising that ponding will sometimes occur in this area.

There is no water supply or wastewater to the park so solutions for these services will need to be developed on site. The Draft Development Plan allows space for this infrastructure to be built without going in to detail about the type of systems to be used.

Detailed designs for buildings will incorporate water saving and water harvesting technologies to reduce the demand and load of water and wastewater. Other sustainability measures such as the use of renewable energy and energy efficient lighting will also be incorporated at the detailed design stage.

There are Transpower pylons in the park which are critical infrastructure for the national grid, and the southern boundary of the park is constrained by the North Island Main Trunk (NIMT) railway line.

Access and experience

As well as providing links through the park, the access routes within the park will be designed to emphasise and enhance relationships to key landscape features such as the surrounding hills and valleys.

The River and railway line isolate the park from surrounding arterial road networks and currently the only vehicle access to the park is via Ōtaihangā Road and King Arthur Drive.

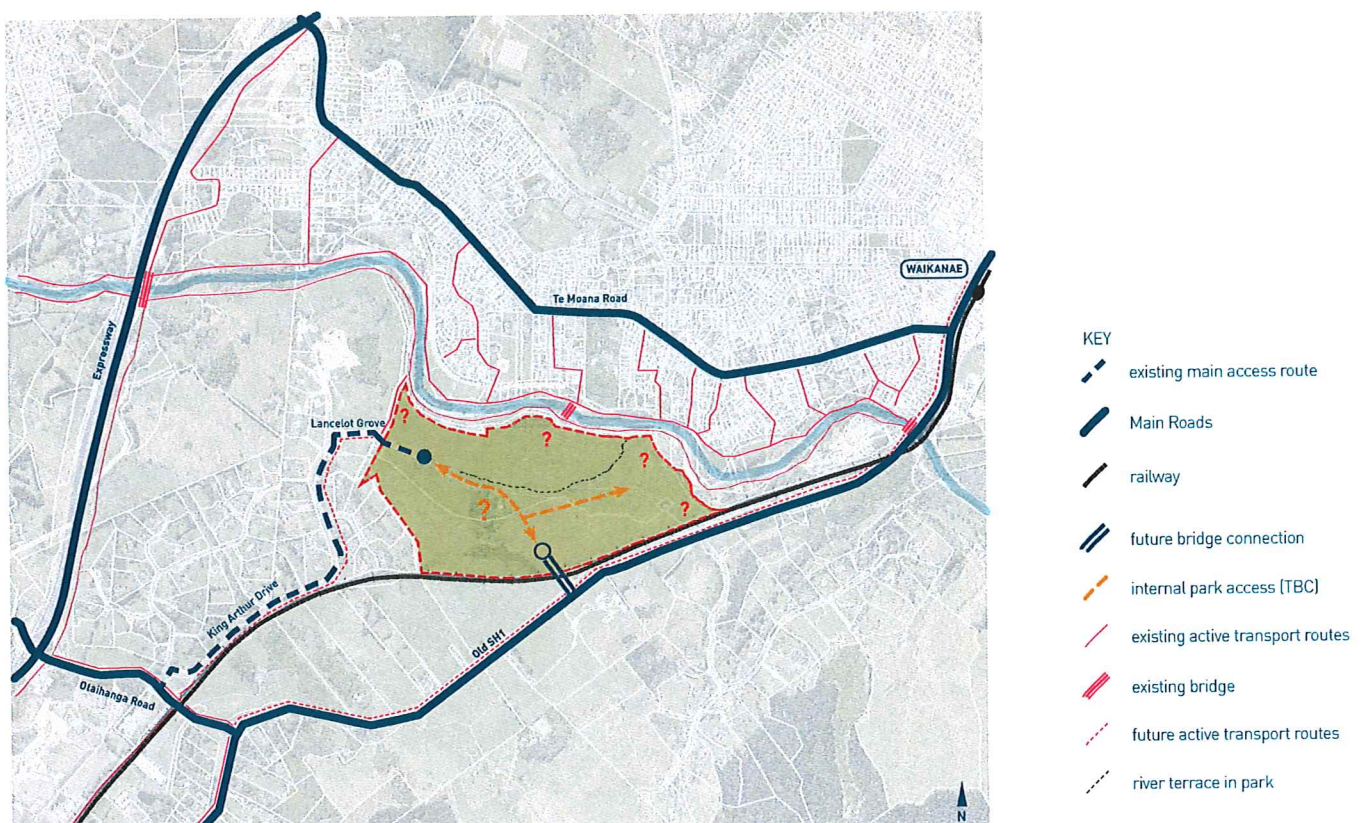
It is recognised that if the park is to grow significantly, then this access would not be adequate to cope with traffic to and from the park in future. A bridge connection from the old SH1 is the most feasible long term connection and the draft plan includes this as the new main entry for the future.

The bridge connection will be centrally located and well placed to connect with the main areas of development. Council has made agreements for potential future use of the land and has an agreement that allows it to continue to be farmed until it is required for the new main entry to the park.

The park's roading network has the potential to be an integral part of the park experience. Through the development plan the park's road network will not only navigate obstacles such as transmission pylons and forest remnants to provide access for parking and drop-off, it will also define spaces and experiences within the park along with visual connections to the surrounding landscape.

The main park access will broadly separate the park into zones for "active" recreation on the river plain and upper terrace, and "passive recreation" around the forest and former swamp lands.

There is also potential to improve "active transport" modes and connections to the site, such as walking and cycling. The north side of the Waikanae River is currently well served by trail connections with a link to Otara Park via the Te Arawai Bridge. This provides a key entry point to the park for people travelling via these modes from Waikanae. There is also the opportunity to improve access and connection from Waikanae town centre at Kebbell's Bend and from the Expressway via the existing river trail.



Otaraua Park

Draft Development Plan

May 2018



- 1 Existing main access
- 2 Sportsfields x 12
- 3 Amenities & changerooms
- 4 Landscaped carpark

- 5 Integrated wetland
- 6 Primary access road
- 7 Hub arrival loop & parking
- 8 Multi-purpose Hub

- 9 Multi-purpose track
- 10 Festival spaces
- 11 Existing pond
- 12 BMX

- 13 Puna/Stream restoration
- 14 Picnic area and parking
- 15 MTB Skills trail
- 16 Boardwalk

- 17 Exhibition field
- 18 Extra field or hardcourts
- 19 Provisional wastewater treatment area
- 20 Future main entrance & bridge
- 21 Operations shed

- Specimen & amenity trees
- Restoration & buffer planting
- Wetland planting
- Play area
- Paths and trails

Staging and implementation

The Draft Development Plan identifies and prioritises actions including estimated time-frames and costs in line with existing Long Term Plan budgets. It will also be a framework for working with external funders to develop some of the parks signature facilities.

Timeline



It is intended that the long term development of Otaraua Park will be paid for by a mix of rates and external funding. Significant parts of the proposed plan are dependent on securing external funding in the future. The eventual development of the park will be demand and funding driven and detailed design of each stage will be in conjunction with the appropriate stakeholders. Funding is likely to be available through external sources such as sponsorship and regional economic development investment. A funding strategy will be developed in the future to guide investment and identify partnerships that can support the development.

Some early development is funded now through the 2018-2038 Long Term Plan (LTP) until 2024/2025. There is also budget for future years which may be reallocated in the 2021-2051 LTP based on the approved development plan but this budget will be alongside external funding.

Depending on final costs of each stage, and the availability of external funding, other stages may be brought forward or delayed. The exact scope and cost of works will be confirmed when the detailed design of each stage is complete.

By 2025 the completion of significant new access from Lancelot Grove and parking would start to optimise the park for larger events and festivals – both sporting and non-sporting. This will open the park up for other more intensive forms of development, such as the multi-purpose track and hub building to occur in conjunction with external funding partners and sources. Around this time the current access from Ōtaihangā road would also be improved, including improving intersections and adding a shared path alongside the road to the entrance of the park.



Environmental



The park development will complement and enhance the Waikanae Mountains to Sea ecological corridor.



A main wetland area will include extensive restoration planting, boardwalks and interpretation signage. It will also provide on-site capacity for stormwater.



The remnant kohekohe forest will be preserved and connected to the wetland area through enrichment and buffer planting, enhancing the habitat for birds and invertebrates.



The park will create opportunities for interaction, learning and the guardianship of nature (kaitiakitanga).



The existing pond will be retained and improved as a habitat and amenity feature with the potential for catch and release programmes for fish and invertebrates.



Spring fed waterways will be valued as a resource, restored and improved in conjunction with the development of key facilities such as walkways and building facilities.



Whilst the park will be full of activity areas, there will still be lots of opportunities to relax and enjoy being outdoors in a natural environment.



Artworks and other forms of cultural expression will be incorporated into the development of the park to enhance the visitor experience and sense of place.



Carparking areas will be sensitively and economically located, able to be shared between activities and incorporate water sensitive drainage design and landscaping.

Tracks & Trails



A 3km multi-purpose track for road cycling, para-cycling and inline skating will be a nationally unique facility set within a natural park environment.



The main track will widen in some areas and provide avenues suitable for use during large scale events. These wider spaces can also support activities such as blokarting.



Accessible pedestrian routes will be integrated with the landscape design to efficiently link the main facilities while providing a pleasant experience through the park.



Main paved routes will be supplemented by a hierarchy of other tracks and trails providing circulation through and around the park and connecting to local trail networks and town centres such as Waikanae.



A wheels training area will be part of the mix, supporting children to safely develop and progress their cycle skills.



Bridleways will link to existing trails along the Waikanae River corridor.



Planted avenues of amenity trees along the main routes will provide structure, shade and shelter for the park.

Play



A destination play space, central to the park and set in nature will be an attraction in itself, a place for picnicking and time with family.



The main sports areas will be supplemented with play facilities to provide activities for children, close to the sports facilities.

Sports



There is capacity for twelve sportsfields and an exhibition field suitable for football and adaptable for other codes and seasonal uses. Training lights will be included on some fields.



An amenities building located near the current main entrance will include toilets and change facilities for sports.



The multi-purpose track will cater for non motorised wheeled sports of all types and abilities.



A mountain bike skills and activity area will be developed amongst restored forest environment and will connect into existing trail networks.



A BMX track will be developed to complement other wheeled sport attractions. The track design will be confirmed at a later stage.

Events



Community spaces provide places for events and cultural expression, they support the distinctiveness and identity of the Kāpiti Coast.



The park will provide spaces for small to medium scale community gatherings and performance based events.



There will also be larger spaces, base infrastructure and sufficient parking to support large scale exhibition and sporting style events.



The multi-purpose track will be a unique sporting facility for cycling, inline skating and para-cycling events attracting visitors from around the country.

Multi-purpose hub building



A multi-purpose hub is proposed at the centre of the park. It will be shared between users and provide spaces for the community to use and meet.



The main building will include observation areas which make use of the landform to provide views over the main sporting facilities, including the sportsfields and track.



A cafe space with an outlook over the regenerating forest and river will be a place to visit even if you aren't at the park for sport.



In the long term there will be an indoor pavilion for events and indoor sport including netball.



Opportunities for cultural expression will be explored through the detailed design process for buildings and structures.

Other facilities



Toilet facilities will be located throughout the park and will be sensitively and sustainably designed.



Interpretative signage for cultural and natural heritage will be located throughout the site.



There will be picnic facilities and outdoor amenities to support sports days, community groups and other independent group events.



There will be lots of places to be together with friends, whanau and as a community.

Development Principles

There are seven key development principles that inform the Draft Development Plan. These principles are built on the information we've gathered from the community so far, key stakeholder requirements, advice from iwi partners and management plan requirements.

Sustainability

- Provide services that are sustainable and environmentally friendly including water supply, wastewater, solid waste, energy efficiency and minimised light pollution
- Create opportunities for interaction, learning and the guardianship of nature (kaitiakitanga)
- Support active modes of transport through the provision of cycleways, walkways and bridleways that link to existing trails
- Improve existing waterways and stream margins and provide a framework for integrated water sensitive design across the site
- Continue environmental restoration planting as well as planting to support the general amenity of the park
- Provide some areas of the park which are herbicide and fertiliser free, particularly areas intended for rongoa harvest
- Multi-purpose shared facilities to aid sustainability of clubs and user groups
- Require all leasees, licence holders, events and activities to use sustainable practices in their interaction with the park

Wellbeing

- Provide places where people can be active and that support sport, recreation and physical exercise
- Support interaction, whanaungatanga and social connectedness
- Enhance and support the healing properties of our natural resources
- Provide places for alternative models of maara kai and rongoa that integrate with the overall park, including the natural, cultural and historic heritage values
- Acknowledge and celebrate waterways and the river as a source of both physical and spiritual nourishment
- Create, enhance and acknowledge linkages between community health and the health of our environment

Distinctiveness

- Create a park of districtwide scale and significance that provides sports and recreation opportunities for the Kāpiti community and is of regional significance (possibly nationally in the future)
- Make the most of the landscape context, the river environment and water courses to enhance the aesthetic experience of the park
- Provide memorable experiences for the Kāpiti community and out of district visitors
- Emphasise vistas and viewpoints through design, including views out from and into the park. Enhance the visual inter-connectivity of activities and spaces within the park
- Create the ability to host large events at the park (both sports and recreation/festival events)
- Contribute to the Waikanae "Mountains to Sea" corridor

Diversity

- Provide a balance of active and passive recreation opportunities, including areas for sports, events and ecological restoration
- Provide community spaces where the vibrancy of our district and its people can be explored, shared and celebrated
- Provide spaces that enable different user groups to work well together and share resources

Flexibility

- Be economical with the space available to provide a cohesive and coordinated sequence of activities and spaces
- Establish a multi-modal network for access to link the park to surrounding areas and 'unlock' the interior of the park
- Provide multi-use and shared spaces that are adaptable and flexible to future demand
- Support positive shared experiences and whanaungatanga across the site that different groups can enjoy together
- Provide efficient and well located parking and reduce the negative impact of parking on the park
- Enable good connections to the wider transport network including potential for new connections if or when required

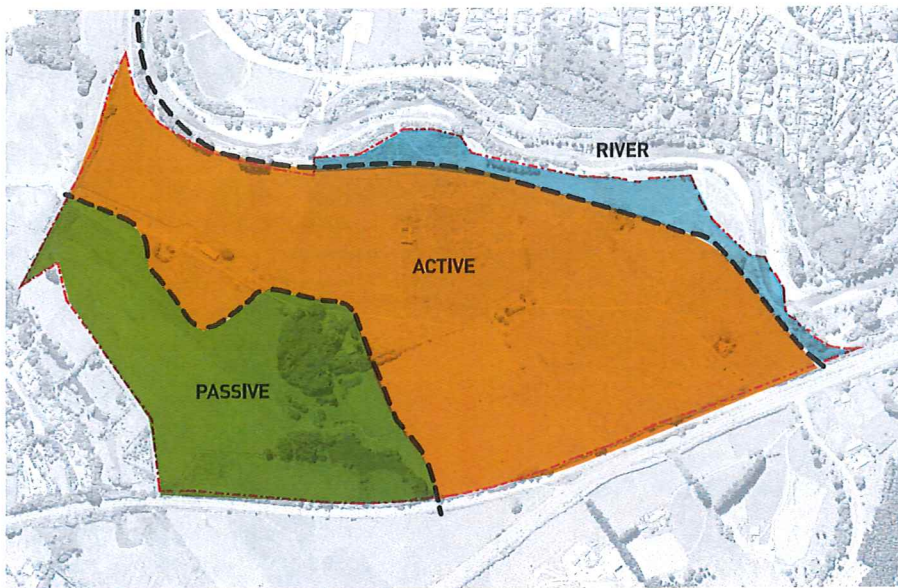
Inclusiveness

- Build community spirit, supporting the wairua of the people through their interaction with the park and each other
- Disability friendly with provision for disability sports and activities
- Spaces that are accessible and enjoyable for all ages and abilities
- Ensure high quality, safe and easy routes through the park and between key attractions

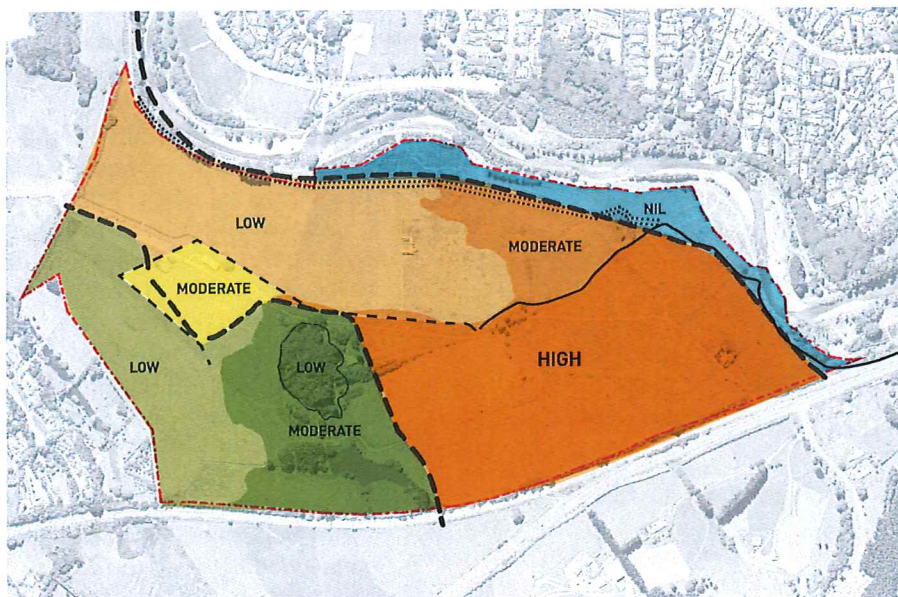
Heritage

- Celebrate and share local history and culture
- Contribute to the sense of place and the identity of the Kāpiti Coast
- Honour and acknowledge natural and cultural resources and areas of significance within the park, including the flow and fluctuation of water
- Give expression to rich and multi-faceted cultural and social history of Otaraia Park and the wider Waikanae, Ōtaihangā and foothills including Te Atiawa history

Site Development Strategy



To manage the competing experiential impact of the different recreational activities, the park will be broadly separated into zones for "active" recreation on the river plain and upper terrace, and "passive recreation" around the forest and former swamp lands.

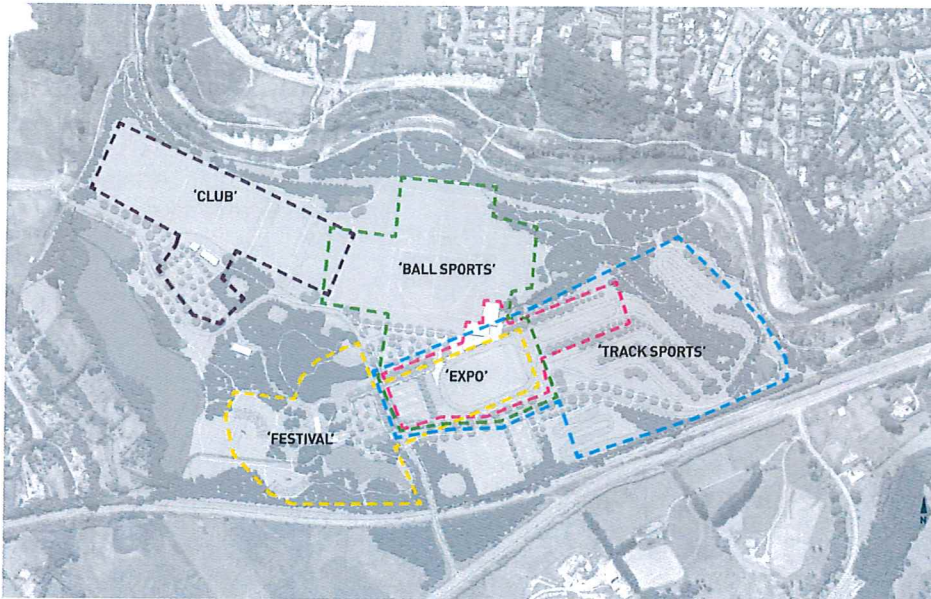


The intensity of development within these zones will be further informed by site characteristics such as the likelihood of flooding and the proximity to sensitive natural features such as the forest and river bank.

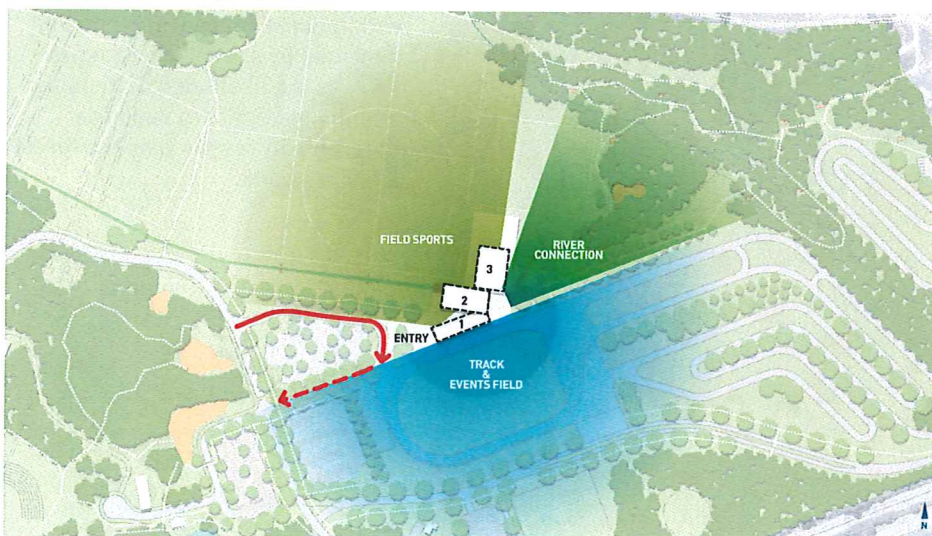


This broadly informs the development potential of the site which is reflected in the clustering of the main elements of the Draft Development Plan. The more cost intensive development and activities are planned on the upper river terrace outside of natural hazard areas.

Multi-purpose park precincts and facilities

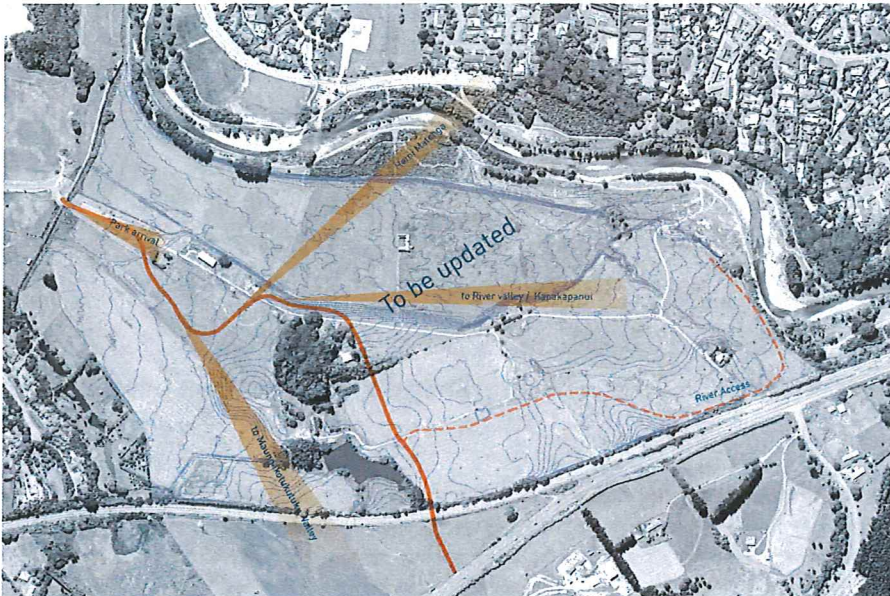


The park's circulation and events spaces will be adaptable and configurable to suit events of various types and sizes, from outdoor concerts of a few hundred people to larger sporting and exhibition based events which may attract thousands of people a day. The central area of the park will act as an adaptable multi-purpose precinct and central to this will be a "Multi-purpose Hub". This building will have an outlook over all main facilities and include access and drop-off for oversized vehicles such as buses and trucks.

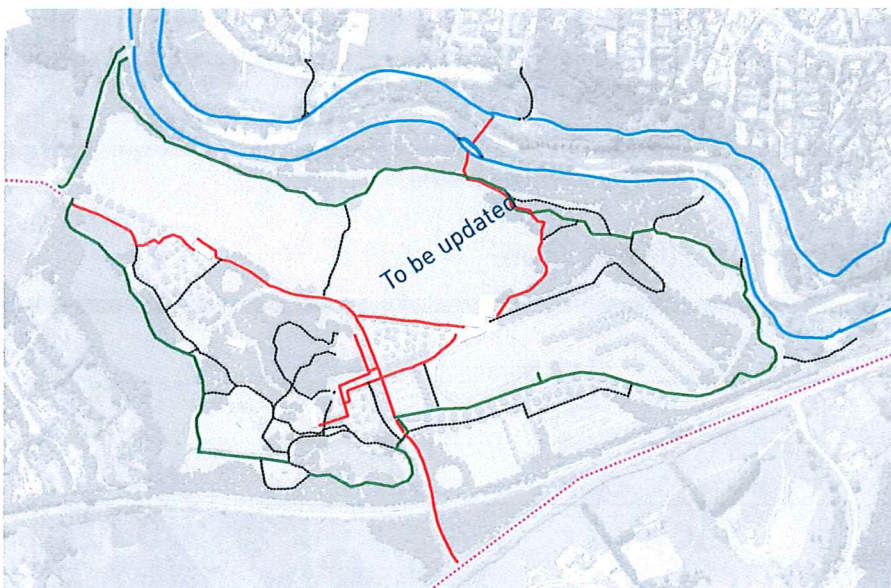


The Multi-Purpose Hub has been located at a transition point where the modified river bank meets the "eastern cliff" on the site of a former farm house. The shared building is centrally located within the park, with an outlook over key facilities thus reducing the total site coverage of buildings in the park. The building will define the transition between modified and natural river bank and serve to protect the most natural part of the river embankment by avoiding development on its entire eastern end. A boardwalk connecting between the upper and lower terraces will provide opportunities for interpretation of the natural cliff edge and minimise damage to this edge through the formation of informal tracks and desire lines down the bank. The small stream and areas around an existing remnant forest will also be significantly restored through the site development, further enhancing the natural values of the eastern river bank. By locating the indoor sport area within the least flood prone area of the lower terrace the relative height plane encroachment of the building mass is also reduced.

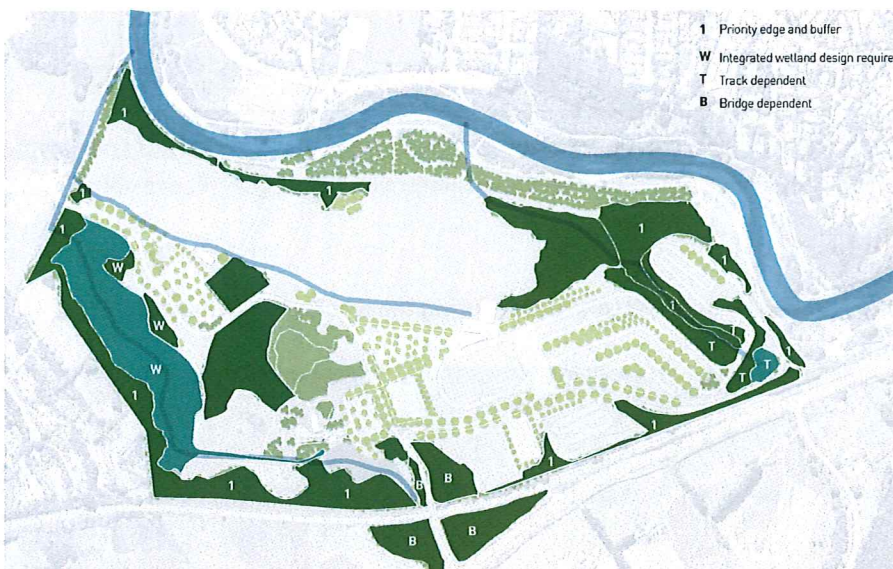
Physical and Ecological Connectivity



New internal park roads are proposed which will provide access to main facilities and the Waikanae River. In future, subject to the growth of the park, these roads can connect to the Old State Highway via a new main entry bridge over the railway tracks. The road layout has been designed to optimise the use of space while enhancing the experience of the park and surrounding landscape. The road connecting to the river is also able to supplement the wheeled sports programmes and provides the Regional Council with the potential to create a new river access point east of Kebbell's bend for flood protection purposes.



In addition to main vehicular routes the park will also be well served by a hierarchy of paths and trails for walking, cycling and horseriding. The network will include accessible paths between the main facilities, multiple entry points at the park's edges including toward the Waikanae Town Centre and the Te Arawai Bridge, a route around the park and links through native forest and restored wetland environments.



Environmental enhancement is a key component of the plan. Some work has already begun along the Waikanae River and this will be extended into the park using existing budgets for planting. Some areas will need to be integrated with the detailed design of the main facilities in order to offset environmental effects of developing the park. A good example is the main wetland area which can be partially planted now to shade waterways and buffer surrounding residences, but will need to be fully designed and completed later in conjunction with other development to achieve hydraulic neutrality.

Express
yourself
Kāpiti

Feedback form

Otaraua Park Draft Development Plan



~~We've drafted a Management Plan for Maclean Park and we want to hear from you to find out if we've got it right.~~

~~Since November 2016 over 1,500 people, businesses and organisations have shared their ideas for Maclean Park. Using this feedback and working with our iwi partners, we've prepared a Draft Management Plan which we think captures the diverse needs of our community and allows for improvements to the park's main attractions over time. This includes a Development Plan for the park which outlines a framework for the long-term development of the park.~~

~~This is now the final opportunity for feedback on the plan. We would like to hear your thoughts on any aspect of the Draft Management Plan, including the proposed Development Plan.~~

~~Reference copies of the plan can be viewed at Council Libraries and Service Centres, or you can view a digital copy and complete an online submission at kapiticoast.govt.nz/maclean-park-refresh.~~

Submissions close Tuesday 3 October, 2017 at 4pm:

Mr/Mrs/Ms First Name: _____ Last Name: _____

Address: _____

Email: _____

Are you providing feedback (please select)

☐ As an individual ☐ On behalf of an organisation

Organisation name: _____

~~Do you want to speak to the Council in support of your submission at the consultation hearings? (please select)~~

~~☐ Yes ☐ No~~

~~If you do, we will contact you to arrange a time. Hearings will take place during the week of 16 October 2017.~~

Draft Management Plan available for inspection - as a Recreation Reserve you are invited under s.41 Reserves Act 1977 to lodge written suggestions or objections to the draft management plan for Maclean Park by Tuesday 3 October 2017. A Draft Management Plan is available for inspection in terms of the Act on our website, at our district libraries and service centres. Submitters should state whether or not they wish to speak to their submission.

Introduction

It is clear from our earlier stages of consultation that people want Maclean Park to be "a destination for all; a place to meet, play, relax and connect with Kāpiti Island, our heritage and environment". We have prepared a plan for the management and development of the park that reflects the following design principles:

- destination / he tauranga
- play / takaro
- relax / whakatā
- water / te mauri o te wai
- movement / pai te haere
- ecology / te ao tūroa

Q1. With this in mind, do you think we have achieved this? (please select one answer)

- ☐ A. Absolutely, I substantially support this plan. *(Go to Q2)*
- ☐ B. Yes, I support most of what is proposed, with some minor changes. *(Go to Q3)*
- ☐ C. Not really, I think there are some fundamental things that need to be changed. *(Go to Q4)*
- ☐ D. Not at all, I think you are way off. *(Go to Q5)*

Based on your answer to Q1, please provide responses to either Q2, Q3, Q4 or Q5 in the text box below:

Q2.

(Only answer this question if you ticked A for Q1)

- a. What do you really like about the plan?
- b. What, if anything, would you want changed?
- c. Any other comments (optional).

Q3.

(Only answer this question if you ticked B for Q1)

- a. What do you like about the plan?
- b. Why do you want changes made?
- c. What changes would you want made?
- d. Any other comments (optional)?

Q4.

(Only answer this question if you ticked C for Q1)

- a. What are your major concerns?
- b. What would need to change to address these concerns?
- c. What, if anything, do you like about the plan?
- d. Any other comments (optional).

Q5.

(Only answer this question if you ticked D for Q1)

- a. What are your major concerns?
- b. What would need to change to address these concerns?
- c. Any other comments (optional).

(Please provide a written response to either Q2, Q3, Q4 or Q5 then go directly to Q6)

(Space continued on the next page)

