

Chairperson and Community Board Members
ŌTAKI COMMUNITY BOARD

11 MAY 2010

Meeting Status : Public

Purpose of Report: For Decision

ŌTAKI RESERVE FUND PRIORITIES

PURPOSE OF REPORT

- 1 To formally report on the outcomes of consultation on priorities for the Ōtaki Reserve Fund and seek a decision on a recommended priority list as input into the parks asset management planning process.

SIGNIFICANCE OF DECISION

- 2 The Council's significance policy is not triggered.

BACKGROUND

- 3 At the 18 May 2009 meeting of the Ōtaki Community Board a report (SP-09-576) on a process for establishing priorities for expenditure from the Ōtaki Reserves Fund was presented for discussion. The Board resolved that the following process would be adopted for establishing priorities and consulting upon those:

feedback on those priorities ... prior to finalising recommendations to the Kapiti Coast District Council'.

- 4 The Community Board considered potential priorities at its August 2009 meeting (SP-09-618) and identified that it wished to then go out and consult. Consultation was delayed because of the need to deal with issues and processes arising from the New Zealand Transport Agency's proposed expressway. Consultation was finally undertaken in February 2010. The draft list of priorities and consultation material is attached at Appendix 1. A verbal report back on the results of consultation was then given at the March 2010 Community Board meeting, with a formal report to come to the May 2010 meeting of the Ōtaki Community Board.

CONSIDERATIONS

Consultation Results

- 5 There were fifteen submissions received from community groups and individuals as follows:
 - Keep Otaki Beautiful
 - Friends of the Otaki River
 - Horowhenua-Kāpiti Cricket Association

- Otaki College Student Council
- Otaki Stroke Support Group
- Otaki Arthritis Support Group
- Rahui Football and Sports Club
- an unnamed submission
- Te Horo Beach Residents' Association
- Otaki Boating Club
- Callan Nikora
- Mangaone Stream Care Te Horo Beach Group
- Friends of Te Hapua Dunes and Wetlands
- Otaki Surf Lifesaving Club
- Lucy Alcock and Mark Strange
- Neale Ames

The detailed submissions are attached at Appendix 2.

- 6 There was general support given for the Ōtaki Community Board's draft priorities with some comment on some of the proposals. Most submitters also added some possible projects for consideration. The original Ōtaki Community Board projects and the additional projects are discussed below. The ideas are separated into two broad categories: those that could be funded from the Ōtaki Reserve Fund and those that cannot. Possible next steps for the latter are discussed, in order to present a possible way forward, outside the Reserve Fund process.

Consideration of Potential Projects Which Are Eligible Under the Reserve Fund.

Retention of a Base Sum for Potential Land Purchase.

- 7 Of those submitters commenting on this option, there was full support for this. Once the Open Space Strategy (including land acquisition) is completed there will be an opportunity to identify priorities in this area. The Council has also recently approved an increased capability for strategic land purchase across the District, for consultation via the 2010/11 Annual Plan. Should this proceed, this would significantly increase capability in this area, alongside the Reserve Fund.

Planting Fund

- 8 The Community Board allocated a fund of up to \$10,000 per year for community planting initiatives. This was supported by a number of groups.

Improvements to Haruatai Park

- 9 The Community Board identified the following possible projects:

Cricket facilities

- construction of three artificial wickets and a full cricket block (moved from the Domain) to effectively make the park the cricket centre. This would cost up to \$120,000. This was supported by a number of groups, with the Rahui Football and Sports Club noting that it would free up space at the Domain for touch rugby. Since the initial estimate, work has established that two artificial wickets (for junior and senior use) and the full cricket block with irrigation and able to accommodate 3 wickets, can be located at the park. None of these would interfere with the soccer layout;

Children's Play Area

- provision of a barbeque and a shade area with seating near the children's playground (\$10-15,000). This was also supported but Keep Otaki Beautiful identified that work was needed to be done on drainage at the Playground area. This issue would be reviewed should this work go ahead.

New Walkway at Haruatai Park.

- This was also supported by a number of groups but with the following suggested improvements:
 - extension of a walking network with a perimeter walking/ jogging/ cycling track with the possibility of connecting with a cemetery walk and seeking access across the former sanatorium grounds (Keep Otaki Beautiful);
 - provision for some access for people using walking frames and wheelchairs (Otaki Stroke Support Group, (Otaki Arthritis Support Group));
 - good quality lighting to allow people to walk safely in the early evening (Otaki Stroke Support Group, Otaki Arthritis Support Group).

It is difficult to cost such an initiative at this stage and further work would need to be done on a design to obtain truly reliable costings. The suggestions and potential to combine with a more extended network has merit. Given the need to finalise a design, it is recommended that this initiative be considered for construction in the Year 3 of the Reserve Fund programme.

Additional Toilet

- if the upper area of Haruatai Park is to become a focus for cricket and increased usage, there are issues with the level of toilet facilities. Although not previously raised for consultation, it is suggested that the Community Board consider the provision of an additional toilet at the

Park in the upper area from the Reserve Fund. This would cost about \$75,000.

Improvements to the Domain

- 10 It should be noted that the Parks Asset Manager has identified the need for \$35,000 to be allocated for a bore for use at the Domain. The Community Board identified the potential for adding a new court to the Domain facilities, to be marked out for both netball and basketball. This would cost \$150,000 with an additional \$30,000 for lighting.
- 11 In identifying this initiative, the Community Board took into account input from a survey of Ōtaki College students in 2009 which had identified a preference for a refurbished basketball site at Ōtaki Beach. The students' fallback option was a basketball court at the Domain. In their recent submission to this process, the Ōtaki College Student Council identified a desire for a new basketball court, located at the beach and replacing the old court.
- 12 While it is possible to develop a new court at the Beach, the main issue is the seagulls dropping shells on the area and making it virtually unusable. After discussion with the Council's Parks Asset Manager, the advice to the Community Board is to continue with the location of a court at the Domain. However, it is clear from the Student Council's submission that they would like to see more facilities at the Beach and the other ideas are discussed further below.
- 13 The Parks Asset Manager has also had preliminary discussions with the Otaki College about the possibility of an agreement for access to the school courts. Work on the relative benefits would need to be undertaken. If this was to happen, the initiative would be funded from operating rather than capital funds and would not be a call on the Reserves Fund. The only capital cost might be for lighting. However, such discussions are in their early stage and it would prudent, if the Community Board continues to support additional netball and basketball court facilities, for it to make provision from the Reserve Fund for a court at this stage, subject to review once discussions with the College are completed.
- 14 The Rahui Football and Sports Club also submitted on the following improvements to the Domain:
 - *provision for shower facilities for females.* At present there are no satisfactory changing and showering facilities for women. There is justification for this request given the limited facilities; the costs would range from \$35,000 - \$60,000 depending on whether there was any community in kind contribution.
 - *installation of training lights.* This suggestion is problematic as the Council currently has a policy of not funding lighting for training for codes. The new drainage may assist with easing field pressure. The cost would be approximately \$50,000-\$60,000.

Improvements to the Aotaki Street Skateboard Park

- 15 The Community Board identified a number of improvements for the Aotaki St Skateboard Park. Of those submissions which commented directly on the Community Board draft priorities, there appeared to be support for these initiatives. They are:
- installation of a shade structure (\$20-30,000)
 - construction of a small playground for little children (\$20-30,000)
 - seating (\$5,000)
 - extension of the lip on the structure itself (will be funded out of 2009/10 budget)

Improvements to Ōtaki Beach Marine Parade

- 16 The Community Board identified the following improvements:
- improved access at the pedestrian ramp to the beach near the Surf Club (\$15,000);
 - improvements to the shows and other facilities at the Pavilion (\$10,000)

The Keep Ōtaki Beautiful submission questioned whether these improvements should more appropriately be considered as maintenance projects. Both projects can be considered to be capital funded projects as they would be extending the capacity to use the facilities and the Board can continue to consider them for Reserve Fund expenditure.

- 17 Submissions identified the following additional projects:
- provision of concrete poles and a net for volley ball in the area near the Pavilion. This suggestion came from the Student Council with the possibility of the facility being located at Pare-o-matangi Reserve but this is not recommended due to the State Highway proposals. This would seem a worthwhile project and one which would not encounter the problems of the basketball court. An estimated cost is \$5,000.
 - installation of a children's playground, possibly near the current old basketball site. This would cost approximately \$75,000.
 - provision for campervan facilities. At this stage it is recommended that this issue is picked up as part of the development of the freedom camping policy which is scheduled for adoption by the end of the calendar year. This possible initiative needs to be considered alongside provision (if any) across the district;
 - development of a wash-down facility and potential associated building for use by boating, canoeing and water safety activities.

This is a complex issue. For some time, the Otaki Boating Club has been seeking to establish a boat launch and a wash-down area in an area to the north of the Surf Club. They would also like to develop a clubhouse which might be used by wider groups. The Council and Community Board have previously been supportive of the wash down area initiative.

The Otaki Boating Club has undertaken consultation, including with the iwi and iwi members. A key concern for the latter is that the proposed launch area is on or very adjacent to important shellfish beds. This concern is supported by the Council's Coastal Strategy which seeks to avoid disturbance to shellfish areas and traditional food gathering areas. Discussions seem to be stalled with the Ōtaki Boating Club keen to have access as close as possible to the central area but no further discussions having taken place.

There are other launch points along the beach area: the issue is whether this can be associated with wash down facilities and whether there should be construction of new facilities in relatively undisturbed parts of the reserve.

This issue has been around for some time. There is a need to have community consensus on **where** access with a wash-down area and possible facilities might be acceptable (if at all) on the reserve. It is recommended that the Community Board support possible funding of a wash-down area from the Reserve Fund, **only to proceed once the question of location has been resolved and provided that shellfish resources are protected.** A properly designed wash-down area which manages wastewater etc appropriately would cost approximately \$60-\$80,000.

It is also recommended that the Community Board sponsor a 'walkshop' at the Beach to try and identify potential sites which can best meet the aspirations of the Boating Club while ensuring environmental and food source protection is achieved. The Community Board should only consider undertaking such a process, if all participants are clear that the Board is facilitating a process and not advocating a particular outcome.

Should resolution of these issues be achieved, then the question of whether or not the Community Board would recommend the Council should fund a rental space for clubs involved in boating or other associated activities would be considered. This would need to be considered in the context of Council's current policies and precedents governing assistance for recreational facilities on reserve land.

New Playgrounds

- 18 The Community Board identified the provision of a playground on the Waitohu Plateau area as one of its draft priorities. This would cost about \$75,000. One submitter advocated for a playground to be located at the Ōtaki South Beach area.

The 2009 Long term Council Community Plan has a level of service standard of households having access to parks and playgrounds within walking distance, usually calculated as being within a 400 metre radius. This area has a relatively small population but it is also isolated from facilities.

- 19 It is recommended that the Community Board consider the possibility of a small playground for younger children at a cost of approximately \$40-50,000.

Te Horo Beach

- 20 The Council specifically sought ideas from the Te Horo and Te Horo Beach. The following ideas have been received:

- request for funding for *picnic furniture and more plants (toe toe) for the Mangaone Reserve*. It is estimated that approximately \$5,000 would be sufficient for this project;
- *construction of tennis courts on the empty land at the intersection of Gawler St and Granville St*. This land is privately owned and therefore cannot be used for any facility. However, the construction of a tennis court at Te Horo Beach is not recommended; the costs of such a facility are very high (approximately \$130,000 per court) and would require a significantly larger population to justify investment;
- *construction of a walkway/ cycleway on the north bank of the Mangaone Stream between Sims Road and the mouth of the stream*. The Te Horo Beach Residents Association recommended that there be some investigation of this option even if it was not identified for immediate investment by the Community Board. There is merit in the proposal but there are issues which need to be considered further. It is recommended that the Community Board ask Council to review this proposed linkage as part of the Cycleways Walkways and Bridleways programme.
- *Gawler Reserve Improvement*. This includes clearing the overgrown reserve, landscaping with native plants, provision of some seating and construction of some raised areas for planting of edible plants. The latter would be looked after by community members, possibly under the community garden initiative. This could be seen as a basic level of service for any urban reserve. Approximately \$5000 would be necessary to advance this initiative;
- *Installation of small barriers at the north end of Te Horo Beach*. These would be installed around the edge of the parking area adjacent to the public toilets as a way to try and limit vehicle activity in the area. The Residents Association has also raised general issues about improved signage and access to the beach from the south end. This further work would assist. The cost would be approximately \$4-5,000.

- *Interpretative Signs.* This would involve interpretative signs showing the history of the beach, accretion and erosion, ecology, fire risks, the importance of the boulder bank and the importance of not removing shingle from the area. Approximately \$5000 would be necessary to advance this initiative.

Te Hapua

- 21 The Friends of the Te Hapua Dunes and Wetlands are seeking support for an initiative for the improvement of the Te Hapua Reserve. This includes remedial work to better manage the walkway access, including increasing use by horses and pedestrians, clearing of weeds, planting of a swale area and possibly future fencing of part of the area for grazing. The work would help limit the spread of weeds and limit problems with dune blow out from poorly managed access.
- 22 It is recommended that the Community Board consider identifying \$10,000 for a restoration plan, \$1,500-2,000 for site preparation (pest control) for planting and \$5,000 for track improvements, with potential fencing costs to be reviewed at a later date. On-going support for planting would come from the annual allocation for plants (dependent on total availability for all groups). The Te Hapua wetland and dune area has District-wide significance and any restoration project in this area has significant benefits.

Ōtaki Swimming Pool

- 23 The Community Board allocated \$50,000 to their priorities for a minimum level water play feature for the children's pool. Final costs would be dependent on working through preferred options. The only comment received on this proposal was from Keep Otaki Beautiful who felt that more information was needed before they could give a recommendation. They were also concerned about impacts on space. A submission was also received requesting a water slide. It is not clear whether this was a full hydro-slide which the Board had rejected because of cost or a simple slide into the pool.
- 24 At this stage, it is recommended that the Community Board continue with its identified allocation but there be further investigation and report back on viability for play features before any final provision is made.

Consideration of Proposed Projects Not Eligible Under the Reserve Fund.

- 25 There were three other proposed projects proposed which are not eligible for the Ōtaki Reserve Fund but require consideration and a response by the Community Board:
 - construction of a footbridge over Rangiuru Stream;
 - development of a viewing platform at the Ōtaki Rivermouth estuary;
 - support for maintenance of the Surf Lifesaving Club facilities.

Surf Lifesaving Club

- 26 The submission asks that restriction on the use of Reserve Funds for operating or maintenance costs be reconsidered. These restrictions are set through statute and are not set by Council policy. Therefore Council cannot assist from the Reserve Fund.
- 27 The Surf Lifesaving Club is not purely a recreational activity and does provide a public service. Therefore the Community Board may wish to consider supporting the Surf Lifesaving Club in forwarding their submission to the 2010/11 Annual Plan process and requesting whether the issues could be considered under the community contracts review which is currently underway. The Surf Club does hold a contract for service with the Kāpiti Coast District Council and will be part of that review process. Inability to fund basic facilities may put at risk the ability of the club to deliver the public services they are contracted to Council to provide.

Rangiuru Stream Footbridge

- 28 This proposal cannot be considered for funding from the Reserve Fund at present because the land, which is in Council ownership, does not have reserve status (it is road reserve). The concept has merit and issue of reserve status can be resolved but there are a number of issues which would need to be addressed before this proposal could be considered further. These are:
- would the construction of the bridge be compatible with what is a major flood-way for the Rangiuru Stream, particularly in situations where the Waitohu and/ or Mangapouri Streams flooded across what is essentially a delta area? This would need to be explored with the Council's stormwater engineer and with the Greater Wellington Regional Council;
 - what kind of bridge would need to be constructed to both avoid impediment to flood waters and withstand certain flood volumes?;
 - what would be the consequent cost?

- 29 The Community Board has previously expressed an interest in this project and it has the opportunity to seek further investigation of this possible project through the Annual Plan process.

Estuary Viewing Platform

- 30 The Community Board has also previously expressed an interest in this project. It cannot be funded via the Reserves Fund as it lies on land under Greater Wellington Regional Council control. There may be opportunities to work with the Greater Wellington Regional Council to advance the idea. The Community Board can advocate directly to the Regional Council and it can seek Council support for that via the Annual Plan process.

Setting Priorities

- 31 While the Community Board can identify a list of projects that it would like to see funded from the Ōtaki Reserve Fund over the next three to five years, it is

also useful to give some indication to Council of priorities within that list. It is recommended that the Board identify the following categories in ranked order (in addition to the base level funding for community planting and land purchase capacity). While this ranking may give the Council and the Parks Asset Manager some insight into priorities, there is potential to advance some of the smaller projects alongside some of the large ones. Therefore the priority order is for guidance only. The suggested categories are (in ranked order):

1. initiatives which relieve existing pressures on key natural ecosystems (e.g. signage and bollards at Te Horo Beach);
2. initiatives which will relieve pressure on existing facilities (e.g. provision of cricket facilities at Haruatai Park and the additional court at the Domain);
3. provision of facilities where there is a lack according to existing levels of service standards (e.g. Waitohu Playground, shower facilities at the Domain, base levels of pest management, planting and access at Te Horo Beach Reserves and Te Hapua Reserve);
4. areas which have been partially developed but require improvements to fully function (e.g. skateboard park)
5. new facilities and services
6. desirable new facilities – beyond current service level standards

The possible application of these priorities is set out in Table 1 below.

Financial Considerations

- 32 The total potential draw on the current Reserve Fund is set out in Table 1 below. The total programme sought is within the general envelope of available funds but the timing of the programme would be structured to fit available funds at any particular time.

			Priority
Base Land Purchase Fund		\$500,000	Base
Planting Fund		\$ 10,000	Base
Haruatai Park Improvements	Cricket facilities	\$120,000	2
	Children's playground shade etc	\$ 15,000	3
	Playground drainage	To be reviewed	3
	New walkway	To be reviewed	5
	Additional toilet	\$ 75,000	3
Domain Improvements	Bore	\$ 35,000	2
	Netball/ basket ball court	\$150,000	2
	Court lighting	\$ 30,000	2
	Showers and changing room	\$ 60,000	3
	Training lights	\$ 60,000	5
Aotaki St Skateboard park	Shade structure	\$ 30,000	4
	Small playground	\$ 30,000	4
	Seating	\$ 5,000	4
	Extension of skate structure lip	(09/10 budget)	4

Ōtaki Beach	Access ramp	\$ 15,000	1
	Pavilion upgrade	\$ 10,000	4
	Volley ball poles and net	\$ 5,000	5
	Children's playground	\$ 60,000	6
New Playgrounds	Waitohu Plateau	\$ 60,000	3
	Ōtaki South Beach	\$ 40,000	3
Te Horo	Park furniture and plants	\$ 5,000	3
	Mangaone Stream		
	Gawler Reserve improvement	\$ 5,000	3
	Interpretative signage	\$ 5,000	1
	Bollards/ barriers	\$ 5,000	1
Te Hapua	Te Hapua Reserve	\$ 7,500	3
Ōtaki Swimming Pool	Water plan features – children's pool	\$ 50,000	5
Total		\$1,387,500	
Current Reserve Fund		\$1,400,000	

Legal Considerations

33 There are no legal considerations.

Delegation

34 The Ōtaki Community Board has the ability to recommend to Council on any matter before it. In particular, under D 6.3 it has the ability to:

listen, advise and act on any matter of interest or concern to the local community... in particular over the desired levels of service for Council services and assets across the 15 activity categories.

Consultation

35 The Ōtaki Community Board has consulted extensively on community priorities and projects for the reserve Fund, including a newspaper insert, public meetings and submissions. There has been a good response from the community and the Board can be confident that it has a clear mandate for its recommendations to the Council on priorities for the Reserve Fund expenditure.

Policy Implications

36 The Board may wish to inform the community of the priorities it has recommended to Council.

Publicity Considerations

37 There will be a report back to the community on the Community Board's recommendations to Council and the Council's decision.

RECOMMENDATIONS

38 That the Ōtaki Community Board recommends to the Council the following projects for funding from the Ōtaki Reserves Fund over the next three to five years as input into the Park and Open Space asset management plan process:

			Priority
Base Land Purchase Fund		\$500,000	Base
Planting Fund		\$ 10,000	Base
Haruatai Park Improvements	Cricket facilities	\$120,000	2
	Children's playground shade etc	\$ 15,000	3
	Playground drainage	To be reviewed	3
	New walkway	To be reviewed	5
	Additional toilet	\$ 75,000	3
Domain Improvements	Bore	\$ 35,000	2
	Netball/ basket ball court	\$150,000	2
	Court lighting	\$ 30,000	2
	Showers and changing room	\$ 60,000	3
	Training lights	\$ 60,000	5
Aotaki St Skateboard park	Shade structure	\$ 30,000	4
	Small playground	\$ 30,000	4
	Seating	\$ 5,000	4
	Extension of skate structure lip	(09/10 budget)	4
Ōtaki Beach	Access ramp	\$ 15,000	1
	Pavilion upgrade	\$ 10,000	4
	Volley ball poles and net	\$ 5,000	5
	Children's playground	\$ 60,000	6
New Playgrounds	Waitohu Plateau	\$ 60,000	3
	Ōtaki South Beach	\$ 40,000	3
Te Horo	Park furniture and plants	\$ 5,000	3
	Mangaone Stream		
	Gawler Reserve improvement	\$ 5,000	3
	Interpretative signage	\$ 5,000	1
	Bollards/ barriers	\$ 5,000	1
Te Hapua	Te Hapua Reserve	\$ 7,500	3
Ōtaki Swimming Pool	Water plan features – children's pool	\$ 50,000	5
Total		\$1,387,500	

41. That the Ōtaki Community Board:

- (a) forwards the submission on camper van facilities at Ōtaki Beach to Council to be included in the Freedom Camping Policy review;

- (b) initiates a 'walkshop' to identify whether a consensus position on whether the location of an access ramp and wash-down facility can be accommodated on the reserve at Ōtaki Beach, provided that this can be done in a way that protects the coastal environment and shellfish beds;
- (c) requests Council to include the issues of Surf Lifesaving Club facilities costs as part of the Contract for Services review process currently underway;
- (d) includes the following matters as part of its 2010/11 Annual Plan submission to Kāpiti Coast District Council:
 - undertaking of work on the feasibility of a footbridge across the Rangiuru Stream, with the outcomes of that work to be completed in time for consideration in the preparation of the 2011/12 Annual Plan;
 - a request for Council support and advocacy to the Greater Wellington Regional Council on the development of a viewing platform at the Ōtaki River estuary;
 - investigation of the viability of a walkway between Sims Road and the Mangaone Stream mouth.

Report prepared by:

Gael Ferguson

Lex Bartlett

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Attachments:

Appendix 1: Copy of consultation material

Appendix 2: Submissions on Ōtaki Reserve Fund priorities