



Waitoetoe Park  
Reserve Development Plan  
2017 - 2027



Prepared for Palmerston North City Council  
Wayfinder Landscape Planning and Strategy Ltd  
July 2017



Title: Waitoetoe Park Reserve Development Plan

Prepared for: Palmerston North City Council  
Date: August 2017 - Revision 6 Draft

Prepared by: Wayfinder Landscape Planning and Strategy Ltd  
[www.wayfinder.nz](http://www.wayfinder.nz)  
[shannon@wayfinder.nz](mailto:shannon@wayfinder.nz)

This document has been prepared for the benefit of Palmerston North City Council. It is solely for the use of this client for the purpose for which it is intended in accordance with the agreed scope of work. This document should not be copied, scanned or distributed without the prior permission of Palmerston North City Council or Wayfinder Landscape Planning and Strategy Ltd, and no responsibility is taken for its use by any other party.

Cover photograph: Waitoetoe Park by Shannon Bray

# Contents

Introduction .....	5
Cultural Context.....	7
Planning Context. ....	8
Community Engagement .....	10
Design Considerations. ....	12
Design Development .....	18
Design Guidelines.....	22
Conclusions .....	34







# Introduction

## Waitoetoe Park

Waitoetoe Park (the Park) is an approximately 22ha piece of unoccupied land situated at the southwestern edge of Palmerston North, adjacent to the Manawatū River. Now owned by Palmerston North City Council, it was previously extensively used for gravel extraction and as a fill spoil site. The Park is wholly located within a floodplain of the river. The neighbouring 'Dunne' block to the west is an additional 17ha and may be added to the Park in the future.

Vegetation on the site includes mixed scrub and open grass, and the Park is loved by the community for its sense of wilderness and remoteness. The eastern side of the Park is more manicured, and includes a variety of specimen

trees, an area of dense native planting, and areas of mowed grass. The remainder of the site is maintained for flood risk and reduction of fire hazards. Some older pine trees near the river edge are reaching an age where they will soon present a safety hazard from falling branches.

Over recent years, several community groups have become involved in developing the Park. A particularly active group of mountain bikers have developed a series of tracks and jump-infrastructure throughout parts of the Park, and several local children have developed an interest in BMX bike riding and 'wilderness' play. Several members of the community are involved in planting, and have undertaken large areas of

native revegetation over the past few years. Several tracks run through the Park, including some well-formed limestone tracks that connect to longer walks adjacent to the river. These tracks are popular with cyclists, walkers and dog-walkers. The Park is particularly liked due to the presence of a small rocky 'beach' surrounded by relatively shallow, swimmable water and a jumping cliff.

The Park has significant cultural history, although there are virtually no references to the historical pa site, Ahimate, that used to be located within the Park area. A wider project to re-establish mana whenua links with the Manawatū River will see the development of a waka launching area in the Park in the near future.

## This Plan

This document sets out a development vision and design guidance for the Park over the next 10 years. It builds on extensive community engagement work that has been undertaken by the Palmerston North City Council, and has been developed in consultation with a number of community representatives and stakeholders.

The purpose of this plan is to set out the key values and development directions for the Park. It does not seek to provide absolute deliverables, but rather it captures the views and aspirations of those who have an interest in the Park. It is envisaged that what is eventually built, planted or created on the ground at the Park will be done through collaboration and involvement with Park users.

The first few sections of the plan provide the cultural and planning context for the Park, and outlines the engagement work that has been

undertaken by the Council. A series of activities and design considerations are then set out, which are then incorporated into a strategic concept plan. The final sections of the plan then provide more detailed design principles that will help the detailed design of specific elements within the Park.

Whilst the purpose of this plan is to provide relative freedom to the development of the Park, it is also a document that sets out clear expectations and limitations. Over-development of the Park, including the incorporation of too many activities or too many facilities is a risk. It is important that all development is undertaken in a manner that respects the core values set out in this document, so as not to erode the character of the Park that is enjoyed by the community.

It is envisaged that further development of the core details will happen following adoption of this plan.







## Cultural Context

### Ahimate

On the site once stood the Ahimate Pā where the Paneiri people once lived under the Chief Te Kurupu.

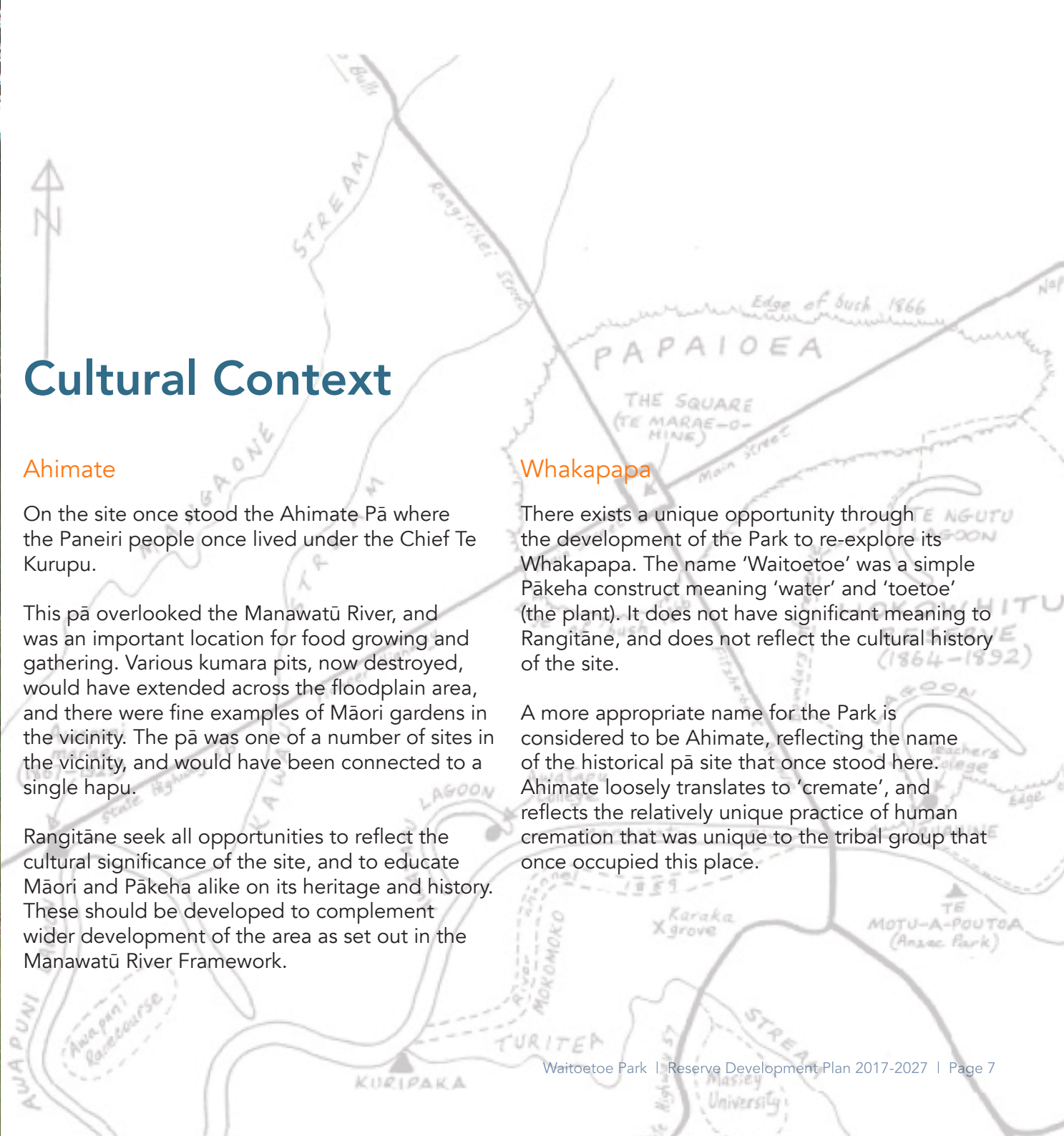
This pā overlooked the Manawatū River, and was an important location for food growing and gathering. Various kumara pits, now destroyed, would have extended across the floodplain area, and there were fine examples of Māori gardens in the vicinity. The pā was one of a number of sites in the vicinity, and would have been connected to a single hapu.

Rangitāne seek all opportunities to reflect the cultural significance of the site, and to educate Māori and Pākehā alike on its heritage and history. These should be developed to complement wider development of the area as set out in the Manawatū River Framework.

### Whakapapa

There exists a unique opportunity through the development of the Park to re-explore its Whakapapa. The name 'Waitoetoe' was a simple Pākehā construct meaning 'water' and 'toetoe' (the plant). It does not have significant meaning to Rangitāne, and does not reflect the cultural history of the site.

A more appropriate name for the Park is considered to be Ahimate, reflecting the name of the historical pā site that once stood here. Ahimate loosely translates to 'cremate', and reflects the relatively unique practice of human cremation that was unique to the tribal group that once occupied this place.



# Planning Context

## Reserves Act

The Reserves Act (1977) is the primary national legislation that controls the longer term development and management of the Park.

The Reserves Act has three main functions. These are:

- To provide for the preservation and management, for the benefit and enjoyment of the public, areas possessing some special feature or values such as recreational use, wildlife, landscape amenity or scenic value. For example, the reserve may have value for recreation, education, as wildlife habitat or as an interesting landscape.
- To ensure, as far as practicable, the preservation of representative natural ecosystems or landscapes and the survival of indigenous species of flora and fauna, both rare and commonplace.

- To ensure, as far as practicable, the preservation of access for the public to the coastline, islands, lakeshore and riverbanks and to encourage the protection and preservation of the natural character of these areas.

The Park is to be managed as a Recreation Reserve under the Act for the 'purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection and enhancement of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside'.

The Act requires that the governing body actively engages with the community for the development and management of the Park.

## Resource Management Act

The Resource Management Act (1991) is the overarching legislation that controls the potential effects of development.

It is relevant to the potential future development of the Park as various aspects of the proposed design may require Resource Consent, or may need to be undertaken within the constraints of existing consents.

## Horizons One Plan

The Horizons (Manawatū-Whanganui) Regional Council One Plan provides overarching guidance for the Manawatū River, its associated floodplains, and activities that occur within them. Any earthworks may need to be controlled in order to avoid or remedy effects on the river or surrounding riparian margins. Ongoing consultation with Horizons Regional Council is required in this regard.





## PN District Plan

The Palmerston North City District Plan provides overarching guidance for the assets and activities associated with the Park, and essentially provide the local context of the RMA.

## PN 10 Yr Plan (2015-2025)

The Palmerston North City 10 Year Plan sets out budget priorities for the development of Council assets, including the Park.

The plan highlights the Council's active recreation and biodiversity strategies, both of which are relevant to the Park. It also discusses a commitment to furthering Māori values within the city.

The plan specifically highlights funding for the enhancement of reserve environments adjacent to the Manawatū River.

## Manawatū River Framework

The Manawatū River Framework provides a strategic vision for any development located in close proximity to the Manawatū River over the next 30 years and recognises the importance of the river to the City.

The framework includes a number of key directions to achieve good design outcomes and identifies projects that have an opportunity to improve the river space. The framework focuses on enhancing physical connection to the river, creating it as a key destination with things to do and expressing Rangitāne o Manawatū's connection with the river.

The key aims of the framework are:

1. To provide a vision and allow flexibility to guide large complex projects to be implemented over time;

2. To clearly communicate the design vision for the space adjoining the Manawatū River; and
3. Coordinate projects.

In regard to the Park, the framework sets out the following:

- Waitoetoe Park is a natural park space with walkways that lead to the river. Bill's Bush, a native bush space, is accessible from Waitoetoe Park
- Build on the natural amenity values of Waitoetoe Park and ensure it develops as a natural play space
- Improve way-finding to and around Waitoetoe Park

It is important that all signage within the Park is consistent with the framework.

# Community Engagement

## Preliminary Values Assessment

In order to engage with stakeholders and the community, the Council held a series of focus groups. There was widespread interest in the development of the Park, and therefore the focus groups centered around the following interest themes (in no particular order):

- Community Recreation
- Environment and Biodiversity
- Active Sport and Recreation
- Dog Walkers/Agility/Socialisation

The engagement included a variety of different media and activity based events, including a community picnic, mailbox survey, facebook, on-site user surveys and a library talk.

A separate report has been prepared that provides a full overview of the results of the focus groups. The following conclusions are provided from this report:

1. The Park should be maintained as an urban fringe wilderness area, and all design and development should take a 'light touch' approach to the existing area.
2. The existing wilderness (weeds, etc) should be gradually replaced with native planting in order to maintain and improve the 'wilderness area' and increase biodiversity and native wildlife in the area.
3. The local community that has developed a 'guardianship' role as this reserve should be empowered to continue in this through the development plan.
4. Rangitāne have a special connection to this particular area, and this needs to be maintained and uplifted through a collaborative design/planning process and physical recognition through design features.
5. Existing river access/beach plans (closer parking areas) remain in play (including upgrading of entrances).
6. Low level, appropriately designed developments could be adopted as follows:
  - Natural playground
  - Dedicated dog training/socialisation area
  - Areas where local mountain-biking/BMX should be encouraged and supported
  - Wetlands on the Dunne Block to be signalled for future development
  - Community planting plans to work to [re-establish] biodiversity while retaining wilderness (including but not limited to flower garden areas, bee planting and edible trees)
  - Physical recognition of Rangitāne connection to this site (developed co-operatively with Rangitāne).







## Plan Development

The development of this plan involved an initial workshop and Park walkover with various representatives of the community. They included:

- Chris Whaiapu, Ngati Hineatu Hapu Authority
- Iola Haggerty, Friends of Waitoetoe Park
- Kate Boyle, Dog Walking, Agility and Socialisation Community
- Kenneth Bidlake, Sports and Mountain Biking, BMX
- Don Scott, Waitoetoe Park Neighbours
- Sam Chambers, NZ Police
- Jenna Buchanan, Manawatū Regional Council
- Dave Charnley and Jason Pilkington, Palmerston North City Council

During the workshop the Park values were reviewed and ratified, and then various design considerations were explored. This included reviewing each of the proposed activities and agreeing how they could be developed within the Park. All members of the group remained open to

exploring the best possible outcomes for the Park to provide an overall balance of activities.

This plan captures the design considerations, and the groups interpretation of the values and considerations into a strategic development plan. It was overwhelmingly agreed that the Park could be different things to different people, and that various activities could 'overlap' each other. No one activity is to be given preference based on any existing use at the time of the development of this plan.

Importantly, it was identified that Māori history and values associated with the Park must be respected.

The group was then involved in reviewing this plan before presentation to Council, and are anticipated to be involved through the life of the plan as the Park is developed.

## Park Values

The community engagement work that has been undertaken has set out very clear values for the Park which will define the character of the Park and the level to which it can be developed. These values include:

- Wilderness – the feeling of it being a little bit unkempt, natural, less ordered.
- Remoteness – the contrast to its location less than 5km from the city centre, a place to escape the urban environment, experience nature
- Unstructured Activity – a place where activities don't rely on infrastructure, are flexible, free form.
- Natural – where there is consideration and understanding of biodiversity, of nature, native planting, birds, bees
- Safe – a place that people of all ages can explore safely, with managed risks and good security

# Design Considerations

## Activities

The Park is currently a relatively blank canvas that could provide for a wide variety of activities. It is also likely that it will face continued pressure for the development of new activities that could potentially undermine or change its character.

The community engagement work undertaken clearly sets out the Park values and the types of activities the community and stakeholders are keen to see undertaken within the Park. These include:

- Enhanced cultural education and recognition
- Dog walking, agility and socialisation
- Mountain biking and BMX
- Walking and Picnics
- Natural (unstructured) play
- Enhancement of biodiversity and planting
- Community engagement

This plan focusses on the development of only these values and activities within the Park.

It is intended that the various activities undertaken in the Park are achieved harmoniously. The plan seeks to overlap and combine the activities across the whole park, rather than create specific areas, and this will require all park users to respect each other.

It is important that the longer term development of the Park respects that over-development may lead to the eroding of the core park values, and that this is not a desired outcome. At all times the Council, community and stakeholders should question whether a proposed development is consistent with the overall character of the Park as set out in this plan.





## Cultural Connection - Ahimate

Rangitāne are keen to explore opportunities for both physical and educational connections to the Park (and the wider area). This could take the form of re-creating a mounded pā, near the banks of the Manawatū River, and/or through the use of cultural design elements.

The Manawatū River waka project seeks the installation of a launching ramp upstream of the beach area. This will require restricted vehicle access.

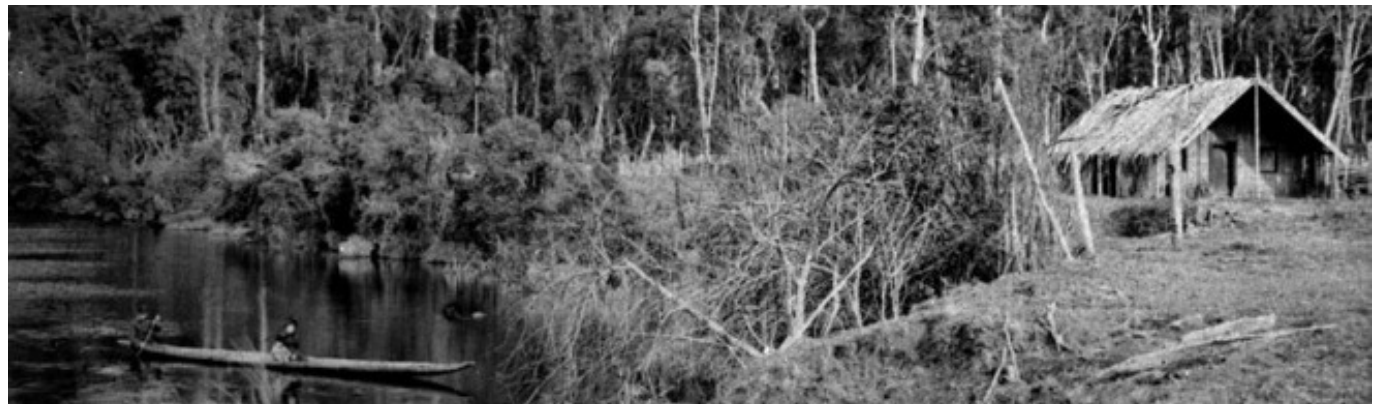
Signage should provide opportunities to learn about the cultural significance of the Park and the surrounding rohe, including the historical whenua and awa connections between this site and surrounding pā. Potentially this could be focussed in the middle of the Park, so that all visitors are reminded about its cultural significance. Signage must be consistent with the guidance set out in the Manawatū River Framework.

All activity development within the Park should be respectful of the cultural values of the Park. For example, open dog areas should be located away from the cultural sites, out of concern from digging and dog faeces.

Accessibility to cultural areas is an important consideration, and there should be opportunities

for restricted vehicle access on occasion.

Detailed design of specific cultural areas should be undertaken by Rangitāne in consultation with the Park working group. In particular, any design of the pā area and the Park entry (or waharoa). Rangitāne also need to be involved in the development of information signs.



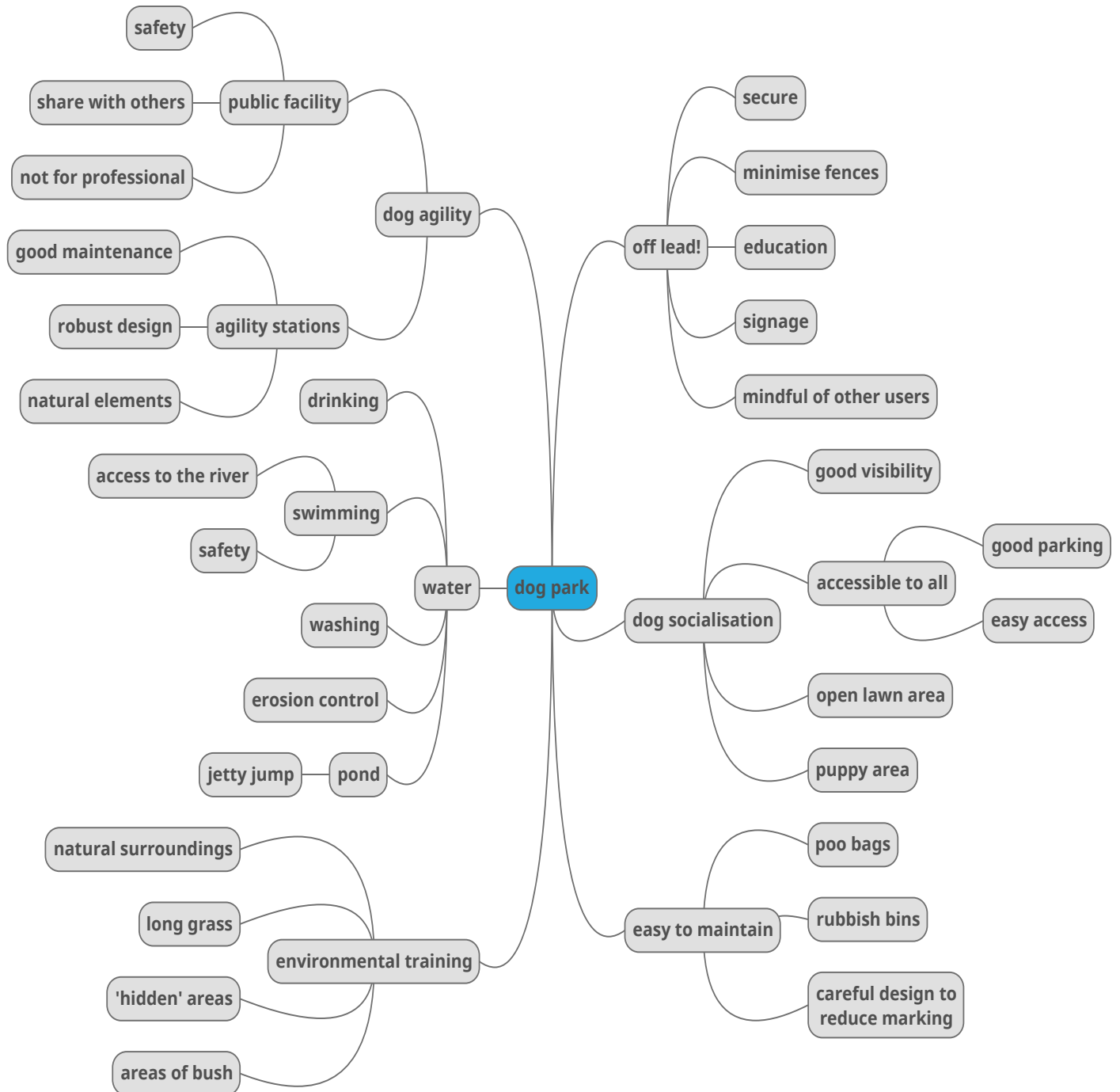
## Dog Activities

The diagram on the right provides an overview of key design ideas and considerations developed during the community and stakeholder engagement process.

The Park has been identified as an ideal location for an off-lead dog park, however there needs to be a degree of structure around the design - without it having the feeling of being fenced or controlled.

Dog agility stations are highly desired development items, and it is considered that these could be spaced apart - similar to human fitness stations in other parks. Each station needs to be designed to be safe and reduce potential erosion risks.

The provision of water for drinking and washing dogs is also an important consideration.







## Mountain Biking / BMX

Already a sizeable area of the Park has been informally developed with mountain bike and BMX tracks. Some of these tracks include built infrastructure, such as jumps, platforms and seesaws.

The mountain bike community are keen to explore opportunities for lengthening tracks and creating different tracks for users of different skills. However, they are happy to work with other users of the Park to ensure there is a good balance of activities, and everyone can use the Park safely.

The users of the tracks are interested in contributing to the development of the Park not only in track building, but in undertaking planting and other maintenance.





## Planting / Biodiversity

Several members of the wider community already contribute to the enhancement of biodiversity values through various planting and plant maintenance regimes. There is a keen interest for this involvement to continue.

A number of areas throughout the park are ideally suited as wetlands and areas of native habitat. The Park development should focus on the retention and enhancement of these areas.

It is important that all planting be considered in respect of the flooding risk, and that a clear overland flow path is maintained for the purposes of controlling flood waters.

Considering the overall values of the Park, there is a clear desire for significant native planting

throughout the Park. However, in more 'park-like' areas (such as the mowed areas to the eastern side), there are opportunities for the development of food-trees, such as nuts and berries.

Additionally, planting could reflect Rongoā, or Māori medicine, respecting that all plants must be safe to eat and touch.

Planting regimes need to be mindful of longer term maintenance requirements, and annual planting should be considered against future resourcing to ensure successful establishment. If possible, water stations could be provided throughout the Park.





## Natural Play

In keeping with the wilderness and remoteness values of the Park, there are already several areas where children have engaged in 'natural play'. This concept doesn't require the construction of traditional playground equipment, but rather focusses on the concept of facilitated natural elements.

Old tree logs, left over branch cuttings, dirt piles and low hanging bushy trees all provide good natural play elements. The construction of timber tree houses and concrete tunnels can help provide more interest, but these need to be fully integrated into the surrounding environment.

Providing for this activity requires restraint from 'cleaning up', but ongoing surveillance of play activities to ensure they remain safe and clean. Successful natural play requires the space to feel as though it is not designed or desired.



## Crime Prevention

It's important that all elements of the Park are designed with crime prevention in mind. This requires the application of good CPTED principles, and the review of design decisions to ensure that everything is being done to increase safety and reduce risk within the Park.

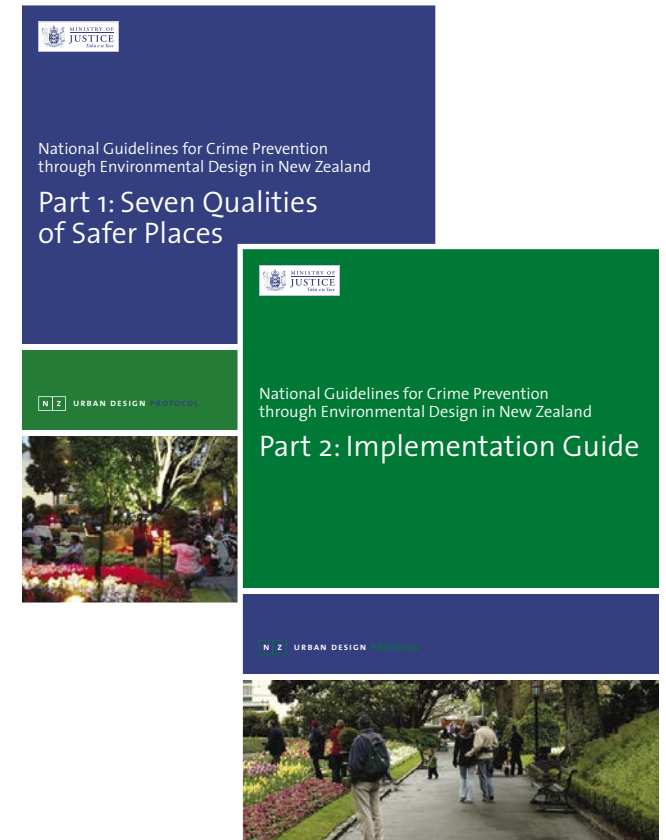
The Palmerston North Police have been involved in the development of this plan, and provide the following guidance:

- Use CCTV where possible, and link this back to the Police Station
- Ensure good mobile phone reception is available in all areas of the Park
- Provide good wayfinding signage and ensure key landmarks are easily identifiable so that Park users don't become lost or disorientated

- Consider the use of life bouys near the river
- Ensure that an AED machine is available nearby

The Park is known to attract 'boy-racers', and therefore car parks should be designed to reduce or eliminate burnouts and donuts. Good surveillance should be provided from the Park entry across the car park to help reduce opportunistic theft from vehicles, and good 'lock or lose' signage needs to be provided.

Further guidance on good CPTED design can be found on the Ministry of Justice website, including the '7 Qualities of Safer Places' design guide.





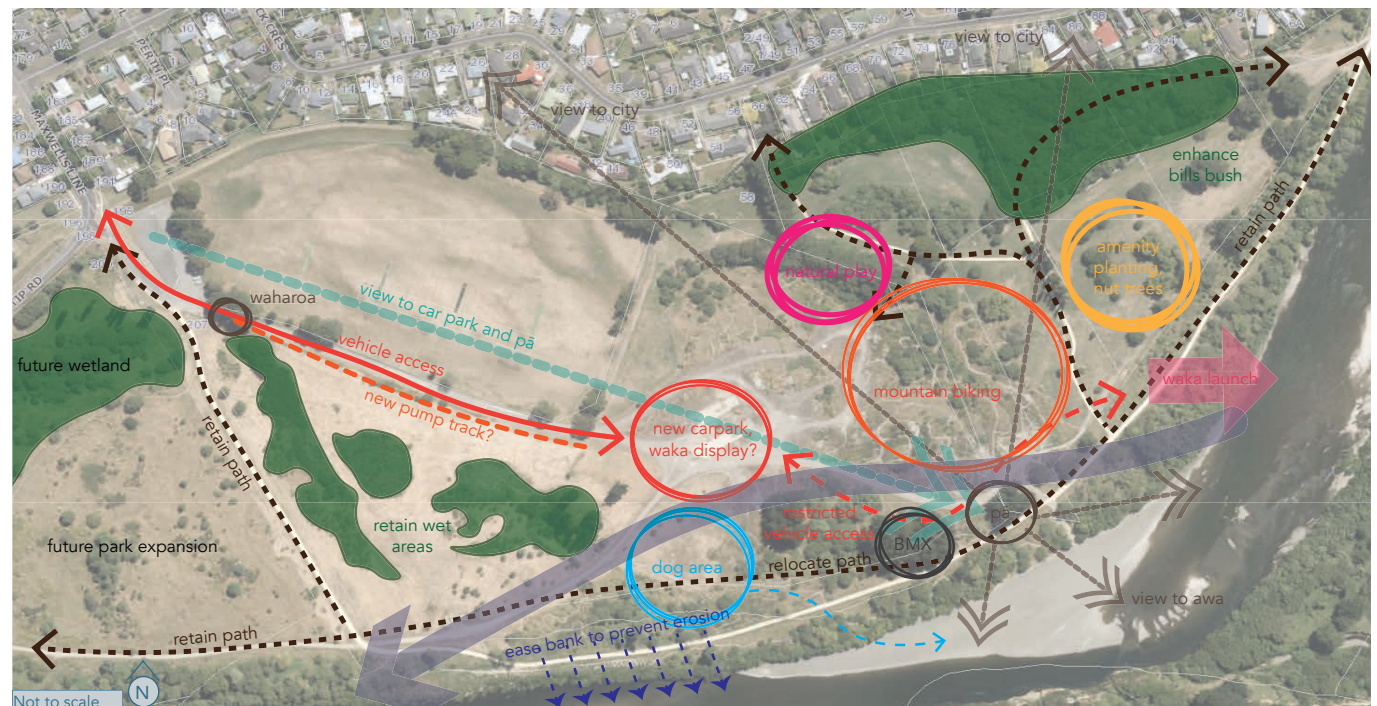
# Design Development

## Engagement Feedback

It has been agreed by the Council, community and stakeholders that a detailed concept plan for the Park is not necessary. Rather, it is preferred that more open guidance be provided in regard to the locating of activities, accompanied by a set of design principles that allow flexibility of construction when budget and resources allow.

The plan on the right provides an overview of the discussions held with the plan working group. It reflects the collective desires of both the community and affected stakeholders (such as Horizons Regional Council).

The plans on the following pages provide more detail around these considerations, bringing in design elements. These plans should be used to guide the longer term development of activities within the Park.



## Vegetation Patterns

It's important to work with the existing vegetation patterns across the site. This will involve the enhancement and extension of wetland areas, increasing biodiversity along the river edge, but also opening up areas to allow views.

It's also important to consider the overland flood path and ensuring that vegetation does not increase flood risks.

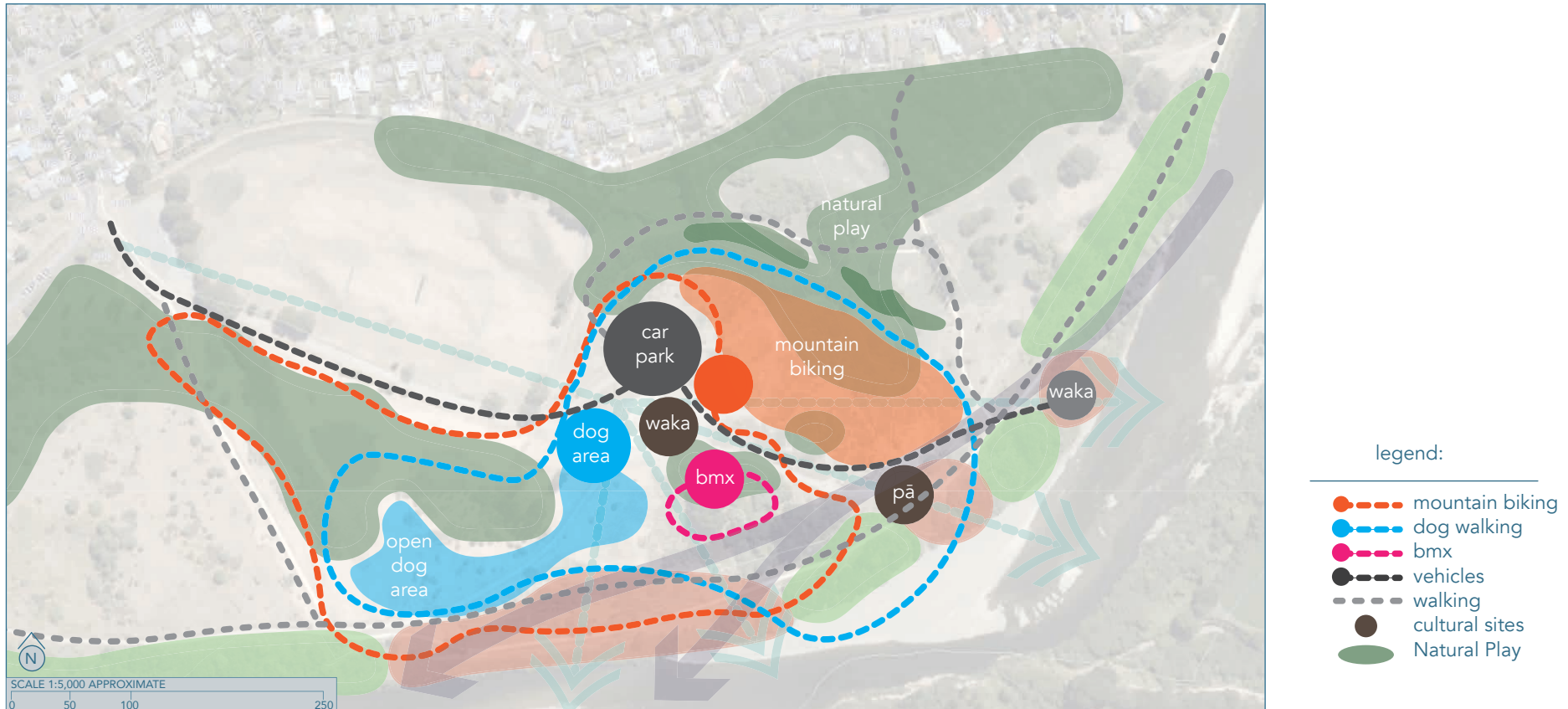




## Activity and Circulation

The plan below begins to set out activity centres and define circulation patterns.

The key focus has been to retain views into the Park and to the river. Each activity has a centralised entry point, but also allows for longer circulation tracks. It is intended that the tracks will overlap each other, so that the whole space is used by all activities, rather than it being divided into activity areas.



## Strategic Concept Plan

The plan on this page brings together all of the elements and sets out a strategic concept. It is designed as a plan to work to, rather than it necessarily reflecting the current use areas of the Park. Areas are set out in a way that balances the values of the Park with desired activities.

The plan is provided as a concept plan, and is supported by design guidelines on the following pages of this document. Further stages of detailed design will interpret these guidelines to ensure that the overarching values of the park are retained.

It is also important that at all stages of development checks are made to ensure the retention of adequate flood control, noting that this is likely to impact the design of fixed structures (such as fencing).

this plan is replicated on page 35 at 1:2,500 scale



### legend:

- bicycle skills track
- - - area for mountain biking
- dog walking track and agility stations
- - - dog walking area
- - - bmx area
- - - fence (flood designed)
- - - areas of natural play
- walking track
- vehicle route
- mountain bike 'arrival area'
- dog park 'arrival area'
- cultural site
- bmx 'arrival area'
- tall native planting (trees)
- low native planting (shrubs)
- grass areas
- specimen trees (approximate)



# Preliminary Design Guidelines

## Overall Approach

The proposed strategic concept plan is designed to show areas and general track alignments, however detailed development (both in the provision of additional design guidance, and work undertaken on the ground) will determine the exact positions and form of everything. Where possible, the tracks are located away from existing infrastructure and development, but in some places some rebuilding of existing tracks may be required.

As indicated earlier in the plan, detailed development must also be respectful of any specific cultural values, particularly around the proposed location of the pā site. For example, whilst the dog walk track is located to access the beach, it is purposefully directed away from the pā site as much as possible.

## Activity Areas

Each of the main activities within the Park is provided an 'Arrival Area'. These have been positioned near to the proposed car park, and allow for specific signage, infrastructure or utilities that are relevant to that activity (such as a dog watering hole, cycle racks, or picnic tables).

It is envisaged that the activity user groups be responsible for the detailed design and establishment of each arrival area, facilitated by the Council as deemed appropriate (based on requirements and budget).

However, at all times the development of each area must respect the overall values and design direction set out in this plan, especially for infrastructure items (such as signage, rubbish bins, seating, etc).

It is also important to recognise that although the activities are 'specialist' in the context of the Park, the target audience must remain wide. The areas must be safe and be able to be used by a wide range of age groups, demographic types and skill levels - and not be targeted solely for 'serious amateurs' or professionals (although these users should definitely be encouraged to use the facilities).

It is inevitable during the detailed development of the Park that there will be pressures to expand activities, potentially beyond what is shown in the concept plan. It is important that any decisions to allow such expansions is made by the Council in consultation with either the working party or a range of community representatives. At all times, a balance of activities is needed, and the development must remain consistent with the Park values set out in this plan.

## Park Tracks

A variety of Park tracks are proposed throughout the Park. Some of these are existing (but slightly relocated) - such as the riverside walkway that connects the Park both upstream and, in the future, downstream. New tracks are to be constructed approximately in accordance with the strategic concept plan, subject to detailed assessment and decision making on the ground with the working party.

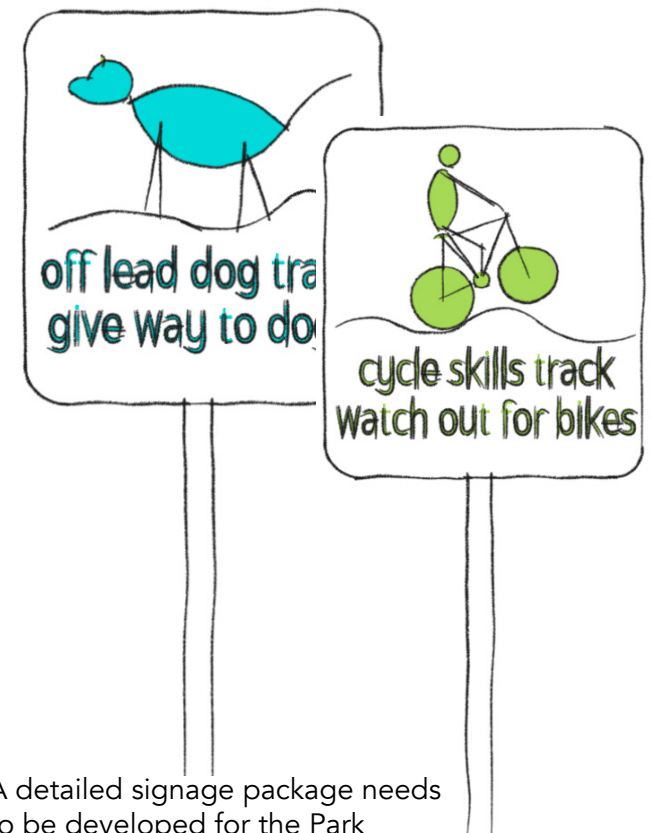
Paths are to be designed with the specific users in mind, however should be able to be used by all users. Signage should be employed to help park users understand what type of path they are walking on, and who has 'right of way'.

The Riverside Walkway is predominantly a shared use path, as set out in the Manawatū River Framework. All users of the walkway have equal rights, and must respect all other users of the track.

The dog walking tracks are proposed to be for off-lead dog walking, and all other users of the track (such as cyclists) must be mindful of, and give way to, dogs and their owners (as suggested by the example sign, right).

The mountain bike and BMX tracks are likely to be designed to include jumps, turns and challenges, and are therefore less likely to be used by others. However, such other users must give way to people on bicycles.

A shared path is located between the Park and Panieri Park, adjacent to the car park. All users of this short track should be mindful that it is a shared space. Ideally dogs would be on-lead, and cyclists will give way to people walking. The track is located in an area of openness to help visibility between users, and should be a wide width (3500mm minimum).



A detailed signage package needs to be developed for the Park

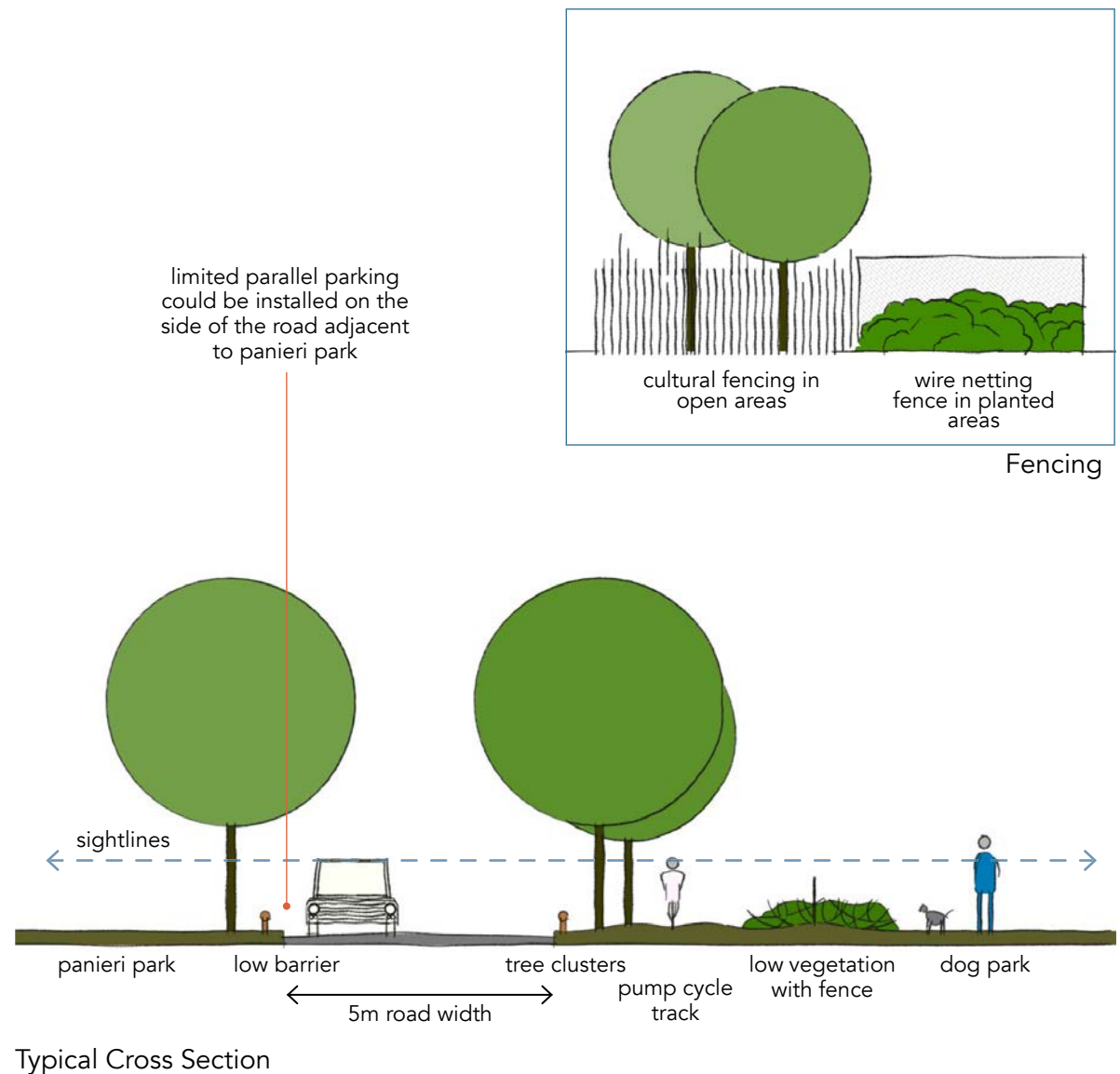


## Park Entry Drive

A new waharoa or entry statement defines the cultural significance of the Park as the visitor crosses over the threshold. This should be designed by Rangitāne, in keeping with the other cultural elements throughout the Park.

The long straight road is already formed, and it makes sense to utilise this for the Park entry. However, it should be reduced to an 'uncomfortable width' to help slow vehicles, and reinforce the 'remote' value of the Park. Low barriers will be needed (similar to existing) to prevent vehicles crossing into unwanted areas.

Boundaries between different areas of activity can be defined using vegetation and a simple fence (designed to accommodate flooding), helping to contain dogs. It is important sightlines are maintained under trees and over vegetation. Gates need to be installed to allow closing the Park at night, if this becomes necessary.



## Car Park

The new car park must exemplify the wilderness value of the Park, whilst also reducing opportunities for undesirable vehicle crime. It should be 'organically' shaped, and surrounded by trees and planting. Parking bays and road widths should narrow to prevent opportunities for donuts and burnouts.

Bring in soil for providing low level planting, and use mounds to create interest, but keep them low so that visibility is maintained. Use specimen trees that are limbed up high, and provide good connectivity across the space.

Integrate the car park into the surrounding wilderness by extending existing activities. In the shorter term, grass areas can also extend around parts of the car park until such time that resources provide the ability for planting.

Limited parallel parking could be provided directly adjacent to Panieri Park, if deemed necessary.



Car Park Design Guidelines



## Waka Area

An area is provided for, on the existing concrete slabs, as a waka 'lay down' area. This could be used as a short-term storage for the waka, or as a display area on days the waka are being used.

Signage and appropriate carvings, or pou, could be installed to identify the area, and help people understand more about the cultural history. Ideally these would be developed by Rangitāne in consultation with the waka group and Council.

When waka are not being placed in this location, the area can be used for concessionary activity, such as setting up a coffee cart, for occasional markets, or activity based events.

The potential for supplying water to this area needs to be explored, and provided for as budgets and resources allow.

## Pā Site

The Pā site is an area set aside on the plan for Rangitāne to develop, in consultation with the Council, and appropriate cultural marker. It is encouraged that this design be large in scale, dominating over much of the Park.

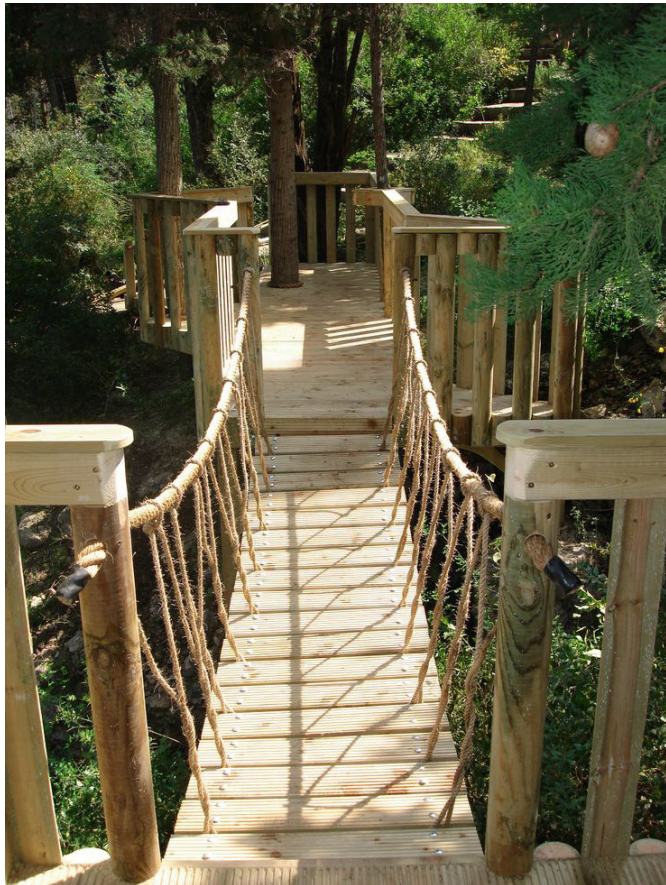
Preliminary concepts for the site include the construction of a large 'mock pā', using earth mounds and cultural elements (similar to Otatara Pā in Napier). The top of the mound would allow visitors to experience views across the Park and along the river.

At the very least, sculpture and/or pou can be used to signify the significance of the site, in addition to interpretative signage.

The design of the site must respond to any flood control requirements set down by Horizons Regional Council.



Otatara Pā, Napier



Potential tree platforms

## Picnic Park and Natural Play Areas

The eastern end of the Park has already established its own character and use, and it is not proposed to alter this in any way.

Further planting of specimen trees can be undertaken, with care not to unduly dominate the open grass areas. Enhancement planting can continue to be undertaken within and around the bush area.

Natural play is proposed in pockets across the Park, and should be largely left to local children to produce what they create. Logs and rocks from other areas of the Park can be occasionally placed in these areas for use, but regular checking needs to be undertaken to ensure all structures remain safe.

The development of more permanent natural play structures could be undertaken, but is not

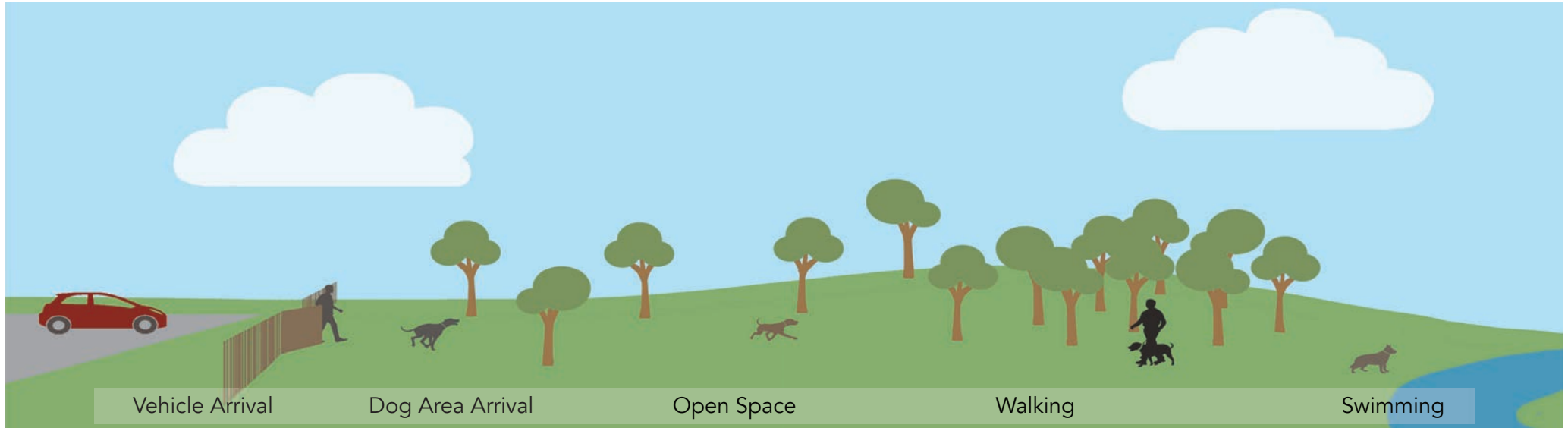
considered a priority. Ideas such as the installation of pipes or tunnels in the noise bund may have appeal, but could be prone to abuse by non-target users, and may have safety concerns.

Rather, tree houses, rope swings and rope ladders are considered more appropriate facilities for natural play. These should be well constructed (ideally not connected to trees, but on poles), with intrinsic safety built in (rather than installation of safety surfaces).

On-ground facilities could also be created, such as log-walks, board walks, stepping stones, etc, reinforcing the natural, wilderness values of the Park.

Detailed design of these facilities is necessary, and building consent may be required.





## Dog Area

In designing an area for dogs, it's important to consider not only how the park will work for people, but also how it will work safely for dogs, whilst retaining the wilderness values of the Park.

The image above depicts a range of different dog activities that will take place in the park. Each activity brings with it different requirements, and must respond to different dog-energy levels.

### Vehicle Arrival

It's important that the car park area immediately outside a dog area is designed with safety in mind. It is highly likely there will be dogs (and often children), in a high-energy mode, running between vehicles, oblivious to any vehicle movements that might be occurring. Signage and an 'on-lead only' designation is unlikely to change behaviours in this area, and therefore the car park needs to be designed to ensure slow movements

and good visibility.

### Dog Area Arrival

This is where dogs often have the highest energy, and there is the most interaction between dogs and people. A gated entry will help to define the entry (and may encourage dogs to be on-lead in the car park). Dogs are also most likely to toilet in close range to the park entry, and therefore vertical elements, such as signposts, bollards and rubbish bins should be located in planting areas, to reduce the potential for them being marked. At the park entry, poo-bag dispensers and water troughs (with good drainage) need to be provided.

### Open Space

An open space area provides room for dogs to run around after a ball or frisbee. The open space should be fully contained, and a secondary,

smaller visibly fenced area may need to be provided (with direct access from the park entry) for people keen to keep their dogs close.

### Walking

The walking area should strongly reflect the wilderness values of the park, providing adventure and interest for dogs and their owners. Paths should be relatively narrow (1.5m), but ideally with grass verges to help with visibility.

### Swimming

Many dogs like swimming, and providing a swimming area within (or accessed from) a dog area is crucial. The swimming area must provide shallow gradients into the water (to reduce erosion), with minimal sharp rocks. If there is a current (such as in a river), there must be plenty of space downstream for safe exit (retrieval).







## Dog Agility Centres

Along the length of the walking track, a series of 'dog agility stations' are proposed. These will require more detailed design in consultation with the dog walking group, and must be designed to reflect the wilderness values of the Park.

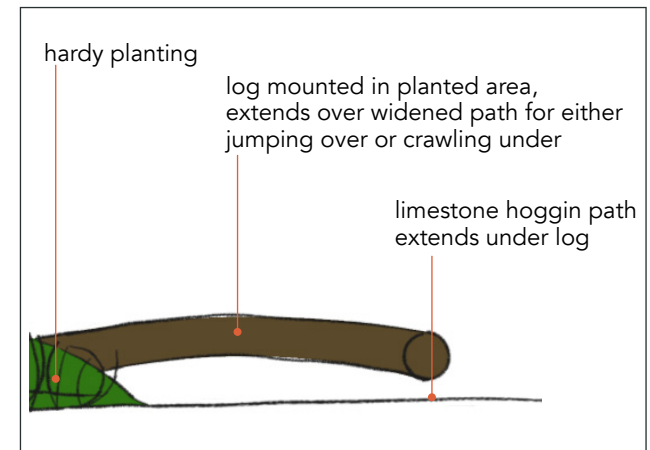
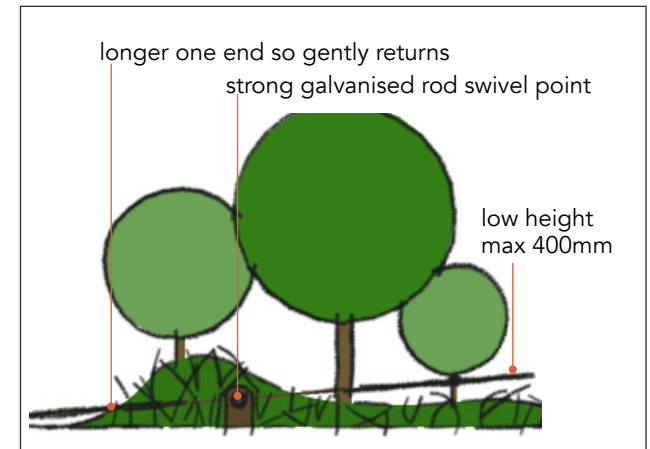
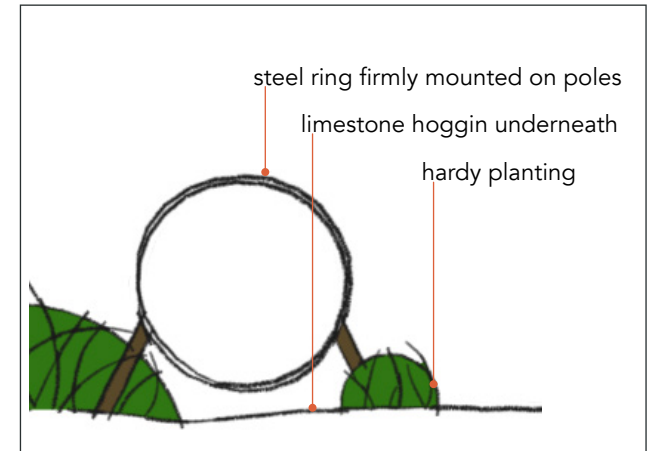
The equipment should be designed for 'everyday' use, and whilst reflecting commercially available equipment should not be specifically designed for competitive sport.

The following items can be incorporated:

- Jump Over - the use of logs of different sizes, laid flat with the path widening
- Jump Through - a corten steel 'hoop' securely fixed to timber mounting posts
- Crawl Under - a log mounted at a low height could provide space to go underneath

- Seesaw - a simple seesaw made using robust galvanised hinges and an unpainted, treated timber plank
- Climb Over - a low wall constructed from unpainted treated timber
- Walk Along - a narrow boardwalk constructed from unpainted treated timber.
- Weave - a series of treated fence posts mounted upright in the centre of the path
- Tunnel - a large stormwater pipe located amongst planting.

It is important that all agility equipment is constructed using industrial-quality galvanised fittings that can withstand excessive use. Limestone hoggin should be placed from the path to the item, allowing accessibility for dogs and people of all ages and skill levels.



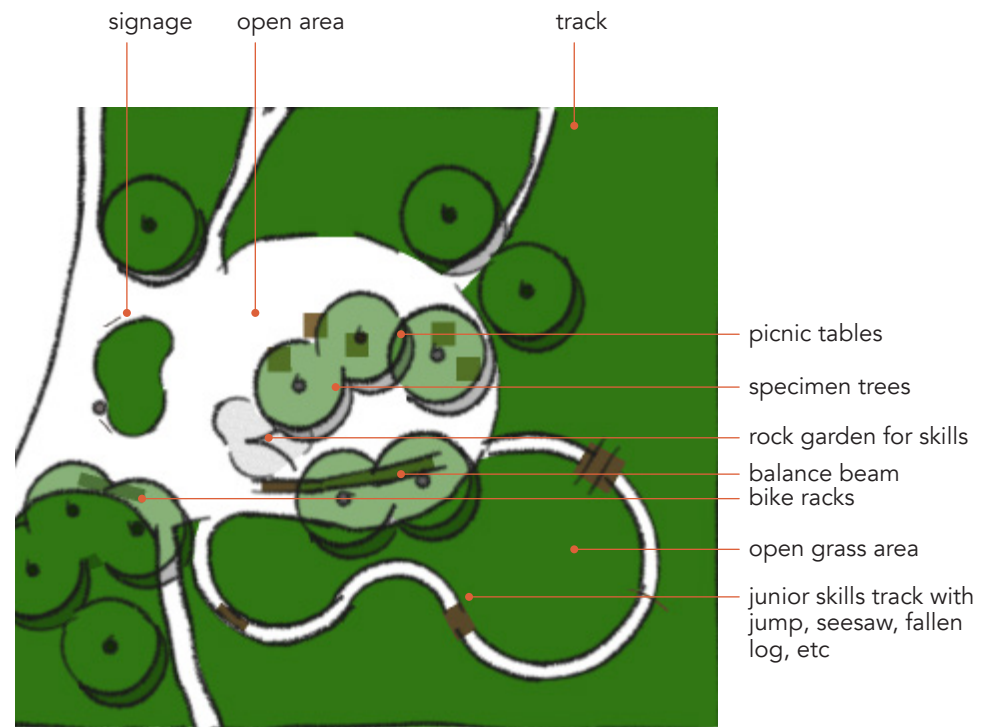
## Mountain Bike and BMX Arrival Areas

The Mountain Bike and BMX Arrival Areas can be designed and developed by each of the specialist user groups, in consultation with the Council, incorporating features and utilities specific to their needs. Good signage is required at the entry point, in addition to rubbish bins.

The arrival area will need plenty of space to accommodate a number of people, and their bikes. Bike racks may be useful near to the entry, but in a visible location. Plenty of specimen trees should be provided for shade. Existing objects that could pose safety risks should be covered or removed.

Picnic tables provide for social gatherings, or for parents to wait while children ride. A smaller, junior skills track could be incorporated by the entrance, and this should be surrounded by low planting or grass. Other items may include a rock garden (for biking across), balance beams, seesaws, etc.

All of the equipment should be designed for excessive use, survive flooding and as much as possible should fit in with the wilderness theme of the Park.



Mountain Bike Arrival Area Design Ideas



## Mountain Bike Tracks

It is intended that the mountain tracks be designed and developed by the mountain bike users group, in consultation with the Council. Within the main Mountain Bike area, the tracks can take any form desired, taking care to ensure safety of all users. A variety of skill levels should be catered for, and if necessary each track well signposted.

In the remainder of the Park, it is important that the mountain bike tracks loosely follow the designs included in the Strategic Concept Plan, and are laid out in consultation with the working party (or other community representatives) and the Council.

The mountain bike tracks must be regularly maintained, including using weed spray where necessary. Unused tracks should be dismantled and planted.

## BMX Area

The BMX area is intended to be a free-form, largely undesignated space, that may change with flooding and where users (particularly children) can create their own hummocks and jumps using surrounding materials. The area crosses an old race, which may be suitable for shaping into a earth-halfpipe or similar.

Whilst the Strategic Concept Plan shows the BMX area in the vicinity of some existing pine trees, it is recognised that some pine trees may need to be felled for safety reasons. Therefore, new tree planting should be undertaken early in the life of this plan, so that specimen trees can become established prior to felling.

The BMX area must respect the wilderness values of the Park. It is not intended to include concrete start ramps or other built infrastructure in the Park.



## Planting

Significant planting has already been undertaken throughout extensive areas of the Park by various activity and interest groups. It is intended that this volunteer planting, and maintenance of this planting, be encouraged to continue.

Throughout much of the Park, it is intended that native revegetation be the predominant form of planting, with the objective of enhancing biodiversity values. The eastern end of the Park may support a greater variety of 'specimen trees', with a focus on edible nut trees.

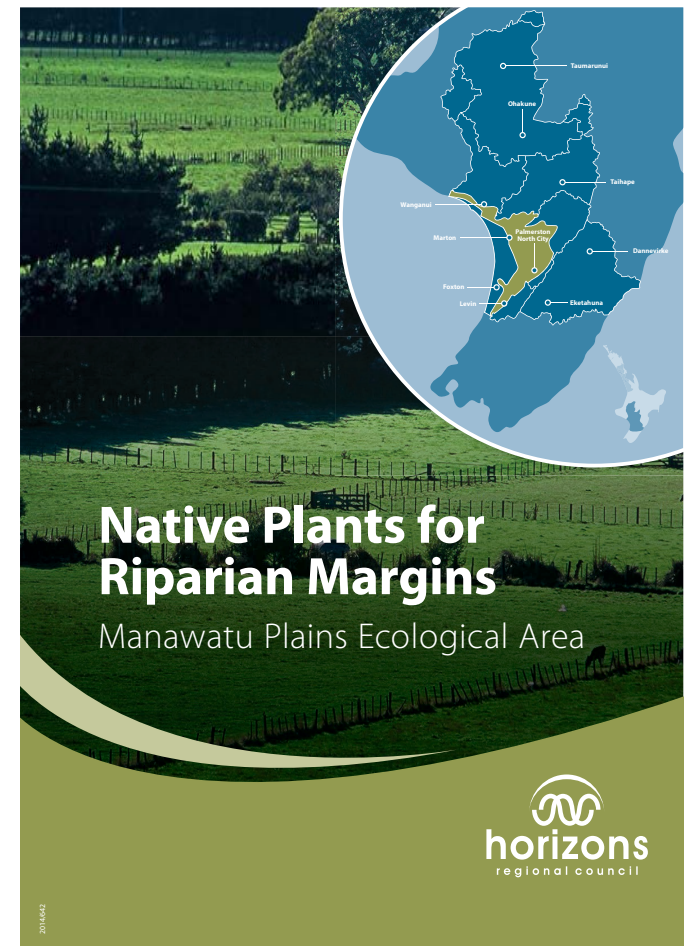
Care needs to be taken to ensure that the overland flood path is respected, and that planting will not impede flood flows.

It is not anticipated that the whole planting of the Park, as indicated by the strategic concept plan,

be undertaken immediately (or within the life of this plan). Rather, planting should be undertaken as and when funding and resources allow, also taking into consideration the potential ongoing maintenance requirements. Areas not planted immediately after development can be grassed and largely let to grow. Some summer mowing may be necessary to reduce potential fire risks.

A detailed plant species list needs to be developed in consultation with interested representatives from the community. As much as possible, plants should be seed-sourced from the Manawatū Plains Ecological District, or immediate surrounds, using the Horizons Regional Council Riparian Margins planting guideline (opposite).

Standard Council specifications should be used for weed and pest control.





## Specifications for Built Structures

All built structures should be discussed with Horizons Regional Council before construction to ensure that they will not interfere with flood control priorities. It is also important to recognise that some built structures may require building consent.

All built structures should be designed to the appropriate building code or standard. They should have a lifespan of at least 50 years.

Where possible, structures should be made of timber and painted or stained dark grey or dark brown (not green). Where appropriate, cultural colours can be used to pick out particular highlights or features.

Built structures should be fully integrated into the surrounds by placing them in planted areas, with access from one elevation only.

## Other Specifications

All infrastructure within the Park should be designed to enhance the wilderness and remote values of the Park.

The car park should be of gravel construction, with limited (or no) kerb and channel. The Park is not intended to be used at night-time, and therefore night lighting is not necessary at this time.

All tracks within the Park should be constructed with limestone 'hoggin' material, to a depth of at least 80mm. Main walkways and shared paths should be at least 3500mm wide, and other tracks at least 2000mm wide. Vegetation alongside paths should be low, to ensure good visibility.

Mountain bike and dog agility features need to be well constructed with heavy duty treated timber, industrial specification galvanised or stainless steel

connections, and concreted firmly into the ground. They should be designed to provide safe use to a wide variety of Park users.

Where possible, natural elements such as logs and rocks can be used to create various skills features throughout the Park. These should be firmly placed with care taken to ensure there are no sharp edges or trip hazards. Natural items need to be regularly checked for decay or dislodgement, and should be replaced regularly.

A CCTV camera, ideally linked to the Palmerston North Police Station, should be installed at the entrance to the Park, capturing all vehicles entering and exiting the Park.

Where possible, establish water supplies for planting and maintenance.

# Conclusions

## Park Values

It is important that at all times during its development the values of the Park are maintained and enhanced. This includes:

- Ensuring all infrastructure, utilities and activity areas established retain a wilderness character with a sense of remoteness.
- Ensuring that fences and tracks appear natural and understated. Where possible, fences are concealed in planting areas.
- That everything is designed to be safe, and available to use by people of all ages and skill ranges.
- That as much as possible, activities within the Park are unstructured.

It is particularly important that all Park users also recognise its cultural significance, and are able to learn about its history and meaning to Rangitāne.

## Sharing

The Park is a place for a variety of activities and will engage with a variety of users. The enjoyment people obtain from the Park is dependent on all users (and user groups) respecting that the extent and intensity of activity needs to be balanced against the Park values, and between different user groups.

The plans set out in this document provide a guideline to the development of the Park over the next 10 years. However, they are designed as a guideline only, and the onus is on all interested parties to be involved in the details. To ensure that no single activity becomes dominant, and that everyone can enjoy the Park equally.

There are also opportunities to work with neighbouring property owners, such as the Dunne Block Family Trust to identify appropriate wilderness, bio-diversity and recreational opportunities.

## Next Steps

This plan sets out strategic guidance for the development of the Park, and intentionally does not provide specific details for the design and construction of various infrastructure. It is recommended that the following details are developed with the working group, with regular meetings to ensure engagement across all interest groups:

- A detailed signage package that reflects the values and unique identity of the Park.
- Concept plans for the development of the cultural elements of the site, including the waharoa, waka area (near the car park), and the pā site.
- A detailed planting plan, and a planting and maintenance specification.
- Detailed design of the dog area.



# Strategic Concept Plan





