



NOTICE OF MEETING
STRATEGY AND COMMUNITY COMMITTEE

TO: Penny Webster - Mayor
Crs Zane Taylor (Chairperson)
Ross Craig
Pat Delich
Michael Goudie
Gaye Harding
John Kirikiri
Dave Parker QSM
Grahame Powell
June Turner
Greville Walker
Wayne Walker
Suzanne Weld

The Strategy and Community Committee will meet in the Council Chamber, Centreway Road, Orewa on Thursday, 2 July 2009 at the completion of the Full Council meeting for the purpose of deliberating on submissions to the Puhoi Reserve Management Plan.

for: CHIEF EXECUTIVE
Rodger Kerr-Newell

OREWA
25 June 2009

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CONFIDENTIAL

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ITEM NO: 1

APOLOGIES

ITEM NO: 2

REPORT



TO Strategy and Community Committee
ON 2 July 2009
FROM Wendy Robertshaw – Policy Planner
APPROVED BY Warren MacLennan – Acting Chief Executive
SIGNATURE

A handwritten signature in black ink that reads "Warren MacLennan".

SUBJECT PUHOI PIONEERS MEMORIAL PARK MANAGEMENT PLAN:
DELIBERATIONS
FILE REF RC/59/1

PURPOSE OF REPORT:

<input type="checkbox"/> Information only	<input type="checkbox"/> Strategic decision	<input checked="" type="checkbox"/> Policy decision	<input checked="" type="checkbox"/> Statutory process
<input type="checkbox"/> Community issue	<input type="checkbox"/> Contract decision	<input type="checkbox"/> Delegation	<input type="checkbox"/> Appointment
<input type="checkbox"/> Administrative matter			

IMPLICATIONS:

(i)	Is this matter significant in terms of Council's Policy on Significance? No
(ii)	Implications in terms of Vision Rodney? Relevant to key intents: <i>'We will have a range of recreational and cultural facilities and events across the district and we will encourage creativity and diversity.'</i>
(iii)	Implications in terms of Long Term Council Community Plan / Annual Plan? None
(iv)	Implications in terms of other Council Strategic documents or Council Policy? None
(v)	Is a budget amendment required? No

(vi)	Have the views of affected or interested persons been obtained and is any further public consultation required?
	Yes – this report summarises submissions received during the period of public notification.

FINANCIAL IMPLICATIONS:

Capital cost implications	Nil – any capital cost will be considered in the Annual Plan process.
Is it currently budgeted for?	Not applicable
Funding source of capital costs	Not applicable
Ongoing operational cost implications	Nil
Is it currently budgeted for?	Not applicable
Funding & rating impact (whether resulting from capital expenditure or arising directly)	Not applicable

SUMMARY:

Puhoi Pioneers Memorial Park comprises a total of 41.988 hectares, and provides for formal recreation including tennis, rugby and soccer; it also has large open spaces for informal recreation such as picnicking and walking.

The existing 1997 Reserve Management Plan has been reviewed in accordance with section 41 of the Reserves Act 1977. A Draft Plan has been prepared which provides a framework to integrate the additional land purchased by the Council in 2003 into the management plan.

The Strategy and Community Committee met on 7 May 2009, to hear submissions to the Draft Management Plan. The main issue raised by submitters was the proposed location of the Puhoi Volunteer Rural Fire Station. This report summarises and provides clarification on the location of the fire station. Once the Committee establishes its preferred stance on the location of the fire station, the Management Plan can then be amended accordingly and presented to the Committee in a future agenda report for the 30 July 2009 Strategy and Community Committee to consider the formal adoption of the Plan.

A number of other minor issues were also raised by submitters. To address these issues some minor amendments to the recommendations in the hearing report have been made in section 3.0 of this report.

RECOMMENDATION:

- (a) **That the report be received.**
- (b) **That the recommendations made in the hearing report (Appendix 1) be approved, subject to the minor amendments made in section 3.0 of this report.**
- (c) **That the Puhoi Pioneers Memorial Park Management Plan allow for the Puhoi Volunteer Rural Fire Station to relocate to Lot 2 DP 199344, but that the siren remain at 1 Ahuroa Road.**

1.0 Background

Notification of the Draft Plan and submissions received

The Reserves Act 1977 states that a reserve management plan should be reviewed to reflect changes in the environment, or use of the reserve. The Puhoi Pioneers Memorial Park Management Plan was reviewed in accordance with section 41 of the Reserves Act to incorporate additional land purchased

by the Council in 2003, and to identify the future use and classification of this land. The draft plan was notified in accordance with section 41 of the Reserves Act and 20 submissions were received. Those submissions were summarised and discussed in a hearing report and presented to the Committee on 7 May 2009. A copy of the hearing report excluding its appendices is attached as **Appendix 1**.

A full copy of the submissions discussed at the hearing has been made available in the councillors' office. The intention of this report is to determine the most suitable location for the Puhoi Volunteer Fire Station and to agree on the recommendations in the hearing report.

2.0 Issues

The only issue raised by submitters which requires further direction from the Committee is the location of the Puhoi Rural Fire Station.

2.1 Location of the Puhoi Volunteer Rural Fire Station

During the hearing, some submitters raised concern over the proposed location of the Puhoi Volunteer Rural Fire Station. The proposed location is Lot 2 DP 199344 (see **Appendix 2**).

2.1.1 Discussion

The Puhoi Volunteer Rural Fire Station currently operates from two portable containers on the Fire Chief's private property at 1 Ahuroa Road, opposite the area identified as Village Green on the Landscape Concept Plan.

It is necessary for the fire station to have a permanent location in order for the volunteer fire force to operate efficiently. The proposed location is owned by the Council and is located in close proximity to the Puhoi Village; the site has good road visibility and access providing safe emergency exits. There are no residential properties immediately surrounding the proposed site.

Submitters raised concerns over the noise that would be created from the siren. At the hearing, submitter Russell Green (Fire Chief) commented that it was possible for the siren to be left at the existing location at 1 Ahuroa Road, thus reducing any adverse noise effects on adjoining properties, which both run commercial operations.

If it is considered appropriate to relocate the fire station to the Council land (Lot 2 DP 199344), this land would then need to be classified appropriately. Local Purpose Reserve would be an appropriate classification. Classification of land is a separate process carried out under the Reserves Act 1977. The draft plan also includes policies supporting the rezoning of Lots 1 and 2 DP 199344 to Open Space 4 (multi-use and community). However, the actual rezoning of this land is a Resource Management Act issue and appropriate steps need to be carried out for this to occur.

It is envisioned that a three bay fire station would need to be constructed to provide an appropriate facility for the volunteer fire service. As mentioned above, it is envisioned that Lots 1 and 2 DP 199344 be rezoned as Open Space 4. Under *Chapter 10 - Open Space and Recreation* - of the Proposed District Plan 2000, buildings of up to and including 150m² gross floor area for recreation and/or community purpose is a *Permitted Activity*, and any building with a gross floor area over this size and not within 50m of a residential boundary is a *Restricted Discretionary Activity*. Depending on the size of the fire station resource a consent may be required.

2.1.2 Options

1. Relocate the Puhoi Volunteer Rural Fire Station to Lot 2 DP 199344, but leave the siren at 1 Ahuroa Road.
2. Do not relocate the Puhoi Volunteer Rural Fire Station from the existing location.

Option 1 is the preferred option for the reasons discussed above.

3.0 Minor Amendments to Recommendations in Hearing Report

At the hearing, a number of minor issues were raised by submitters in regards to matters raised in the hearing report; some minor amendments are required to provide clarification and to address these issues. The recommended amendments are as follows:

a. Bridge Access

That the bridge identified on the draft landscape concept plan providing access from Lot 2 DP 199344 to Lot 1 DP 199344 be removed, that all appropriate sections of the draft plan be amended to clearly state that there will be no public pedestrian or vehicle access from Lot 2 DP 199344 to Lot 1 DP 199344, and that it be solely for the use of the fire station.

b. Stockyards

The existing dilapidated stockyards referred to in the draft plan are dilapidated sheep pens, and should be correctly acknowledged in the draft plan. It is also recommended that the management plan be amended to allow for the existing dilapidated sheep pens to be removed and, when required, allow for the development of new stockyards.

c. Historical Background (swing bridge)

Amend section 8.0 Historical Background to give greater clarity to where the swing bridge was located, and its significance to the park.

d. Access to Puhoi River

Amend Policy 15.2(i) to allow for improved access to the river for small boats and canoes.

e. Walkways

Additional tracks will be created in the future and the existing tracks may alter from those indicated on the draft landscape concept plan. It should therefore be noted on the Landscape Concept Plan that the tracks are indicative only and may alter as new tracks are created in the future.

4.0 Conclusion

This report presents two options on how to address the issue of the location of the Puhoi Volunteer Rural Fire Station. This report also recommends some minor amendments to the recommendations made in the 7 May 2009 hearing report. Once a decision is made on these issues a further agenda item can then be prepared for the 30 July Strategy and Community Committee recommending the adoption of the Puhoi Pioneers Memorial Park Management Plan.

APPENDIX 1

REPORT

TO Strategy and Community Committee
ON 7 May 2009
FROM Wendy Robertshaw – Policy Planner
APPROVED BY Warren Maclennan – Assistant Chief Executive
SIGNATURE

A handwritten signature in black ink that reads "Warren Maclennan".

SUBJECT HEARING OF SUBMISSIONS ON THE DRAFT MANAGEMENT PLAN FOR PUHOI PIONEERS MEMORIAL PARK
FILE REF RC/59/1

PURPOSE OF REPORT:

To advise the Committee of written submissions received to the Draft reviewed Reserve Management Plan for Puhoi Pioneers Memorial Park, see **Appendix 1**) to allow submitters to be heard, and to consider draft officer recommendations for the adoption of the plan.

<input type="checkbox"/> Information only	<input type="checkbox"/> Strategic decision	<input checked="" type="checkbox"/> Policy decision	<input checked="" type="checkbox"/> Statutory process
<input type="checkbox"/> Community issue	<input type="checkbox"/> Contract decision	<input type="checkbox"/> Delegation	<input type="checkbox"/> Appointment
<input type="checkbox"/> Administrative matter			

IMPLICATIONS:

(i)	Is this matter significant in terms of Council's Policy on Significance? No
(ii)	Implications in terms of Vision Rodney? Reserve management plans are one means of giving effect to Vision Rodney.
(iii)	Implications in terms of Long Term Council Community Plan/Annual Plan? None
(iv)	Implications in terms of other Council Strategic documents or Council Policy? Need to take into account District Plan/Structure Plans.
(v)	Is a budget amendment required? No
(vi)	Have the views of affected or interested persons been obtained and is any further public consultation required? Yes – The draft plan was publicly notified in accordance with Section 41 of the Reserves Act 1977 and submissions called for.

FINANCIAL IMPLICATIONS:

Capital cost implications	Individual developments in the plan will be provided through the Long Term Council Community and Annual Plan process once the Plan is finalised.
Is it currently budgeted for?	Not applicable
Funding source of capital costs	Not applicable
Ongoing operational cost implications	None
Is it currently budgeted for?	No
Funding & rating impact (whether resulting from capital expenditure or arising directly)	Only if additional operation impacts arise from proposed work.

SUMMARY:

Puhoi Pioneers Memorial Park comprises a total of 41.988 hectares, and provides for formal recreation including tennis, rugby, soccer and large open spaces for informal recreation for picnicking and walking.

The current plan is being reviewed in accordance with section 41 of The Reserve Act 1977.

A draft plan has been prepared which updates the content of the existing 1998 reserve management plan. The main focus of the draft plan is to provide a framework to integrate the additional land purchased by the Council in 2003 into the plan, and to optimise and enhance the existing facilities on the reserve.

The Draft reviewed Reserve Management Plan for Puhoi Pioneers Memorial Park was approved for public notification by the Strategy and Community Committee on 16 October 2008. The draft plan was publicly notified on 27 November 2008 and submissions called for. The submission period closed on 27 February 2009 and a total of 20 submissions were received.

- A copy of the Draft reviewed Reserve Management Plan for Puhoi Pioneers Memorial Park, including officer recommendations, is attached as **Appendix 1** to this report.
- A copy (in full) of the submissions received is attached as **Appendix 2** to this report.

The submissions are discussed together with officer recommendations in Section 2.0 of this report. A table summarising all of the officer recommendations is set out in Section 4.0 Table 2: Summary of Recommendations.

RECOMMENDATION:

- (a) **That the report be received.**
- (b) **That the Draft Reserve Management Plan for Puhoi Pioneers Memorial Park be amended in accordance with officer recommendations, as summarised in this report at Section 4.0 Summary of Recommendations, and the amended Plan be adopted.**

1.0 Background

This report addresses the review of the Puhoi Pioneers Memorial Park Management Plan. Under section 41 of the Reserves Act 1977, the Council is required to keep the management plans for each of its reserves under continuous review. The current management plan for Puhoi Pioneers Memorial Park was adopted in 1997, and it is appropriate that it now be reviewed to ensure that the current content is updated and that it reflects community needs and aspirations for the reserve.

The Reserves Act 1977 requires that draft reserve management plans be publicly notified for comment for a period of not less than two months. If submissions are received, a hearing of these submissions will then be held prior to the plan being finally adopted. Submissions closed on 27 February 2009 and 20 submissions were received.

In October 2003, the Council purchased two additional parcels of land to the north of the existing reserve, legally described as Lots 1 and 2 DP 199344. This land is not yet formally classified under the requirements of the Reserve Act 1977. Land must be classified as 'reserve' under the Reserves Act 1977 for it to be governed by a Section 41 Reserve Management Plan. This plan has been prepared covering the as yet, unclassified land and will be amended to recognise formal classification once that occurs. Classification of this land is a separate process under the Reserves Act 1977 and will require public notification providing an opportunity for the public to make submissions.

1.1 Location

Puhoi Pioneers Memorial Park is located adjacent to the Puhoi Village, on the northern bank of the Puhoi River. There is also a section of land on the south side of the river. Access to the main part of the Reserve is via Domain Road by means of a small bridge over the Puhoi River.

1.2 Public consultation

The Draft reviewed Reserve Management Plan for Puhoi Pioneers Memorial Park was adopted by the Strategy and Community Committee on 27 November 2008. The plan was publicly notified in accordance with section 41 of the Reserves Act 1977 and submissions called for. The draft plan was notified on 11 December 2008 with submissions closing on 27 February 2009.

2.0 **Submissions**

A total of 20 submissions were made to the Draft reviewed Reserve Management Plan for Puhoi Pioneers Memorial Park. Table 1. below provides a list of the submitters.

Table 1: List of submitters

01	Department of Conservation
02*	John Simons
03*	Puhoi Sports Club Inc.
04*	Te Araroa Trust Inc.
05	Ruth E Cunliffe
06	The Puhoi Landcare Group Inc.
07	Trevor Sampson
08*	Russell J Green
09	Robert Beardmore
10	Eli Ross Tolkhopf
11	Pauline L Beecroft
12	Sam Beecroft
13	Paul B Ireland
14	Judith Rose Williams
15	Derek W & Carole I Hay
16*	David W Dodsworth
17*	The Puhoi River Park Society Inc.
18*	Val Dunn
19*	Bill C & Susan Marcroft
20*	J Gordon-Walters & Richard Walters

*Indicates those submitters wishing to speak to their submission at the meeting. Full copies of the submissions are attached as **Appendix 2** to this report.

The submissions cover the following matters:

- fire station and access;
- grazing/stock and fencing;
- removal of dilapidated buildings;
- park name/historical information;
- future development;
- advisory group/management and maintenance;
- classification;
- wharf;
- walkways;
- uses/lease;
- implementation;
- location;
- vegetation;
- effluent disposal area;
- library;
- existing facilities.

The matters raised above relate to Sections 2.0 Location, 3.0 Legal Description, 4.0 Classification, 6.0 Natural Physical Features, 7.0 Landscape Modification, 8.0 Historical Background, 9.0 Uses/Leases, 10.0 Reserve Management and Maintenance, 11.0 Future Development, 15.0 Objectives and Policies, 16.0 Overall Implementation.

Recommended amendments to the draft plan are shown as underlined and in *italics*.

2.1 Fire station/access

Submitter	Summary of Submission
John Simons (2)	Requests clarification regarding layout, access and suitability of land for the proposed location of the fire station. The submitter comments that the proposed new vehicle access bridge may interfere with the safe working of the fire station. The submitter also comments that a possible site for a footbridge would be next to the fire station identified as number 5 on the draft landscape concept plan, or on the roadside next to Allotment 37.
Ruth E Cunliffe (5)	Supports the Policy 15.2(i) which allows for a secondary vehicle and pedestrian access way, and the relocation of the Puhoi Fire Station to Lot 2 DP 199344.
The Puhoi Landcare Group Inc. (6)	Supports the purchase of all the land by RDC and the rezoning to Reserve except for the section being considered as a site for the Puhoi Fire Station.
Trevor Sampson (7)	Supports the proposal to use part of Lot 2 DP 199344 as a possible site for the Puhoi Fire Station, but opposes the vehicle bridge and entry at this location.
Russell J Green (8)	Supports the rezoning of Lot 2 DP 199344 to allow the fire station to be built on this site, but seeks that the provision to allow vehicle access and road bridge via Lot 2 DP 199344 to the reserve be removed.
Robert Beardmore (9)	Supports the rezoning of Lot 2 DP 199344 to allow the fire station to be built on this site, but seeks that the provision to allow vehicle access and road bridge via Lot 2 DP 199344 to the reserve be removed.

Eli R Tolhopf (10)	Supports the rezoning of Lot 2 DP 199344 to allow the fire station to be built on this site, but seeks that the provision to allow vehicle access and road bridge via Lot 2 DP 199344 to the reserve be removed.
Pauline L Beecroft (11)	Supports the rezoning of Lot 2 DP 199344 to allow the fire station to be built on this site, but seeks that the provision to allow vehicle access and road bridge via Lot 2 DP 199344 to the reserve be removed.
Sam Beecroft (12)	Supports the rezoning of Lot 2 DP 199344 to allow the fire station to be built on this site, but seeks that the provision to allow vehicle access and road bridge via Lot 2 DP 199344 to the reserve be removed.
Paul B Ireland (13)	Supports the rezoning of Lot 2 DP 199344 to allow the fire station to be built on this site, but seeks that the provision to allow vehicle access and road bridge via Lot 2 DP 199344 to the reserve be removed.
Judith R Williams (14)	Opposes the location of the fire station at Lot 2 DP 199344, and requests that investigation into a more suitable site be undertaken, with consideration given to flood risk and building style. The submitter also opposes the provision of a second pedestrian/vehicle access bridge.
Derek W & Carole I Hay (15)	Opposes the location of the fire station, and the proposed second vehicle accessway.
David W Dodsworth – Puhoi Cottage Tea Rooms (16)	Opposes the rezoning of Lot 2 DP 199344 to allow for the fire station to be built on this site. The submitter also opposes the second vehicle accessway using Lot 2 DP 199344.
David W Dodsworth – The Puhoi River Park Society Incorporated (17)	Opposes the reclassification of Lot 2 DP 199344 to allow for the fire station to be built on this site. The submitter also opposes the second vehicle/pedestrian accessway to Lot 2 DP 199344. The submitter comments that a foot bridge is supported by the community and is a better option than a bridge for both the fire station and pedestrians.
Val Dunn (18)	Opposes the reclassification of Lot 2 DP 199344 to allow for the fire station to be built and this site being used as a secondary vehicle and pedestrian accessway.
Bill C & Susan Marcroft (19)	Comments that should the proposed parcel of land identified be used for the fire station, that there would be insufficient space for a road as well, and adequate parking will need to be provided.

Discussion:

The submitters' comments are acknowledged.

It is considered appropriate to relocate the Puhoi Volunteer Rural Fire Station to Lot 2 DP 199344 (Draft Plan, Figure 3 Landscape Concept Plan). The fire station currently operates from two portable containers on the Fire Chief's private property at 1 Ahuroa Road, Puhoi. It is necessary for the fire station to have a permanent location with appropriate facilities. It is envisioned that a three-bay fire station will be required. The proposed location is owned by the Council and is in close proximity to the Puhoi Village, with good road visibility and access making it safe for emergency exits.

It is recommended that there be no pedestrian access from Lot 2 DP 199344 through to Lot 1 DP 199344 for safety reasons and that the bridge be used only by the fire station. Public access to Lot 1 DP 199344 can still be achieved via the metal road which begins adjacent to

the sealed carpark in the southern area of the reserve. There are also various walkways throughout the reserve that link the southern and northern area of the reserve.

Lot 2 DP 199344 is currently zoned Special 14, this zone applies to the Puhoi Village area and is intended to recognise the special character of the village. The relocation and operation of the Puhoi Fire Station to the proposed site will have to meet the appropriate requirements of the Proposed District Plan 2000.

Recommended amendment:

Section 1.0 Introduction

Lot 2 DP 199344

A proposal has been put forward to make ~~part of~~ Lot 2 DP 199344 the new a second accessway into the reserve, and as a possible site for the Puhoi Volunteer Fire Station.

Section 4.0 Classification

Lot 2 DP 199344

A proposal has been put forward to make Lot 2 DP 199344 ~~a second accessway into the reserve, and a new~~ the new location for the Puhoi Volunteer Fire Station with suitable access from Ahuroa Road into this site.

Section 15.0 Objectives and Policies

15.2(i) Access

Investigate options to create a secondary vehicle and pedestrian accessway from Ahuroa Road via to Lot 2 DP 199344 to serve as an accessway for the Puhoi Fire Station, as per the Landscape Concept Plan, Figure 3.

Landscape Concept Plan, Figure 3

05 Entrance, Bridge and Fire Station

~~Investigate options to create a second vehicle and pedestrian accessway into the park from Ahuroa Road and allow the Puhoi Volunteer Rural Fire Station to relocate to and operate from Lot 2 DP 199344.~~

2.2 Grazing/fencing

Submitter	Summary of submission
Department of Conservation (1)	Supports stock fencing.
The Puhoi Landcare Group Inc. (6)	Requests that the entire south facing steep hillside be fenced off and that the river bank and wetland areas be fenced to keep stock out and planted to restore and enhance biodiversity.
Trevor Sampson (7)	Supports the continued grazing of the designated open area as a method of controlling grass growth. The submitter also supports the fencing off of the entire south facing hillside, and the fencing of these areas to exclude livestock, and the fencing of riverbanks.
Derek W & Carole I Hay (15)	Requests that the area identified as Open Space (number 08) on the Draft Landscape Concept Plan remain as land to be grazed, and considers there is no need for additional sports fields if the area shown as 06 on the Draft Plan is developed into sports fields.
The Puhoi River Park Society Inc. (17)	Requests that the Puhoi River Park Society be consulted with regard to the placement of fences, and the Landscape Concept Plan be amended to show fenced areas. The submitter also requests that the licence to graze and manage the Puhoi River Park area be transferred to the Puhoi River Park Society Inc.
J Gordon-Walters and Richard Walters (20)	Requests the Puhoi River bank be fenced.

Comment:

The submitters' comments are acknowledged.

At the time of drafting this plan the future development proposals for the northern area of the park were seen as a long term vision. It is considered highly unlikely that these proposals will occur during the life of this plan, therefore it is recommended that the northern areas of the reserve be grazed. The Puhoi River Park Society currently holds grazing rights on the reserve and currently cattle are grazed on the reserve; however the Council's Parks and Coastal team would like to see a move towards lighter animals such as sheep as they cause less damage to soils in winter time.

Submitters' requests regarding fencing and grazing can be achieved through Section 11.0 Future Development, these proposals are also supported by objectives and policies set out in Section 15.0, the Landscape Concept Plan, Figure 3 of the Draft Plan also identifies future development proposals. The submitters' requests can also be achieved through the development of an Advisory Board, and proposed in the Draft Plan.

Recommended amendment:

Section 11.0 Future Development

Grazing

Stock grazing contained to appropriate areas with fencing, and over time change from cattle grazing to lighter stock such as sheep.

Section 15.0 Objectives and Policies

Policy 15.3(ii) *Advisory Board*

When appropriate consult with any future Advisory Group over fencing and vegetation planting.

2.3 Removal of dilapidated buildings

Submitter	Summary of Submission
John Simons (2)	Requests that we check and investigate the need to carry out de-contamination in the area of the old buildings, relative to use of chemicals and sheep dip before reinstating as open grass space.
Puhoi Sports Club Inc. (3)	Comments that due to the upgrade of the field and increased unlikelihood of the Waitemata A & P Show using the main sports field, that the best use of these facilities is to house sporting equipment.
Trevor Sampson (7)	Supports the removal of all old buildings (dilapidated buildings) and the show sheep pens from the reserve, and requests the area surrounding the old woolshed be investigated for pollution e.g. from sheep dip.
Derek W & Carole I Hay (15)	Requests the old woolshed remain and be left to disintegrate, the submitter believes it is iconic and historic.
Val Dunn (18)	Supports the removal of dilapidated or unused buildings off site and reinstatement in grass, but requests that the woolshed remain. The submitter requests that Policy 15.2(ii) <i>Removal buildings</i> , and Section 11.0 is amended to reflect this.
J Gordon-Walters & Richard Walters (20)	Supports the removal of the old woolshed and replacement with a purpose built multi-functional structure echoing the form of the old building.

Comment:

The submitters' comments are acknowledged.

It is considered appropriate to retain the dilapidated buildings. These buildings have local importance to the park and are a point of interest for the park users. Investigation of these areas as contaminated sites should only be undertaken if these buildings are removed in the future and used for passive or active recreation.

Recommended amendment:

Section 11. Future Development

~~Remove Buildings~~

~~Remove existing dilapidated/or unused buildings offsite and reinstate area as open grassed space.~~

Section 15.0 Objectives and Policies

~~Policy 15.2 Remove buildings~~

~~Remove existing dilapidated buildings offsite and reinstate area as open grassed space, as per the Landscape Concept Plan, Figure 3.~~

2.4 Park name/historical information

Submitter	Summary of Submission
John Simons (2)	Requests the information on the reserve plaque be recognised in the plan.
Trevor Sampson (7)	Requests that the park be renamed the 'Puhoi River Park', as this is the name used by the community. The submitter also comments that Section 8.0 Historical Background does not acknowledge that the land was gifted by one of the Pioneer families.
David Dodsworth – The Puhoi River Park Society Inc. (17)	Requests Section 8.0 Historical Background be amended to accurately reflect the fact that the bulk of the land in the existing reserve was donated by Ben Schollum. The submitter would also like the word heritage included in Section 1.0 paragraph 7 <i>Reserve Management and plan focus</i> .
J Gordon-Walters & Richard Walters (20)	Requests acknowledgement of local iwi and the pioneer families that owned the land, the several deaths that have occurred there, and local identities closely linked to the land.

Comment:

The submitters' comments are acknowledged.

It is considered appropriate to amend Section 8.0 Historical Background to acknowledge the pioneer families and Ben Schollum, who donated and developed the original part of the reserve.

It is recommended that the existing park name remain. The park was named as Puhoi Pioneers Memorial Park to acknowledge the early pioneers, who donated and developed the original park, and those who served and died in the first and second world wars.

Recommended amendment:

Section 8.0 Historical Background

Acquired in several stages

~~*The reserve was originally donated and developed by Ben Schollum in 1935, since then a series of land acquisitions have taken place to form the present park. The acquisition of this land as a reserve was achieved in several stages from 1935 to 2002.*~~

Pt Allot 35 Village of Puhoi lies on the western bank of the river and was originally designated as a 'landing reserve' and site for county buildings but this was uplifted in 1972, when it became part of the then Puhoi Domain. *The Puhoi Library is also situated on this parcel of land and is recognised as a historical building under the District Plan.*

2.5 Walkways/tracks

Submitter	Summary of Submission
Department of Conservation (1)	Supports the extension of the local walking tracks and joining of the Te Araroa walkway.
John Simons (2)	Comments that it may be necessary to keep separate tracks for horses to prevent breakdown of the tracks and that proposed tracks to not follow the existing and established routes in all cases. The submitter also requests that Page 3 <i>Track</i> , should read Lot 1 DP 199344 not Lot 2 DP 25246.
Te Araroa Trust Inc. (4)	Supports the integration of the park with the Te Araroa walkway.
The Puhoi Landcare Group Inc. (6)	Requests that tracks be provided for walking, mountain bikers and horse riders, and that they all be separate to reduce damage. The submitter also requests that no horse riding occurs on the tracks in the winter months and that the use of motorbikes and quad bikes does not occur at all.
Trevor Sampson (7)	Supports the proposed tracks/walkways and requests that the new land be used for activities such as mountain biking, horse riding or sports that have limited spectator appeal. The submitter also comments that tracks could be provided within the bush area but should be planted to prevent a clash of use and damage to the track surface.

Comment:

The submitters' comments are acknowledged.

A portion of the existing track does follow a paper road outside the boundary of the reserve then joins back into the reserve. There are some walkways not identified on the draft Landscape Concept Plan, this plan should be amended to show all walkways.

Tracks should also be constructed wide enough so that they can be utilised as a shared facility for walking, cycling and horse riding. Creating a shared facility will reduce maintenance and construction costs. However, it is recommended that signs be erected at appropriate places informing users that the tracks are shared facilities and users should take caution and show consideration to other users. There is also a track which runs along the Puhoi River which is for walking only.

Recommended amendment:

Section 7.0 Landscape Modification

Track

A metalled track *runs through Lot 2 DP 25246 giving access from the sealed carpark area through to Lot 1 DP 199344* ~~links the entry bridge to Lot 2 DP 25246 that.~~ *This track* is suitable for maintenance vehicles, pedestrians, horse riding and mountain biking.

Section 15.0 Objectives and Policies

Policy 15.2(i) *Signage*

Erect appropriate signage indicating shared walkway facilities and to promote consideration of other users and uses of the walkways.

Landscape Concept Plan, Figure 3

Amend the plan to show the correct tracks.

2.6 Management and Maintenance/Advisory Board

Submitter	Summary of Submission
Puhoi Sports Club Inc. (3)	Would like to be involved in the proposed Reserve Advisory Forum in an ongoing advisory role. The submitter comments that the club is no longer responsible for the maintenance of the reserve, and that the club is no longer called the Puhoi All Sports and Community Club.
The Puhoi Landcare Group Inc. (6)	Prepared to assist where they can with the development and maintenance of this community facility, and would like to be part of the advisory committee when established.
Trevor Sampson (7)	Supports the proposal to form an Advisory Committee. The submitter comments that RDC should retain full control over the maintenance and development and that the role of the various groups in Puhoi should be that of volunteers.
Judith R Williams (14)	Requests that the Puhoi River Park Society be included on any reserve management or advisory board.
David Dodsworth – The Puhoi River Park Society Inc. (17)	Supports that a Reserve Advisory Committee be formed by RDC on which all major stake holders including the Puhoi River Park Society Inc. should be included.
Bill C & Susan Marcroft (19)	Requests that if the Council proposes to form a Reserve Advisory Board, that the Puhoi River Park Society should be consulted on all aspects of management and maintenance and that they should be represented on the board.
J Gordon-Walters & Richard Walters (20)	The submitter feels that the park would be best managed at some level by the Puhoi community with its knowledge of the area.

Comment:

The submitters' comments are acknowledged.

Policy 15.2(iii) encourages the formation of a Reserve Advisory Forum to carry out an ongoing advisory role. Community members requesting to be involved in the formation and participation of an Advisory Board should now follow correct procedures with the Council to begin this process. This process is a well established one, and the Council has material available to show how this occurs.

Recommended amendment:

No amendment proposed.

2.7 Classification

Submitter	Summary of Submission
John Simons (2)	Comments that other than lots 1 and 2 DP 199344, the reserve is classified as Recreation Reserve, but some of these areas are Esplanade Reserve. The submitter also asks if the site proposed for the fire station will be Recreation Reserve.
David W Dodsworth – The Puhoi River Park Society Inc. (17)	Supports classifying the new land as Reserve, and agrees that it is not appropriate to classify Lot 2 DP 199344. The submitter also supports zoning Lots 1 and 2 DP 199344 as Open Space.

Comment:

The submitters' comments are acknowledged.

If the Puhoi Fire Station relocates to Lot 2 DP 199344, it would not be considered appropriate to classify this parcel of land as Recreation Reserve. Recreation Reserve provides for areas of recreation and sporting activities and not community purpose buildings. An appropriate classification would be Local Purpose. Policy 15.5(ii) addresses the classification of this parcel of land. The classification process under the Reserves Act 1977 is a separate process which will itself require public notification and provides an opportunity for submissions to be made.

The correct zoning and classification of all parcels of land should also be correctly identified throughout the plan.

Recommended amendment:

Section 4.0 Classification

~~Most of~~ Puhoi Pioneers Memorial Park ~~other than Lots and 2 DP 199344~~ *is* classified as Recreation Reserve under the provisions of the Reserves Act 1977. Recreation Reserve provides for areas of recreation and sporting activities and the physical welfare and enjoyment of the public and the protection of the natural environment. *Lots 1 and 2 DP 199344 are yet to be formally classified and Lot 3 DP 58194 and Lot 4 DP 75274 are classified as Esplanade Reserve.*

Section 5.0 Zoning (Resource Management Act 1991)

~~Operative District Plan~~

~~Puhoi Pioneers Memorial Park other than Lots 1 and 2 DP 199344 is zoned Recreation 4 (multi-purpose) under the Operative District Plan 1993. Lot 1 DP 199344 (35.487ha) is zoned General Rural and Lot 2 DP 199344 (0.2455ha) is Special 14 Zone.~~

~~Proposed District Plan~~

~~Under the Proposed District Plan 2000 the Puhoi Pioneers Memorial Park other than Lots 1 and 2 DP 199344 is zoned Open Space 4 (multi-use and community). Open Space 4 generally applies to larger open space areas which provide for organised forms of recreation and the associated buildings and structures. Such as facilities including sports fields, clubrooms, hard courts, indoor leisure facilities and community purpose buildings.~~

Puhoi Pioneers Memorial Park comprises various parcels of land and is zoned as follows:

Open Space 4 – (multi-use and community)

Lots 1 and 2 DP 25246

Pt Allot 36 Puhoi Village SO 47417 (0.0632ha)

General Rural

Lot 1 DP 199344

Pt MBLK is zoned Rural.

Special 14 zone

Lot 2 DP 199344

Open Space 1

Lot 4 DP 75274

Allot 37 Puhoi Village

Lot 3 DP 58194

Pt Allot 36 Puhoi Village SO 47417(0.1998ha and 0.0253ha)

2.8 Wharf

Submitter	Summary of Submission
John Simons (2)	Comments that page 4 Draft Plan, present tense used 'crosses river', should be <i>crossed</i> .
Puhoi Sports Club Inc. (3)	Notes that the wharf and opposite jetty are now completed.
Trevor Sampson (7)	Comments that the original proposal for this project included a ramp to give access for small boats and canoes, and requests that it be included in the work to finish the project.

Comment:

The submitters' comments are acknowledged and considered appropriate and the draft plan should be amended appropriately.

Recommended amendment:

Section 8.0 Historical Background

Wharf

The landing was replaced in 1898 by a more substantial structure, ~~and a~~ a wooden swing bridge that ~~crosses~~d the Puhoi River was also built...

Section 7.0 Landscape Modification

Puhoi River Wharf

Opposite the carpark area a small wharf is located on each side of the Puhoi River.

Section 11.0 Future Development

~~Puhoi River Wharf~~

~~Provide access to the Puhoi River through the use of the existing Wharf, and allow for the development of a smaller wharf/platform opposite the existing wharf.~~

Policy 15.2(i)

New Policy

Wharf

Improve access to the two wharfs on the bank of the Puhoi River by providing ramp access for small boats and canoes.

Figure 3, Landscape Concept Plan

~~02 Puhoi River Wharf~~

~~Provide access to the Puhoi River through the use of the existing wharf, and allow for the development of the smaller wharf/platform opposite the existing wharf.~~

2.9 Uses/leases

Submitter	Summary of Submission
John Simons (2)	Requests that page 4, Section 9.0 Uses/Leases, the actual area covered by lease and current relevance of statement club responsible for 'maintenance' of the reserve be checked. The submitter also requests clarity be given to the word 'maintenance' in regard to lease obligations on page 5 Section 10.0 Management and Maintenance.
Puhoi Sports Club Inc. (03)	Notes that the Puhoi All Sports and Community Club is now named the Puhoi Sports Club Inc.

Trevor Sampson (7)	Comments that the Puhoi River Park Society have taken over the role of the Puhoi Community Forum in the supervision of the grazing lease, and decisions need to be made as to who will have control of the letting out of the different parts of the reserve, and who will receive any income generated.
David W Dodsworth – The Puhoi River Park Society (17)	Requests that the licence to graze should be transferred to the Puhoi River Park Society Inc. and that Policy 15.1(i) be amended to reflect this.

Comment:

The submitters' comments are acknowledged.

Section 9.0 Uses/Leases indicates that the Puhoi Sports Club lease gives the club responsibility for the management and maintenance of the reserve. The Council manages and maintains the whole reserve apart from the leased areas.

The Puhoi Community Forum is now called the Puhoi River Park Society, which holds the grazing rights, and the Puhoi All Sports and Community Forum is now called the Puhoi Sports Club Inc. and the draft plan should be amended to reflect these name changes.

Recommended amendment:

Section 9.0 Uses/Leases

The Puhoi All Sports and Community Club Incorporated have a 20-year lease less one day. The lease area includes the sports pavilion and the tennis courts. The lease commenced 1 October 2003. ~~The lease also gives the Club responsibility for the management and the maintenance of the reserve.~~

Section 10.0 Reserve Management and Maintenance

Council undertakes ~~most of~~ *all* the maintenance requirements on the reserve in consultation with the Puhoi All Sports Club and ~~Puhoi Forum~~ *Puhoi River Park Society*. It has been proposed to form a Reserve Advisory Committee to formalise such arrangements and provide efficient community liaison, particularly with relation to future development proposals.

Whole Plan

Amend throughout the whole plan all reference to the Puhoi Community Forum to become the Puhoi River Park Society, and amend all reference to the Puhoi All Sports and Community Forum to become the Puhoi Sports Club Inc.

2.10 Future development

Submitter	Summary of Submission
Puhoi Sports Club Inc. (3)	Supports the development of additional sports fields.
Trevor Sampson (7)	Supports the retention of as much open space as possible, and opposes developing the additional land into extra playing fields. The submitter requests that the land be grazed or developed into additional tracks for mountain biking, horse riding or other sports that have limited spectator appeal. The submitter opposes the designation of an 'events area'. The submitter also comments that there is a need for a limited amount of additional carparking, but that it should be located as close as possible to the new toilets.
Derek W & Carole I Hay (15)	Opposes the secondary carpark (shown as 07 on the Draft Landscape Concept Plan), and comments that it would be more suitable near the proposed events area (shown as 06 on the Draft Landscape Concept Plan). The submitter also opposes additional sports fields, and the development of the open space area (shown as 08 on the Draft Landscape Concept Plan) and requests that it remain as open space for grazing.

David W Dodsworth – Puhoi Cottage Tea Rooms (16)	Opposes the secondary carpark area (shown as 07 on the Draft Landscape Concept Plan) and comments that it is not required and a carparking area would be more suitable near the proposed events area.
David W Dodsworth – The Puhoi River Park Society Inc. (17)	Opposes the secondary carpark area.
Val Dunn (18)	Opposes the proposed carpark area and comments that the proposed carpark site should be used for the Puhoi Fire Station. The submitter also opposes the proposed village green space and requests that the focal point for the village be around the Library and up to the Puhoi Hall.
J Gordon-Walters & Richard Walters (20)	Comments that the formation of two new sports fields as indicated on the draft plan, fails to recognise the topography of these areas. Considerable earthworks would be necessary to form the one to the south of the woolshed, and drainage issues would be an issue on the other field. The submitter requests that consideration be given to just one field. The submitter also requests a multi-purpose facility that could host activities such as training courses, school activities, camps, adventure courses etc.

Comment:

The submitters' comments are acknowledged.

Reserve management plans set out the Council's general intention for use, development and maintenance. The Landscape Concept Plan (**Appendix 1**, Figure 3 of the Draft Plan) for the Puhoi Reserve Management Plan, indicates a significant development programme. At the time of drafting the draft reserve management plan the landscape concept plan was intended to be a long term vision for the park. It was envisioned that only when demand arises and funds become available for additional facilities, would consideration be given to developing the land north of the existing sports fields.

The existing sports facilities adequately meet the community's needs and submitters comment that the existing facilities are seldom used and that there is no great need for additional playing fields. The proposed sports fields and carparks will not be needed for some time, and most likely not within the life of this plan, it is therefore recommended that they be removed from this management plan.

Under the Reserves Act 1977, the Council is required to review reserve management plans every five years. The need for these additional sports fields can be reassessed during the next review of this reserve management plan. It is recommended that the existing sports facilities and car parking be utilised to their full potential and that they be improved and upgraded to a sufficient standard before considering the development of additional facilities.

Recommended amendment:

Section 1.0 Introduction

~~Lot 2 DP 199344~~

~~A proposal has been put forward to make part of Lot 2 DP 199344 a second accessway into the reserve, and a possible site for the Puhoi Volunteer Fire Station. It would not yet be appropriate to classify this parcel of land until this is more certainty of this site has been finalised.~~

Reserve Management Plan focus

The main focus of the Reserve Management Plan is to provide a framework to integrate the newly acquired land, to retain the significant natural character of the reserve ~~and to improve access and facilitate further formal recreational opportunities and community events~~ and to optimise the use of existing facilities, and to allow the Puhoi Volunteer Fire Station to relocate to the reserve. The plan also provides for the protection and enhancement of native bush,

freshwater wetlands and the Puhoi River will enhance ecological values and further contribute to the natural character of the reserve and surroundings.

Section 11.0 Future Development

Future development

The Landscape Concept Plan (Appendix 1, Figure 3) indicates a significant development programme. The priorities and individual aspects proposed will be regularly reviewed to ensure their appropriateness and need is balanced with the aspirations of the community. The focus of this reserve management plan is to will be on optimiseing and enhance the existing facilities and to provide a range activities for the Puhoi community before embarking on major projects.

Events Area

~~Maintain an events area for informal recreation and consider the use of this area for organised sports including sports fields, a small toilet, changing and storage kiosk.~~

Carpark

~~Investigate the need for an additional carpark area that potentially overlooks the events area and large open space area.~~

Large Open Space

~~Maintain the large open space, adjacent to the Puhoi River for informal recreation with the potential for development into sports fields.~~

Section 15.0 Objectives and Policies

~~Policy 15.1(ii) Sports fields~~

~~Maintain the large open space, adjacent to the Puhoi River to the northern end of the reserve, for informal recreation with the potential for development into sports fields, as per the Landscape Concept Plan, Figure 3.~~

~~Policy 15.1(ii) Events/sports area~~

~~Maintain an events area for informal recreation and consider the use of this area for organised sports including a small toilet, changing and storage kiosk, as per the Landscape Concept Plan, Figure 3.~~

~~Policy 15.1(iii) Maintenance~~

~~Ensure events areas are maintained to a level that is in keeping with their use.~~

15.2 Objective 2 *Develop to full potential Optimise use*

~~When demand arises develop the reserve to~~ Encourage and optimise use of its existing facilities, while considering the overall recreational needs and valued natural character of the reserve.

~~Policy 15.2(i) Recreational area~~

~~Optimise the use of the large recreational area to the north of the reserve by providing appropriate access.~~ Optimise the use of the reserve by allowing a range of activities and uses to occur on the reserve.

~~Policy 15.2(i) Carpark area~~

~~Investigate the need for a secondary carpark area potentially overlooking the open space area, as per the Landscape Concept Plan, Figure 3.~~

Landscape Concept Plan (Appendix 1 - Figure 3, Draft Plan)

06 Events Area

~~Maintain an events area for informal recreation and consider the use of this area for organised sports including sports fields, a small toilet, changing and storage kiosk.~~

07 Carpark

~~Investigate the need for an additional carpark area that potentially overlooks the events and large open space area.~~

08 Large Open Space

~~Maintain the large open space, adjacent to the Puhoi River for informal recreation with the potential for development into sports fields.~~

2.11 Miscellaneous

Submitter	Summary of Submission
John Simons (2)	<p>Notes that:</p> <ul style="list-style-type: none"> • the shelter at the tennis courts is no longer there; • the total purchased area is incorrect (Page 4); • Landscape Concept Plan – Ahuroa Road changes to Puhoi Road at the junction with Saleyards Road. Plan indicates as Ahuroa Road next to 02 on the concept plan, it should be Puhoi Road; • Location, Section 2.0 Location most of the park is outside the Puhoi Historical Village Zone (Special Zone 14); • There is a need for proper carparking in the area marked 02, and bollard parking around the area marked 01 on the Landscape Concept Plan.
Puhoi Sports Club Inc. (3)	<p>Comments that there is no longer a shelter next to the tennis club and that a larger one has been erected on the other side of the courts. The submitter also comments that the proposed toilet block has now been completed.</p>
Trevor Sampson (7)	<p>Requests that the sewage system for the toilets be regularly monitored.</p>
Bill C & Susan Marcroft (19)	<p>Notes that:</p> <ul style="list-style-type: none"> • Introduction; the <u>present</u> park is used for sports, not horse riding or mountain biking; • the metalled track is now a concrete carpark; • Objective 15.2, Puhoi Sports Club should be the body that runs and operates the sports club.
J Gordon-Walters & Richard Walters (20)	<p>Unsure what the 'small shelter' adjacent to the netball courts is referring to.</p>

Comment:

The submitters' comments are acknowledged.

In regards to the submission made by Trevor Sampson (7), the effluent disposal field has recently gained resource consent from the Auckland Regional Council (permit number 31884), which requires regular monitoring.

Recommended amendment:

Section 1.0 Introduction

Puhoi Pioneers Memorial Park provides formal recreation with the provision of tennis courts and rugby/soccer fields and large open spaces for informal recreation, including picnics and walking, horse riding and mountain biking.

Section 2.0 Location

Puhoi Pioneers Memorial Park is located adjacent ~~within~~ to the Puhoi Village.

Section 7.0 Landscape Modification

Tennis courts

There are two fenced tennis courts. Adjacent to one side of the courts ~~a small shelter for players and~~ is a children's playground and to the other side is a toilet block.

Track

A ~~metalled~~ track runs through Lot 2 DP 25246 giving access from the sealed carpark area through to Lot 1 DP 199344, links the entry bridge to Lot 2 DP 25246, that This area is suitable for maintenance vehicles, pedestrians, horse riding and mountain biking.

Section 8.0 Historical Background

Purchase of Lot 1 and Lot 2

The Council purchased Lot 1 and Lot 2 DP 199344 in October 2003, this additional land totals ~~39.99243~~ 39.7325 hectares and makes up a significant proportion of the park.

Section 11.0 Future Development

~~Proposed New Toilet~~

~~Allow for the demolition of the existing toilet block adjacent to the sealed carpark, and allow for the construction of a new toilet block at the northern side of the tennis courts.~~

Section 15.0 Objectives and Policies

~~Policy 15.2(ii) New toilet block~~

~~Allow for the demolition of the existing toilet block adjacent to the sealed carpark, and allow for the construction of a new toilet block to the north of the tennis courts.~~

Policy 15.2(ii) *Effluent disposal field*

Maintain, protect (e.g. fencing) and allow for expansion of the effluent disposal bed that serves the sports pavilion and ~~will serve the proposed toilet block (due for completion early 2009).~~

Policy 15.2(ii) *Carparking*

Consider sealing or introducing bollards to areas used as informal carparking.

Draft Landscape Concept Plan, Figure 3

Amend the concept plan to show the correct road names.

2.12 Library

Submitter	Summary of Submission
John Simons (2)	Requests that the Council check that the land was paid for and used by the Roads Board before becoming a Library and notes that there is a spelling mistake and that it should be 'half' not 'hald'.
Ruth E Cunliffe - Puhoi Library (5)	Comments that the Puhoi Library is an acknowledged heritage item within District Plan (H036) and that it will require careful and sympathetic development of the reserve to protect and enhance this historical feature.
Bill C & Susan Marcroft (19)	Notes that there is a typo – should be 'half' not 'hald'.

Comment:

The submitters comments are acknowledged.

Council records show that the library was built in or around 1913, and was paid for by the Puhoi Road Board, but was not used as a library until 1923 once the Road Board had been disbanded. Section 8.0 Historical Background, also acknowledges the library as being a historical building recognised under the Proposed District Plan 2000.

Recommended amendment:

Section 8.0 Historical Background
 Puhoi Library
 Amend spelling error, 'hald' should be 'half' (page 4, Draft Plan).

Section 15.0 Objectives and Policies
 Policy 15.1(i) Puhoi Library
 Continue to allow for the operation of the Puhoi Library and local information centre from the existing site on the reserve, which is recognised as a historical building under the District Plan.

2.13 Stockyards

Submitter	Summary of Submission
Trevor Sampson (7)	Supports the development of the proposed new stockyards and requests that future fencing be included to allow stock movement from grazed areas to stockyards.
Derek W & Carole I Hay (15)	Comments that the stockyards are needed in the southern area of the park, together with a suitable fenced corridor for stock.
David W Dodsworth - The Puhoi River Park Society Inc. (17)	Comments that there is an urgent need for the stockyards at the southern end of the park, but no need for the proposed stockyards at the northern end of the park at this time.
Val Dunn (18)	Supports the proposed stockyards.

Comment:

The submitters' comments are acknowledged.

It is considered appropriate to utilise existing facilities and it is recommended that the existing stockyards towards the southern end of the park should remain and be maintained for continued use. Only when demand arises for additional stockyards should the proposed yards in the north be developed.

Recommended amendment:

Section 11.0 Future Development

Proposed Stockyards

Allow for agricultural and pastoral activities by ~~considering the implementation of stockyards in the northern area of the reserve, as per the Landscape Concept Plan, Figure 3. Remove~~ *maintaining the* existing dilapidated stockyards in the southern end of the reserve and ~~consider recycling materials if appropriate,~~ *only when demand arises consider the implementation of additional stockyards in the northern area of the reserve, as per the Landscape Concept Plan, Figure 3.*

Section 15.0 Objectives and Policies

Policy 15.2(i) Stockyards

Allow for agricultural and pastoral activities by ~~considering the implementation of stockyards in the northern area of the reserve, as per the Landscape Concept Plan, Figure 3. Remove~~ *maintaining the* existing dilapidated stockyards in the southern end of the reserve and ~~consider recycling materials if appropriate,~~ *only when demand arises consider the implementation of additional stockyards in the northern area of the reserve, as per the Landscape Concept Plan, Figure 3.*

2.14 Vegetation

Submitter	Summary of Submission
Department of Conservation (1)	Supports weed control and seeks that the 'animal pests' be included to point 5, section 15.3(ii) Objective 3.
John Simons (2)	Comments that the statement 'almost half of the reserve is south-facing hillside covered in indigenous bush' (section 6.0) is not wholly correct in that there are also non native trees.
The Puhoi Landcare Group Inc. (6)	Requests that the south-facing hillside be planted to provide continuous native bush that would link to the DoC reserve.
Trevor Sampson (7)	Requests that the entire south-facing hillside be planted to provide a continuous block of native bush that links with the DoC Reserve, and the planting of open areas in native plants.
J Gordon-Walters & Richard Walters (20)	Requests that the Puhoi River bank be planted to stabilise the slumping areas. The submitter requests that all wilding pines be removed from the park and where appropriate policy of either poisoning or felling be adopted. The submitter also comments that some macrocarpa trees will eventually need felling and we should consider replanting these when this happens.

Comment

The submitters' comments are acknowledged.

The submission by John Simons (2) comments that: Section 6.0 Natural Physical Features is not wholly correct in that not all of the reserve is covered in indigenous bush. Section 6.0 recognises this: *Almost half of the reserve is a south-facing covered indigenous bush*, this section then goes on to acknowledge that there is a small area of exotic pines found on the reserve.

It is considered appropriate to promote the planting of native species within the reserve; this can be achieved through Policy 15.3(i) and (ii). In regards to the submission of J Gordon-Walters & R Walters (20) and the request for the 'felling of trees', it is considered appropriate to amend Policy 15.3(ii) so that it also addresses vegetation maintenance. It is also recommended that 'animal pests' be included in Policy 15.3(ii) *Community involvement* as requested by the Department of Conservation (1).

Recommended amendment:

Policy 15.3(ii)
Protect, enhance, maintain and extend the vegetation within the reserve appropriate to its use, site conditions and landscape character.

Policy 15.3(ii) *Community involvement*
To encourage community groups and interested persons to assist in weeding, animal pest control and maintenance of the reserve as and when appropriate.

3.0 Options

There are now three options available to the committee:

1. Adopt the Draft Reserve Management Plan with the recommended amendments.
2. Do not adopt the Draft Reserve Management Plan.
3. Adopt the Draft Reserve Management Plan with additional amendments following consideration of submissions.

4.0 Conclusion

This report has summarised the submissions received regarding the Draft Reserve Management Plan for Puhoi Pioneers Memorial Park, and has made recommendations to address issues raised in those submissions. The primary issue raised was the proposed location for the Puhoi Fire Station and the proposed sports fields in the northern area of the reserve.

This report has recommended that the Puhoi Volunteer Rural Fire Station relocate to Lot 2 DP 199344, to provide a permanent location with adequate facilities to service the Puhoi community. The existing sports facilities adequately service the community and there is considered to be no demand for additional sporting facilities. Therefore, it is also recommended that the proposed sports fields in the northern area of the reserve be removed and this area be grazed.

Table 3 below is a summary of the recommendations outlined in Section 2 of this report.

Table 3: Summary of Recommendations

Section 1.0 Introduction
<p>Lot 2 DP 199344 A proposal has been put forward to make part of Lot 2 DP 199344 a second accessway into the reserve, and a possible site for the Puhoi Volunteer Fire Station. It would not yet be appropriate to classify this parcel of land until this is more certainty of this site has been finalised.</p> <p><i>Park's importance</i> Puhoi Pioneers Memorial park provides formal recreation with the provision of tennis courts and rugby/soccer fields and large open spaces for informal recreation, including picnics <u>and</u> walking horse riding and mountain biking.</p> <p><i>Reserve Management Plan focus</i> The main focus of the Reserve Management Plan is to provide a framework to integrate the newly acquired land, to retain the significant natural character of the reserve and to improve access and facilitate further formal recreational opportunities and community events <u>and to optimise the use of existing facilities, and to allow the Puhoi Volunteer Fire Station to relocate to the reserve. The plan also provides for the</u> protection and enhancement of native bush, freshwater wetlands and the Puhoi River will enhance ecological values and further contribute to the natural character of the reserve and surroundings.</p>
Section 2.0 Location
Puhoi Pioneers Memorial Park is located <u>adjacent to</u> within the Puhoi Village.
Section 4.0 Classification (Reserves Act 1977)
<p><i>Recreation classification</i> Most of Puhoi Pioneers Memorial Park other than Lots 1 and 2 DP 199344 is classified as Recreation Reserve under the provisions of the Reserves Act 1977. Recreation Reserve provides for areas of recreation and sporting activities and the physical welfare and enjoyment of the public and the</p>

protection of the natural environment. Lots 1 and 2 DP 199344 are yet to be classified and Lot 3 DP 58194 and Lot 4 DP 75274 are classified as Esplanade Reserve.

Lot 2 DP 199344

A proposal has been put forward to make part of Lot 2 DP 199344 the a second accessway into the reserve, and a new location for the Puhoi Volunteer Fire Station, with appropriate access from Ahuroa Road into this site.

Section 5.0 Zoning (Resource Management Act 1991)

Operative District Plan 1993

~~Puhoi Pioneers Memorial Park other than Lot 1 and 2 DP 199344 is zoned Recreation 4 (multi-purpose) under the Operative District Plan 1993. Lot 1 DP 199344 (35.487ha) is zoned General Rural and Lot 2 DP 199344(0.2455ha) is Special 14 Zone.~~

Proposed District Plan 2000

~~Under the Proposed District Plan 2000 the Puhoi Pioneers Memorial Park other than Lots 1 and 2 DP 199344 is zoned Open Space 4 (multi-use and community). Open Space 4 generally applies to larger open space areas which provide for organised forms of recreation and associated buildings and structures. Such facilities include sports fields, clubrooms, hard courts, indoor leisure facilities and community purpose buildings.~~

~~Lot 1 DP 199344 is zoned General Rural, and Lot 2 DP is Special 14 Zone. It is appropriate to rezone the two lots to Open Space 4 to allow for recreational activities to occur.~~

Puhoi Pioneers Memorial Park comprises various parcels of land and are zoned as follows:

Open Space 4 (multi-use and community)

Lots 1 and 2 DP 25246

Pt Allot 36 Puhoi Village SO 47417 (0.0632ha)

General Rural

Lot 1 DP 199344

Pt MBLK is zoned Rural

Special 14 zone

Lot 2 DP 199344

Open Space 1 (Conservation)

Lot 4 DP 75274

Allot 37 Puhoi Village

Lot 3 DP 58194

Pt Allot 36 Puhoi Village SO 47417(0.1998ha and 0.0253ha)

Section 7.0 Landscape Modification

Tennis Courts

There are two fenced tennis courts. Adjacent to one side of the courts is a small shelter for players and a children's playground and to the other side is a toilet block.

Public toilets

~~There is a small block of public toilets next to the pavilion which is due for demolition in late 2008. A replacement toilet facility will be built to the east of the existing sealed carpark area, it is expected that this will be completed in early 2009.~~

Effluent disposal bed

An effluent disposal bed with dripper irrigation lines exists to the north of the sealed carpark area. This will service the sports facility pavilion and ~~the new toilet block once completed.~~

Track

A metalled track runs through Lot 2 DP 25246 giving access from the sealed carpark area through to Lot 1 DP 199344. links the entry bridge to Lot 2 DP 25246 that which is suitable for maintenance vehicles, pedestrians, horse riding and mountain biking.

Wharf

Downstream of the entry bridge into the park from Puhoi Road there is a wharf on each side of the Puhoi River.

Section 8.0 Historical Background

Acquired in several stages

The reserve was originally donated and developed by Ben Schollum in 1935, since then a series of land acquisitions have taken place to form the present park. The acquisition of this land as a reserve was achieved in several stages from 1935 to 2003.

Pt Allot 36 Village of Puhoi lies on the western bank of the river and was originally designated as a 'landing reserve' and site for country buildings, but this was uplifted in 1972 when it became part of the then Puhoi Doman, the Puhoi Library is sited on this parcel of land which is recognised as a historical building under the District Plan.

Amalgamation of clubs

In 1994 the Puhoi Tennis Club amalgamated with the Puhoi All Sports and Community Club Incorporated, now known as the Puhoi Sports Club. This club is the only leaseholder on the reserve.

Wharf

...This landing was replaced in 1898 by a more substantial structure, and wooden swing bridge that crosses d the Puhoi River was also built...

Library

...with half f being on legal road...

Section 9.0 Uses/Leases

Lease to the Puhoi All Sports and Community Club

The Puhoi All Sports and Community Club Incorporate have a 20-year lease less one day. The lease area includes the sports pavilion and the tennis courts. The lease commenced on 1 October 2003. The lease also gives the Club responsibility for the management and maintenance of the reserve.

The Puhoi Community Forum Puhoi River Park Society

The Puhoi Community Forum Puhoi River Park Society have a licence to graze and manage Lot 1 DP 199344 and Pt Okahu ML86. The term of the licence was 3 years from 1 September 2004. This licence to graze is now being rolled over on a year-to-year basis.

Section 10.0 Reserve Management and Maintenance

Council undertakes ~~most~~ all of the maintenance requirements on the reserve in consultation with the Puhoi All-Sports Club and Puhoi Forum Puhoi River Park Society. It has been proposed to form a Reserve Advisory Committee to formalise such arrangements and provide efficient community liaison, particularly with relation to future development.

Section 11.0 Future Development

Future Development

~~The Landscape Concept Plan (Appendix 1, Figure 3) indicates a significant development programme. The priorities and individual aspects proposed will be regularly reviewed to ensure their appropriateness and need is balanced with the aspirations of the community. The focus of this reserve management plan is to~~ will be on optimising the existing facilities before embarking on major projects and to provide a range of activities for the Puhoi community.

Puhoi River Wharf

Provide access to the Puhoi Rive through the use of the existing wharf, and allow for the development of a smaller wharf /platform opposite the existing wharf.

Entrance, Bridge and Fire Station

Investigate options to create a secondary vehicle and pedestrian accessway into the Park Lot 2 DP 199344 from Ahuroa Road and allow the Puhoi Volunteer Rural Fire Station to relocate and operate from Lot 2 DP 199344 this site.

Events Area

Maintain an events area for informal recreation and consider the use of this area for organised sports including sports fields, a small toilet, changing and storage kiosk.

Carpark

~~Investigate the need for an additional carpark area that potentially overlooks the events area and large open space area.~~

Large Open Space

~~Maintain the large open space area, adjacent to the Puhoi River for informal recreation with the potential for future development into sports fields.~~

Remove Buildings

~~Remove existing dilapidated/or unused buildings offsite and reinstate area as open grassed space.~~

Proposed Stockyards

~~All for agricultural and pastoral activities by considering the implementation of stockyards in the northern area of the reserve, as per the Landscape Concept Plan, Figure 3. Remove maintaining the existing dilapidated stockyards in the southern end of the reserve and consider recycling materials if appropriate only when demand arises consider the implementation of additional stockyards in the northern area of the reserve, as per the Landscape Concept Plan, Figure 3.~~

Proposed New Toilet

~~Allow for the demolition of the existing block adjacent to the sealed carpark, and allow for the construction of a new toilet block at the northern side of the tennis courts.~~

Effluent Disposal Bed

~~Maintain, protect (e.g. fencing) and allow for the expansion of the effluent disposal bed that serves the sports pavilion and will serve the proposed new toilet block.~~

Grazing

~~Stock grazing contained to appropriate areas with fencing, and over time change from cattle grazing to lighter stock such as sheep.~~

Section 15.0 Objectives and Policies

Policy 15.1(i) *Puhoi Library*

~~Continue to allow for the operation of the Puhoi Library and local information centre from existing site on the reserve which is recognised as a historical building under the District Plan.~~

Policy 15.1(ii) *Sports fields*

~~Maintain the large open space, adjacent to the Puhoi River to the northern end of the reserve, for informal recreation with the potential to develop into sports fields, as per the Landscape Concept Plan, Figure 3.~~

Policy 15.1(ii) *Events/sports Area*

~~Maintain an events area for informal recreation and consider the use of this area for organised sports including a small toilet, changing and storage kiosk, as per the Landscape Concept Plan, Figure 3.~~

Policy 15.1(iii) *Maintenance*

~~Ensure events areas are maintained to a level that is in keeping with their use.~~

Objective 15.2 ~~Develop to full potential~~ *Encourage and optimise use*

~~When demand arises develop the reserve to Encourage and optimise use of its existing facilities, while considering the overall recreational needs and valued natural character of the reserve.~~

Policy 15.2(i) *Recreational area* Optimise use

~~Optimise the use of the large recreation area to the north of the reserve by providing appropriate access. Optimise the use of the reserve by allowing a range of activities and uses to occur.~~

Policy 15.2(i) *Access*

~~Investigate options to create a secondary vehicle and pedestrian accessway from Ahuroa Road via into Lot 2 DP 199344 to Lot 1 DP 199344 to service the Puhoi Fire Station, as per the Landscape Concept Plan, Figure 3.~~

Policy 15.2(i) *Carpark area*

~~Investigate the need for a secondary carpark area potentially overlooking the open space area, as per the Landscape Concept Plan, Figure 3.~~

Policy 15.2(i) *Car parking*

Consider sealing or introducing bollards to areas used as informal carparking.

Policy 15.2(i) *Stockyards*

Allow for agricultural and pastoral activities to occur on the reserve by ~~considering the implementation of stockyards in the northern area of the reserve, as per the Landscape Concept Plan, Figure 3.~~ Remove ~~maintaining the~~ existing dilapidated stockyards in the southern end of the reserve and consider recycling material if appropriate *only when demand arises consider the implementation of stockyards in the northern area of the reserve, as per the Landscape Concept Plan, Figure 3.*

Policy 15.2(i) Puhoi River wharf

Improve access to the two wharfs on the bank of the Puhoi River by providing ramp access to the structures for small boats and canoes.

Policy 15.2(i) Signage

Erect appropriate signage indicating shared walkway facilities and promote that consideration and caution should be taken towards other users.

Policy 15.2(ii) *Maximum use of existing facilities*

Encourage the use of existing buildings and investigate the need for additional buildings if a significant community need exists.

~~Policy 15.2(ii) *Remove buildings*~~

~~Remove existing dilapidated buildings offsite and reinstate area as open grassed space, as per the Landscape Concept Plan, Figure 3.~~

Policy 15.2(ii) *Maximise use of the pavilion*

Encourage maximum use of the existing recreational facilities by permitting the joint usage or subletting of the pavilion only with the agreement of the Puhoi Sports Club Inc.

~~Policy 15.2(ii) *New toilet block*~~

~~Allow for the demolition of the existing toilet block adjacent to the sealed carpark, and allow for the construction of a new toilet block to the north of the tennis courts.~~

Policy 15.2(ii) *Effluent disposal bed*

Maintain, protect (e.g. fencing) and allow for the expansion of the effluent disposal bed that serves the sports pavilion and ~~will serve the proposed toilet block (due for completion early 2009).~~

Policy 15.3(ii) *Community involvement*

To encourage community groups and interested persons to assist in weeding, animal pest control and maintenance of the reserve as and when appropriate.

Policy 15.3(ii) *Advisory Group involvement*

When appropriate consult with any future Advisory Group over any proposed fencing and vegetation planting.

Landscape Concept Plan, Figure 3

~~02 Puhoi River Wharf~~

~~Provide access to the Puhoi River through the use of the existing wharf and allow for the development of a smaller wharf/platform opposite the existing wharf.~~

~~05 Entrance, Bridge and Fire Station~~

~~Investigate options to create a secondary vehicle and pedestrian accessway into Lot 2 DP 199344 the park from Ahuroa Road and Allow the Puhoi Volunteer Rural Fire Station to relocate to and operate from Lot 2 DP 199344.~~

~~06 Events Area~~

~~Maintain an events area for informal recreation and consider the use of this area for organised sports including sports fields, a small toilet, changing and storage kiosk.~~

~~07 Carpark~~

~~Investigate the need for an additional carpark area that potentially overlooks the events and large open space area.~~

~~08 Large Open Space~~

Maintain the large open space area, adjacent to the Puhoi River for informal recreation with the potential for development into sports fields.

APPENDIX 2

ITEM NO: 3

SUBJECT PUBLIC EXCLUDED

RECOMMENDATION:

That the public be excluded from the following parts of the proceedings of this meeting, namely:

Agenda Item No(s) 4

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Grounds under section 48(1) for the passing of this resolution
Appeals	Refer grounds	That the exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the Local Authority to deliberate in private on its decision or recommendation in any proceedings before it where: (i) a right of appeal lies to any court or tribunal against the final decision of the Local Authority in those proceedings; or (ii) the Local Authority is required, by any enactment, to make a recommendation in respect of the matter that is the subject of those proceedings. (section 48(1)(d) Local Government Official Information and Meetings Act 1987.)

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