

Te Toro
Recreation Reserve
Management Plan
1999

SECTION 1

INTRODUCTION: DEFINITION & PURPOSE OF A RESERVE MANAGEMENT PLAN

This section provides information on firstly, the reasons for preparing Reserve Management Plans and, secondly the processes involved up to final approval of the Reserve Management Plan by Council.

SECTION 2

THE DISTRICT PLAN

This section explains the overall purpose of the District Plan and its relationship to the management of Reserves. It also outlines conditions applying to Reserves designated as “Recreation Zone” under the District Plan.

SECTION 3

RESOURCE INVENTORY -

Section 3 provides information about the Reserve. A brief summary on topics such as name, location, legal description, classification under the Reserves Act, historical background,

natural physical features, vegetation, landscape modifications, reserve users and reserve management and maintenance.

SECTION 4

FUTURE DEVELOPMENT AND DEVELOPMENT CONTROLS

The section outlines the proposals for future development for Te Toro Recreation Reserve.

SECTION 5

OBJECTIVES AND POLICIES

The objectives and policies are derived from previous sections of the Management Plan and from public input sought during the process of preparing the Management Plan. These statements are the guidelines for the future management and development of the Reserve.

SECTION 1

INTRODUCTION: DEFINITION AND PURPOSE OF THE RESERVE MANAGEMENT PLAN

Reserve Management Plans are documents outlining objectives and policies for the development and operation of individual (or several) parks and reserves. Such Plans should clearly outline a Council's general intentions for the use, development and maintenance of the reserve and indicate the means of implementing the provisions of the Plan.

The Reserves Act 1977 requires that every administering body of a reserve prepare a Reserves Management Plan for each reserve under its control. The legislation provides an opportunity for the public to contribute to the formulation of the Plan and the making of decisions which will affect the future of the reserve. The aim of the legislation is to ensure that the development and management of reserves and the subsequent use and enjoyment of them by the public is based on sound resource management and that, through involvement, the needs of the public are identified and accommodated as appropriate.

Once adopted by Council, a Reserve Management Plan will be reviewed from time to time so that, if necessary, it may be altered in keeping with changing circumstances.

The Management Plan Process:

The process being followed with this Plan is in accordance with the provisions of the Reserves Act 1977.

It is intended that the public have the opportunity to express their views before a Draft Management Plan for this reserve is prepared and again after the draft is prepared.

A notice of intention to prepare a Draft Management Plan was advertised in the Franklin County News, Thursday, August 27, 1998
Waiuku and District Post, Tuesday, September 29, 1998

Submissions received, with a summary of the issues raised, are as follows:

- 1 G Shine dated 15 October 1998
Counties Sportsfishing Club Inc

An extensive proposal outlining the requirements for use by the Public, Counties Sports Fishing Club and Pollok Pony Club.

Suggestions Include:

Upgrading and extending the playground and barbecue facilities

Provision of new park furniture and barbecues in different areas of the park.

CSFC and Council working on design for new toilet block.

Extension of the boat ramp, provision of a new breakwater, floating pontoon system and bank stabilization.

CSFC provide a weigh station and small storage shed.

Regular mowing of currently grazed areas.

Fencing changes and additions.

The provision of permanent set up areas for the Pony Club.

Provision of some temporary fencing.

Provision of an area able to be used to erect large marquee for events, provision of several power points and water supply on toilet block.

Counties Sports Fishing Club offer their support in the setting up of the Reserve, with the provision of labour and expertise.

2 K Craig
 Pollok Pony Club

Outlining the Pollok Pony Club's intentions that include:

Construction of an all weather dressage arena, with the provision for another to be built at a later date if required.

Provision of six cross country jumps throughout the reserve

Opportunity for pony club to graze on the Reserve.

Provision for clubrooms with self contained kitchen facilities toilets etc.

Consultation to discuss the proposed management plan was undertaken with Awaroa Environment on the 14th of September 1998, and at the time of preparing the draft management plan no submission has been received.

A submission to the Draft Management Plan was received, with a summary of the issues raised, are as follows:

1. A McNaughton dated 29 April 1999

The letter states that the Pollok Pony Club are happy with the draft plan. They seek clarification on areas of use identified in the plan, including overnight wilderness camping.

2. S Town dated 16/4/99

This letter representing the Matakawau community meeting, requests that the construction of new toilets at Te Toro Reserve be reviewed.

A Management Plan for Te Toro Reserve was prepared in March 1982. The update of this plan was approved in May 1999.

SECTION 2

THE DISTRICT PLAN

The purpose of the District Plan is to assist Council to carry out its functions to achieve the sustainable management of natural and physical resources.

The Council's resource management role as summarized in the District Plan is as follows:

"To ensure natural and physical resources are sustainably managed and to protect and enhance the environment while enabling people and communities in Franklin District to provide for their social, economic and cultural well-being, and their health and safety."

Reserves are governed by the provisions of the Reserves Act as well as the provisions of the District Plan.

The Reserves Act places emphasis on the control, management, maintenance, preservation, development and use of reserves and is primarily concerned with the quality of reserves and the public enjoyment of them.

The District Plan establishes the permitted uses with particular emphasis being placed on the quantity, location and effect on properties surrounding the reserves.

The Recreation Zone

The Te Toro Recreation Reserve is zoned "Recreation Zone" under the proposed District Plan.

Conditions relating to Reserves with the designation Recreation Zone are detailed in Part 11.0 and Rule 34.0 of the proposed District Plan.

The proposed District Plan states that Council have in the past been involved in providing a wide range of opportunities for the use of leisure time. In order to determine its future involvement Council has adopted a Recreation Plan. The Recreation Plan is the guiding document in addressing recreational issues facing the District.

Council's objectives under its Recreation Plan are:

- 1 To provide sufficient recreation and open space land to meet the needs of present and future generations.
- 2 To provide for a wide range of recreational activities while ensuring that any adverse effects on the quality of natural and physical resources or the amenity of adjoining areas are avoided or mitigated.

Permitted activities in the Recreation Zone are those which are not specified as a

Discretionary Activity for the Zone and which comply with the Performance Standards for the Zone.

Discretionary Activities in the Recreation Zone require a resource consent, and the consent may be granted or refused. An application must be submitted in the prescribed format (available from Council).

Discretionary activities are set out in the Proposed Franklin District Plan, amended October 1995, updated October 1997.

Performance standards apply unless an approved Reserve Management Plan specifies or provides otherwise. Performance Standards are:

1 Height and Setbacks

Maximum Height: 9 metres (except goal posts and floodlights)

Yards: 6 metres in respect of any boundary which abuts a site in the Residential Zone; and 3 metres from any other boundary, provided that no building may exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and the site boundary. This standard shall not apply where all adjoining, potentially affected landowners have given their written consent to any deviation from the standard.

2 Noise

The following sound levels as measured at or within any boundary of an adjoining site zoned Residential or Rural-Residential, for the hours specified, shall not be exceeded.

Time/Hours	L10 (defined Rule 38)	Lmax (defined Rule38)
• 0700 to 1800	50dBA	75dBA
• 1800 to 2200	45dBA	65dBA
• 2200 to 0700	40dBA	65dBA

3 Parking

Parking areas and internal vehicular access and egress routes shall be sited a minimum of 5 metres from the boundary of any site zoned Residential or Rural-Residential. They shall be landscaped and/or screened so that these areas blend in with the natural environment or with the amenities of the area.

Sufficient sealed parking shall be available for every activity on the site, and the standards of the District Plan's Rule 35 (Parking, Loading and Access) shall be used as minimum where the activity is sufficiently similar to one or more in that rule.

4 Hours of Operation

Where a building such as a clubroom, hall or any other structure used for the gathering of 10 or more people is within 100 metres of a site zoned Residential or Rural-Residential, then the following hours of operation shall apply to use of it for the activities which require a liquor licence

Monday to Thursday, and Sunday	7.00 am to 10.30 pm
Friday and Saturday	7.00 am to 1.00 am

5 Illumination

- (a) All exterior lighting shall at all times be so located, directed or screened as to ensure that:
 - no direct light rays fall onto any site zoned Residential or Rural-Residential, and reflected light from any such fittings shall be minimized;
 - All reticulations to any fittings is underground and all wiring and control equipment enclosed;
 - Direct light rays or illumination do not create a hazard to motorists.
- (b) The use of exterior lighting, except security lighting, shall be restricted to the hours of 7.00 am to 11.00 pm.

6 Earthworks

- 6.1 General: Bare ground arising from earthworks shall be revegetated as soon as is possible.
- 6.2 In Development Setbacks: Earthworks in the Coastal Marine Area development setback and the Lakes and Rivers development setback shall not exceed a total volume of 25 cubic metres or a total of 250 square metres.
- 6.3 Affecting Outstanding Natural Features: No earthworks shall be carried out to or on landforms or any other physical feature identified in Schedule 5A.

Tangata Whenua

The Council's commitment to its Treaty partners as summarized in the District Plan is as follows:

- **Kaitiaki ('or stewardship')**

The term kaitiakitanga is defined in the Resource Management Act as:

The exercise of guardianship; and, in relation to a resource, includes the ethic of stewardship based on the nature of the resource itself.

The sustainable management of Franklin's natural and physical resources is an issue of common concern to the Treaty partners. The Council acknowledges its responsibility to co-operate with Tangata Whenua in this matter, and aims to ensure that this Plan's objectives, policies and assessment criteria (not just those listed in this section) reflect Tangata Whenua perspectives on sustainable management.

OBJECTIVE, POLICIES AND METHODS

Objective: TRADITIONAL RELATIONSHIP

To protect the relationship of Maori and their culture and traditions with their ancestral lands, water, sites waahi tapu and other taonga.

Policies:

1. Adverse effects on Tangata Whenua's ancestral lands, water, sites, waahi tapu, and other taonga and on their relationship with such should be avoided, remedied or mitigated.
2. The assessment of effects on Tangata Whenua should occur in a way that respects Maori customary values and practices.
3. Tangata Whenua should be consulted where activities have the potential to adversely effect ancestral lands, water, sites, waahi tapu, and other taonga.

Methods:

Involvement of Tangata Whenua in vetting resource consent applications.

Assessment of resource consent applications.

The protection of sensitive information as it relates to Tangata Whenua and only using this information in a way that is acceptable to Tangata Whenua.

Identification of sites importance to Tangata Whenua subject to the above.

Agreement with various Iwi authorities eg. Councils Memorandum of Understanding with Tainui.

Reasons and Explanation:

The Council has certain obligations in terms of the Resource Management Act in managing the District's resources to ensure that Tangata Whenua's rights are recognized and provided for.

SECTION 3

NAME, LOCATION AND LEGAL DESCRIPTION

The Reserve is situated in the Awhitu Ward of the Franklin District and is located on Te Toro Road, at the end of Te Toro Point on the Awhitu peninsula. Te Toro Reserve is located 9.5 kilometres north of Waiuku. The reserve was named Te Toro Domain Recreation Reserve by Gazette Notices NZ Gaz. 1946 P1268.

Details are given in the following legal descriptions:

5.3115m2 Deposited Plan 3631 and being part of Allotments 396 Waipipi Parish, block IX Awhitu S.D

CLASSIFICATION (RESERVES ACT 1977)

Gazette notice NZ Gaz. 1946 P1268

Classified as Recreational Reserve DP 3631 and being part of allotment 396 Waipipi Parish Awhitu Subdivision.

NATURAL PHYSICAL FEATURES & VEGETATION

The land undulates from the Southern boundaries down to the waters edge where Te Toro Domain Recreation Reserve meets Waiuku River.

60% of the land would be gently sloping with the remaining 40% of the area being flat.

A central roadway accesses a boat ramp located in the middle of the reserve at the waters edge. This boat ramp provides one of the few landing areas in all tides on the Awhitu peninsula.

Vehicle access is directly from the end of Te Toro Road.

The Reserve is open pasture with a few specimen trees scattered throughout the area. The majority of the reserve is currently grazed, with the main public areas mowed.

The Reserve is exposed to wind on its Eastern Boundary.

The Reserve is sparsely planted in a mix of exotic and native species. The most notable of these being a stand of macrocarpas in the centre of the reserve.

HISTORICAL BACKGROUND

The land was originally reserved as a landing reserve by regulations under the Waste Lands Act 1854 in 1894 and was vested in the Waipipi Road Board.

Some time during 1919 the reserve was vested in the Franklin County Council.

Early in 1946 this vesting was cancelled and the use of the reserve was changed from a landing reserve to a reserve for recreation purposes. Later that year the reserve was brought under the operation and declared to be subject to the provisions of part II of the Public Reserves, Domains and National Parks Act, 1928 and was to be known as Te Toro Domain.

Finally in 1946 the Franklin County Council was appointed to be the Te Toro Domain Board(NZ Gaz 1946 P1602).

In 1949 a Domain Committee was formed for Management of the Reserve.

In 1959 approval was given by the Auckland Harbour Board to concrete the then existing boat ramp, the work being completed in 1960 by the Te Toro Boating Club. The club carried out further extensions and improvements to the ramp in 1971. A summary of the construction of the ramp is in Appendix 3.

The Counties Sports Fishing Club have become regular users of the park. .. In March 1998 Council resolved to allow the Sports Fishing Club to provide estimates for the construction of a new toilet block, at Te Toro Reserve. The request would then be considered as part of the 1998/99 draft annual plan.

At present the land not in use is being leased to a local farmer for grazing purposes.

Neighbouring farmer Mr Cutfield leased a section of the Reserve for grazing. The formal lease has expired but the arrangement still continues today, in preparation for changes to the grazing as a result of this plan.

LANDSCAPE MODIFICATIONS

A public pleasance area is located centrally and on the waterfront. This area consists of :

A small children's playground consisting of one set of swings and one slide is located centrally in the reserve on the waterfront.

Two Concrete barbecues, rubbish bins and one picnic table are situated in the vicinity of the playground area.

A concrete block public convenience facility was built adjacent to the carpark area.

Further rubbish bins and picnic tables are scattered throughout the reserve.

CURRENT USE

The Reserve accommodates a range of informal or unstructured activities such as walking, jogging, day visitors, picnickers and boat ramps users.

From time to time larger organised groups hold annual events on the Reserve such as the Counties Sports Fishing Club fishing competitions, Pollok Pony Club horse events and large functions.

The area fenced off on the northern side of the boat ramp road is grazed on a permanent basis by the lessee.

RESERVE MANAGEMENT AND MAINTENANCE

The Reserve is owned by the Crown, and administered by the Franklin District Council.

The Reserve is maintained by Franklin District Council.

SECTION 4

FUTURE DEVELOPMENT & DEVELOPMENT CONTROLS

1 Development Controls

The vision towards which this plan steers the management of Te Toro Reserve is the opportunity to provide valuable recreational community facilities for the use of the public and specific groups.

Essentially the reserve will cater for many needs of the local and wider community while ensuring that environmental and landscape values are protected.

The reserve will continue to be developed in accordance with its Recreation Reserve status.

The Council will partner user groups to provide and or, allow user groups to further develop the reserve to cater to the specific needs of these groups. At all times the needs of the wider public must be foremost so that the public are neither disadvantaged or excluded from any part of the reserve.

Open Space Area:

The area of open space adjacent to the boat ramp and playground, will continue to be mowed and maintained appropriately for a public pleasure area.

Long term it is proposed that the Sports Fishing Club area be regularly mown, and maintained for informal recreational use.

Planting:

The need for further amenity planting in the reserve is recognised. This plan provides for specimen tree planting around the coastline periphery of the reserve. Planting in the vicinity of the playground will be blending with native and other exotic specimens.

Underplanting of the existing mature specimen trees shall be ongoing to provide replacement specimens as these trees mature and become dangerous.

The areas of proposed use by the Pony Club and Fishing Club will be kept free of trees so as to provide for a wide range of recreational uses. This plan allows for large events to take place on this site, with the temporary installation of marquee tents and other temporary facilities.

Erosion Control:

It is noted that some form of erosion control will be required at the boat ramp versus waterway area. Future planting of the coastline will provide long term erosion control in the remainder

of the park.

Play area:

The children's play area be upgraded and further enhanced to comply with the NZ standards.

The play area to be complemented with appropriate furniture and facilities to cater to caregivers.

Walking Tracks:

The path/walking track network provides a valuable amenity for passive recreational use. The walking track networks shall be maintained and enhanced, using Community Labour groups

Fixtures:

Seating, bins, Barbecues and Picnic Tables will be provided in the reserve at locations determined by the Asset Coordinator Open Space Amenities.

Signs:

Signs will be placed in the park where necessary to mark entrances and provide information to park users. Care will be taken to avoid a proliferation of signs.

Grazing:

Currently large portions of the reserve are leased to Mr R Cutfield, an adjoining property owner. The leasing arrangements shall be altered to accommodate the new and future users of the park.

There may be opportunity for the Pollok Pony Club to lease portions of the Reserve to assist in the pasture maintenance.

Car Parking:

It is recognised that parking facilities for both cars and boat trailers is a requirement on the reserve. Provision for vehicles is permitted down both sides of the existing road and current parking area.

Vehicle parking shall be prohibited from sections of the reserve with the securing off areas by the use of strategic planting and bollard fencing.

Club Facilities:

It should be noted that all built club facilities should be multi-use and be able to cater to a number of users. Use shall not be exclusive to any one group.

Design, and construction of any facilities shall be in keeping with the environmental aspects of the park and must be approved by the Franklin District Council.

Boat Ramp:

This plan allows for further development to the Boat ramp area to provide the facilities appropriate for the Sports Fishing Club and recreational users into the future. This could include extension to the existing ramp, a new breakwater, a floating pontoon system.

All of the above would require full public and Council consultation, as well as received all the appropriate consents from both Auckland Regional Council and Franklin District Council.

Pony Club Area:

This plan allows for the provision of a all weather dressage arena, which would be developed in the short term future. Provision for another arena in the long term is also allowed for.

A range of permanent cross country jumps situated at strategic points, as approved by the Asset Co-ordinator Open Space Amenities, be sited throughout the park. These jumps would be of appropriate materials and maintained by the Pony Club.

Provision for a clubrooms providing the Pony Club with self contained kitchen facilities, toilets and meeting rooms would be permitted.

Counties Sports Fishing Club:

This plan allows for a weigh station and small storage shed to be sited on the reserve in conjunction with the Asset Co-ordinator Open Space Amenities.

2 Reserve Management Committee

Where stated in reserve management plans it is Council's policy that Reserve Management Committees (Friends of ...Park), be established to assist Council in managing its major parks and reserves.

In the case of Te Toro Reserve it is envisaged that representatives from local residents, Counties Sports Fishing Club, Pollok Pony Club, Iwi, Community Board representation and Council Officers be invited to be part of this committee.

One of the functions of this Committee will be participate in the future development and maintenance of the reserve.

SECTION 5

OBJECTIVES AND POLICIES FUTURE MANAGEMENT AND DEVELOPMENT

1 Objective Statutory

To ensure that all statutory requirement relating to the Reserve are met.

Policies

- To development and administer the Reserve according to the Reserves Act 1977.
- To ensure that any planned future development is compatible with the classification of the Reserve as Recreation reserve.
- To control and direct all public activity on the Reserve in accordance with the Franklin District Council bylaws and other relevant laws.
- To ensure that any future uses and development proposal are in accordance with the Proposed Franklin District Plan or any resource consent granted under the provisions of the Proposed Franklin District Plan.

2 Objective:

To enhance the public amenity of the Reserve with appropriate management and development.

Policies

- To redefine any leasing agreements for grazing the Reserve.
- Provision of any development to take into account the current high level of vandalism on this site.

2 Objective:

Protect and enhance the natural ecological features of the reserve.

Policies

- Planting of the coastal boundaries to provide both erosion control and shelter. Planting to be predominately with Pohutakawa species.

- A programmed underplanting replacement programme be implemented to replace existing specimen trees as they die or become dangerous.
- Further amenity planting provided in the vicinity of the playground area.
- Large open areas to be kept free of planting to provide for a wide range of recreational uses.

2 Objective: Use

To provide for the appropriate use of the reserve for informal and organised activities.

To ensure the reserve remains available to all members of the public.

To minimize adverse effects on the immediate neighborhood of all activities conducted on the park.

To encourage the participation and use of the Reserve by the Pollok Pony Club and Counties Sports Fishing Club, other user groups and the Public.

Policies

- That the organised use of the reserve be allowed in accordance with Council's procedures for the booking of reserves.
- That the exercising of dogs be permitted in accordance with Council's dog control bylaw.
- That all members of the public be allowed access to and through the entire reserve.
- To define areas of use and responsibility for both the Pollok Pony Club and the Counties Sports Fishing Club.
- To negotiate with both clubs on the appropriate method of management and maintenance of the defined areas.
- To provide lease agreements with both these clubs where appropriate.
- To allow built facilities for user groups that could include clubrooms, storage sheds, weigh station, boat ramp extensions, breakwater and floating pontoon.
- To partner with both clubs in the provision of appropriate facilities, to ensure their design and use is consistent with the recreational reserve and public needs.
- To monitor the use of the toilet block, and review its renovation/replacement.
- To upgrade and enhance the playground to ensure compliance to the NZ standards.
- To provide appropriate furniture and fixtures to cater to park users.
- To define the parking areas, and appropriately restrict vehicle access to the remainder of the reserve.
- To investigate the potential use for overnight wilderness camping.

5 Objective: Management Committee

To provide efficient and effective reserve management.

To Foster and facilitate community inclusion in the ongoing management of the park.

Policies

- The function of the committee will be to participate in the future development and maintenance of the reserve on an advisory basis.
- Initiate and facilitate a community based "Friends of Te Toro Recreation Reserve" group. To encourage community/local participation in the development, protection and enhancement of the Reserve.

6 Objective: Signs

To provide high quality directional signs.

Policies

- To ensure that signs do not affect the aesthetic appeal of the reserve
- To limit the number of permanent signs to those necessary for the purpose of providing information to users.
- To ensure that signs comply with Council bylaws and Proposed Franklin District Plan requirements.

APPENDIX LIST

Appendix 1: Location Map

**Appendix 2: Te Toro Recreation Reserve Facilities Plan -
boundaries Map**

Appendix 3: Boat ramp construction

**Appendix 4:
Submissions to the intention to prepare the reserve
management plan for Te Toro Reserve**

- 1. G Shine
 Counties Sports Fishing Club Inc**
- 2. K Craig
 Pollok Pony Club**

**Appendix 5:
Submissions to the Draft management plan for Te Toro Reserve**

- 1. A. McNaughton
 Pollok Pony Club**
- 2. S. Town**
- 3. A. McNaughton
 Pollok Pony Club**

Appendix 6: Aerial Plan of Te Toro Reserve

