

AGENDA



P O Box 747, Gisborne, Ph 06 867 2049 Fax 06 867 8076
Email service@gdc.govt.nz Web www.gdc.govt.nz

MEMBERSHIP: Her Worship the Mayor Rehette Stoltz, Deputy Mayor Josh Wharehinga, Meredith Akuhata-Brown, Bill Burdett, Andy Cranston, Shannon Dowsing, Sandra Faulkner, Larry Foster, Debbie Gregory, Isaac Hughes, Tony Robinson, Pat Seymour, Terry Sheldrake and Kerry Worsnop.

EXTRAORDINARY MEETING OF COUNCIL

DATE: Thursday 10 March 2022

TIME: 11:00AM

AT: Te Ruma Kaunihera (Council Chambers), Awarua, Fitzherbert Street, Gisborne

AGENDA – OPEN SECTION

- 1. Apologies3
- 2. Declarations of Interest.....3
- 3. Leave of Absence.....3
- 4. Acknowledgements and Tributes3
- 5. Public Input and Petitions.....3
- 6. Extraordinary Business3
- 7. Notices of Motion3
- 8. Adjourned Business.....3
- 9. Reports of the Chief Executive and Staff for DECISION4
 - 9.1. **22-70** Lease Hearing: Alfred Cox Pump Track.....4

Council

Chairperson:	Mayor Stoltz
Deputy Chairperson:	Cr Wharehinga
Membership:	Mayor and all Councillors
Quorum:	Half of the members when the number is even and a majority when the number is uneven
Meeting Frequency:	Six weekly (or as required)

Terms of Reference:

The Council's terms of reference include the following powers which cannot be delegated to committees, subcommittees, officers or any other subordinate decision-making body which includes:

1. The power to make a rate.
2. The power to make a bylaw.
3. The power to borrow money, or purchase or dispose of assets, other than in accordance with the Long Term Plan.
4. The power to adopt a Long Term Plan, Annual Plan, or Annual Report.
5. The power to appoint a Chief Executive.
6. The power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the Long Term Plan or developed for the purpose of the Local Governance Statement.
7. The power to adopt a remuneration and employment policy.
8. Committee Terms of Reference and Delegations for the 2019–2022 Triennium.
9. The power to approve or change a proposed policy statement or plan under clause 17 of Schedule 1 of the Resource Management Act 1991 (RMA).
10. The power to approve or amend the Council's Standing Orders.
11. The power to approve or amend the Code of Conduct for elected members.
12. The power to appoint and discharge members of Committees.
13. The power to establish a joint committee with another local authority or other public body.

14. The power to make the final decision on a recommendation from the Ombudsman where it is proposed that Council not accept the recommendation.
15. Make those decisions which are required by legislation to be made by resolution of the local authority that are not listed in 1-14 above.
16. Consider any matters referred to it from any of the Committees.
17. Authorise all expenditure not delegated to staff or other Committees.

Note: for 1-7 see clause 32(1) Schedule 7 Local Government Act 2002 and for 8-13 see clauses 15, 27, 30 Schedule 7 of Local Government Act 2002 and section 34A of Resource Management Act 1991

9. Reports of the Chief Executive and Staff for DECISION



22-70

Title: 22-70 Lease Hearing: Alfred Cox Pump Track

Section: Liveable Spaces

Prepared by: Tyler Kirk - Senior Liveable Spaces Planner

Meeting Date: Thursday 10 March 2022

Legal: No

Financial: Yes

Significance: **Medium**

Report to COUNCIL for decision

PURPOSE

The purpose of this report is to summarise the written submissions received in response to Council's proposal to grant a lease for a new Pump Track at Alfred Cox Park, provide an officer's response to the submissions, and to seek a decision on the lease following the hearing.

SUMMARY

Council's Community Facilities Strategy (CFS) outlines priorities to develop a network of fit-for-purpose community facilities in Tairāwhiti over the next 20+ years.

While this is being progressed across a range of projects, an early priority is the redevelopment of Alfred Cox Park. The redevelopment includes construction of a new \$3m Skate Park and Pump Track, led by Tairāwhiti Adventure Trust (TAT).

In November 2021, the Operations Committee resolved to notify its intent to grant a lease to TAT, a requirement under section 54 of the Reserves Act 1977. Through the public notification period, 13 submissions were received, eight in support of the proposal (62%) and five against (38%).

Council has four options to proceed, that range from granting a lease for the proposed site, to notifying a lease on a separate area within Alfred Cox Park or investigating options to locate the facility on another reserve altogether.

A decision to not grant a lease for the proposed site has significant financial implications for TAT and the project.

Staff recommend that Council grants the lease on the proposed site and manages the impacts on adjacent properties through the lease conditions.

Should Council adopt the preferred option, construction is scheduled to begin in the coming month, with the facility opening to the public in May.

Attachment 1 outlines the site plans of the two sites on Alfred Cox Park.

Attachment 2 includes all submissions in full.

Attachment 3 includes two petitions received during the lease notification period.

The decisions or matters in this report are considered to be of **Medium** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS

That the Council:

- 1. Consider the contents of this report and submissions made in person at the hearing.**
- 2. Following the Hearing, decide whether to grant a lease for Site A (as shown in Attachment 1) on Alfred Cox Park, under section 54 of the Reserves Act, for the purpose of a pump track.**
- 3. If the decision is to grant a lease:**
 - (a) Direct the Chief Executive as to the nature of any special conditions to be included in the lease, such as restrictions on timing and frequency of events, height of structures, and light installations; and**
 - (b) Instruct the Chief Executive to determine the final terms of the lease for agreement.**

Authorised by:

De-Arne Sutherland - Acting Director Liveable Communities

Keywords: Pump track, Alfred Cox Park

BACKGROUND

1. Since the adoption of the CFS in 2018, Council has worked alongside its strategic partners Trust Tairāwhiti and Sport Gisborne Tairāwhiti to implement.
2. While the strategy sets a vision for a network of sporting facilities developed across several decades, it also identified immediate priorities for development. To expediate progress in these priority projects, the following has been achieved by the strategy's partners.
 - a) Funding and creation of the Community Facilities Partnerships Advisor role.
 - b) Development of a business case to seek government funding and rationalise limited regional funding to address our significant deficit in community facilities.
 - c) \$15m Regional funding committed to a suite of 'Early Win' projects set out within the business case – urgent priorities which can be achieved with regional funding. These projects include two Waka Ama facilities, redevelopment of Victoria Domain, a new Skate Park and Pump Track, upgrades to the Whakarua Park grandstand, and heating of school pools up and down the coast.
 - d) Leases granted for the Mareikura Waka Storage Facility and Skate Park.
3. The CFS Business Case found that best practice around the country is increasingly for community facilities to be owned and governed by communities themselves. This model is therefore recommended in many of the projects set out by the case, including the Skate Park and Pump Track. This is due to the increasing maintenance costs of facilities, and the ability of community groups to fundraise in ways that councils cannot, such as wider potential for grant funding, sponsorship and philanthropic donation.
4. Funding for the pump track has been sought by Tairāwhiti Adventure Trust (TAT) on the basis that they will be the owner of the asset. They propose to hold a land-only lease on which the track will sit.
5. In November 2021 [Report 21-240](#) was brought to the Operations Committee seeking approval and a lease for the proposed Pump Track at Alfred Cox Park. The committee subsequently approved the high-level concept design and approved notification of its intent to grant a lease for a Pump Track under section 54 of the Reserves Act (1977).
6. [Report 21-240](#) noted that, where significant objection to the lease was received, feedback would be summarised and brought back for committee consideration.
7. The lease was first notified on 18 December 2021. In line with section 54 of the Reserves Act, an extended notification period until 10 February 2022 was provided due to the disruption of the holiday period.

DISCUSSION and OPTIONS

8. The Reserves Act (The Act) sets out principles and requirements for bodies administering Public Reserve Lands. As holder of significant reserve land, Council's intent is to be Kaitiaki over this public resource, enhancing its value whilst protecting it for future generations.
9. The Act makes a number of distinctions in activity type and management requirements based on the reserve's intended primary purpose.

10. Alfred Cox Park is a Recreation Reserve, which the act defines as: *“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 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.”*
11. Section 54 of The Act guides how administering bodies (ie. Council) grant leases on Recreation Reserve land. This section places controls upon Council to ensure that, where exclusive use of a section of a recreation is reserve, it is in the interest of the public and achieves the principles set out above.
12. To ensure responsible leasing of public land, new leases are required to be notified publicly for 30 days and – where objections are received – a hearing held to offer all submitters the opportunity of appearing before the administering body.
13. The administering body is required to give full consideration to each submission before deciding how to proceed with the proposal.

Previous land options analysis

14. Tairāwhiti Adventure Trust began working with Council in September 2020 to identify a site for the proposed pump track.
15. When considering the size and accessibility requirements, a range of sites across the city were considered. The shortlist then fed into the Community Facilities Business Case to gain alignment with other planned development for the region.
16. Alfred Cox Park was determined to be the most suitable location at that time due to several factors:
 - a) Potential to develop a wheeled recreation hub, with activities for a range of life stages.
 - b) Activation of Tairāwhiti 2050's Grey Street Linear Park.
 - c) Grouping of assets owned and managed by Tairāwhiti Adventure Trust.
 - d) Potential ability to utilise the already-funded Skate Park supervisor resource.
 - e) Ability to share efficiencies from the Skate Park Redevelopment Project.
17. Considering the connection between the Skate Park and the Pump Track, Councillors expressed a desire at the November 2021 Operations Committee meeting for a formal commitment from Council to progress the pedestrian crossing between the two parks.
18. Funding has been subsequently allocated within the current Financial Year for the project by Waka Kotahi and Council, with a planned start date of 8 April.
19. In determining the most appropriate site within Alfred Cox Park, Site A was recommended to TAT by Council as it had the required area for a national-level track, was within the recreation reserve parcel and had comfortable setbacks from trees and other structures.
20. As shown in **Attachment 1**, Site A is positioned as close to Grey Street as possible, without impacting upon the stormwater main that connects Derby Street and the Waikanae Stream.
21. Site B was considered at this time; however, it would provide a much smaller footprint, would likely require removal of trees which provide amenity value to the park, and displace the Early Bird market as a long-term user of the site. It was therefore discarded.

22. Although additional sites could be found West (further from Grey Street), this is not a preferable solution as it loses connection to the Skate Park, proximity to bathrooms and natural surveillance from the road.
23. Additionally, the park area West of Grey Street consists of a mixture of Recreation and Amenity Reserve. The Reserves Act, the District Plan and the deed of gift for the park would encourage the facility to be situated on Recreation Land as opposed to Amenity Reserve.
24. As shown in **Attachment 1**, Site A is more or less the only site of suitable dimensions and setbacks from properties and the river, and that sits within the (blue) Recreation Reserve area.
25. Should Council decide that Alfred Cox is not an appropriate site for the facility, one option available is to commission further land options analysis.
26. This analysis would provide a shortlist of appropriate sites, and a recommendation to Council by May, with a view to notify a new lease.
27. The expected cost of this work is \$10k, to be incurred by Council.

The project is relatively shovel-ready

28. Design, planning and consenting has progressed since confirmation of funding, to a point where construction could commence in March if granted a lease.
29. Planning work has been expedited in an effort to gain synergies from the adjacent Skate Park project. It's planned that the lead contractor for the Skate Park, Curries Construction, would also play a supporting role in this project.
30. A facility of this nature does require specialist expertise, and to that end, Velo Solutions was selected as the chosen provider.
31. Velo Solutions has scheduled the work for the coming months. If the project is delayed due to the lease, they will be unlikely to reschedule the work until the new year.
32. Clearly, the project is particularly well-advanced to be seeking a lease. This is not a traditional approach and is the result of rapid release of funding to urgent, 'Early Win' facility projects in the latter part of 2021.

The decision to proceed will affect the viability of the project

33. Tairāwhiti Adventure Trust have been successful in securing external funding for the project in full.
34. As is typical of community funders, this capital budget needs to be spent by a certain date. The first \$240k of which needs to be drawn down by the 1 June 2022, and if TAT are unsuccessful in meeting this deadline, they will need to return the funding.
35. Given the statutory timeframes of notifying a lease for a different site, and the potential re-design and resource consenting requirements, this would mean that TAT would be unable to commence works prior to June and would have to return a significant portion of their funding.
36. TAT inform that the delay caused by such a disruption and the associated construction inflation is likely to make the project unfeasible.

Submissions Received

37. In line with the Reserves Act, submissions can only be considered if they're received in writing during the public notification period of the lease.
38. Thirteen submissions were received during this period – eight in support and five against. **Attachment 2** includes all submissions in full.
39. Two petitions opposing the lease were also received during this period. However, as they carried just six and nine signatures, respectively, they didn't meet the minimum of 20 set out in section 17.1 of Council's Standing Orders and were therefore ineligible to be received as a petition.
40. However some of these signatories may have thought that they were making a submission by signing the petitions and thus, in the interest of fairness, we have included the two petitions in **Attachment 3**.
41. It should be noted that a number of the signatories of the petitions also made submissions and have chosen to speak to Council at this hearing.

SUBMISSION POINTS

42. The written feedback received through consultation has been analysed, with the key submission points summarised below. The full submissions are included in **Attachment 2**.

Submission Point One

Submission Point	The proposed facility will be of benefit to the community
Officers Response	<p>Almost all submitters, for or against the proposed lease, noted that the project would have positive community benefit. None argued the opposite.</p> <p>This is reinforced by the Community Facilities Business Case, which identified the value of free facilities that allow unstructured activity in benefiting kids in our community who have greater barriers to participating in organised sport.</p>

Submission Point Two

Submission Point	The proposal is in misalignment with Council Strategy, the park's purpose as a recreation reserve and the intention for which the land was vested in Council.
Officers Response	<p>The site was recommended as part of a region-wide stocktake of parks and facilities and aims to create a hub for wheeled recreation at the park. This has strong alignment to some existing strategy, such as Tairāwhiti 2050's vision for a Grey Street Linear Park, but moderate alignment to some older Council strategies where this park was seen as less of a focal point.</p> <p>Most importantly, in developing a hub at this location, the project aligns well with the objectives set out in the Parks and Open Spaces plan – notably its accessibility to a wide population, multiple ownership and governance, and efficiencies through shared investment and management.</p> <p>In terms of the activity's suitability on a Recreation Reserve, a pump track is well within the intended use of such a reserve under the Reserves Act, and a permitted activity under the district plan. While there was some sentiment among submitters around whether the facility constituted recreation or sport, both are the intent of a recreation reserve. It should be noted also that a pump track is predominantly a facility for Active Recreation (a predetermined activity for no outcome) rather than for Sport (a predetermined activity for a particular outcome), given the activity is mostly participated in non-competitively like mountain biking,</p> <p>The majority of Alfred Cox Park (including the lot in question) was vested in Council on 16 October 1944 by the Alfred James Cox. The deed of gift for the park stipulates that it be held in perpetuity for the purpose of a public reserve, and that it "provide entertainment and pleasure as cheaply as possible."</p> <p>The above considered, the facility has strong alignment to the purpose and intent of Alfred Cox Park.</p>

Submission Point Three

Submission Point	The proposed facility will cause unreasonable noise to adjacent properties.
Officers Response	<p>While this is a reasonable concern for a neighbouring homeowner, it's not expected that the activity will generate significant noise. A bike or skateboard travelling around a pump track seldom leaves the ground and is relatively quiet. The voices of children and parents at the park would generate some additional noise, though not significant or beyond what is reasonably expected at a recreation reserve.</p> <p>In large part, a similar noise profile would be Lions' Junior Cycle Park.</p> <p>However two exceptions to the above would be construction, which is expected to last around five weeks, and any events held at the facility.</p> <p>The former is a resource consenting matter but, should Council choose to progress the lease in Site A, mitigations could be achieved through the lease – such as restrictions on times and frequency of events.</p>

Submission Point Four

Submission Point	The proposed facility is too close to residential properties
Officers Response	<p>The proposed site is around 20 metres from the nearest residential boundary. Because of the proximity to the river, and the boundary of the recreation reserve, this is as much setback as can be achieved on this site with the current design.</p> <p>This isn't necessarily inconsistent with other recreation reserves within the region. Some playgrounds are as close as a few metres from a residential boundary, and recreation facilities closer than 20 metres.</p> <p>As shown in Attachment 1, there is also a large row of established trees between Site A and the nearest property boundaries, which serves as some mitigation.</p> <p>It should be noted that this is the nature of property next to recreation reserves. There are obvious amenity values for adjacent properties, but development or management for the purpose of recreation can be expected.</p> <p>However a number of the objections raise concern for the loss of privacy, which could be mitigated by a height restriction on development on the site.</p>

Submission Point Five

Submission Point	The proposed facility is too far from a bathroom
Officers Response	<p>Alfred Cox Park has two public conveniences, one attached to the i-Site building, and one at the Skate Park, attached to the Te Ora Hou building.</p> <p>From the proposed site to the nearest public convenience is 100 metres which is consistent with, if not better than, many other parks and recreational and play facilities around the city.</p> <p>Neither are of high quality, and this may be an area that Council would look to invest as budget allows.</p>

OPTIONS

43. Council has several options available to it, each with varying degrees of known impact and risk. These options are assessed in **Table 1**.
44. Option 1 is to grant the lease for site A, as proposed in the lease notification publicly advertised on 18 December 2021. This would provide a lease to TAT almost immediately and cause no delay to the project. However, it would not consider the objections of neighbouring residents.
45. Option 2 is to grant a lease for Site A, while recommending that staff include some additional clauses that mitigate the impacts on neighbouring residential properties. This would also allow the project to be delivered prior to June, and not risk the return of funding. A site visit and input from the leasing and legal teams would be required to determine the most appropriate additional lease clauses, but the following would be considered:
 - a) Height restrictions on development to secure privacy of neighbouring properties
 - b) Restrictions on the timing and frequency of events, to ameliorate noise concerns
 - c) Prevention of permanent lighting installation, to discourage use outside of daylight hours

46. Option 3 is for Council to decline to grant a lease for site A and, instead, approve notification of a new lease for site B, under Section 54 of the Reserves Act. This option would require re-design of the track to fit the smaller footprint and incur significant additional soil testing and consenting fees. The cost of these planning works is estimated at \$20-\$25K. Council staff recommend that these costs are incurred by Council as a partner in the Community Facilities Strategy.
47. Option 4 is for Council to decline to grant a lease on Alfred Cox Park at this time, and to instead require that further land options analysis is brought to a subsequent Council or Committee meeting to identify an alternative location for the facility. Staff have had this work scoped at \$10K and expect that such a report could be delivered back to Council in May 2022. Once again, as TAT don't have resource to fund further feasibility work, Council staff have recommended that the feasibility, planning and consenting costs of this option are to be incurred by Council as a partner in the Community Facilities Strategy.

Table 1: Options Assessment

Option	Advantages	Disadvantages
<p>Option 1: Proceed to grant a lease for the proposed site (Site A) on Alfred Cox Park.</p>	<p>Allows the project to proceed within the planned construction window.</p> <p>Significant community facility developed at no cost to Council.</p> <p>Found to be the most suitable site in previous analyses.</p>	<p>Some neighbouring property owners are unhappy with this solution.</p> <p>May cause some impacts to nearby properties.</p>
<p>Option 2: Proceed to grant a lease for the proposed site (Site A) on Alfred Cox Park, noting that impacts on neighbours should be addressed within the lease terms. [Preferred option]</p>	<p>Allows the project to proceed within the planned construction window.</p> <p>Significant community facility developed at no cost to Council.</p> <p>Found to be the most suitable site in previous analyses.</p> <p>Mitigates impacts on neighbouring properties such as noise and privacy.</p>	<p>Unlikely to address all the concerns of neighbouring residents.</p>
<p>Option 3: Council approves notification of its intent to lease a different portion of Alfred Cox Park (Site B) for the purpose of a pump track.</p>	<p>The preferred option among residents who have opposed the notified site.</p> <p>Site B has better visibility from the road, and connectivity to other facilities in the precinct.</p>	<p>Lease notification, redesign and consenting work would cause a minimum delay of nine months.</p> <p>TAT would need to return a large portion of funding for the project.</p> <p>If the project were to proceed, Council would incur the incremental cost of this option – approximately \$20-\$25K.</p> <p>Site B is narrower and would require a much smaller facility.</p> <p>This option would impact on a different group of park users – including the market and frisbee golf users – so it's possible that similar objections could be received.</p>

Option	Advantages	Disadvantages
<p>Option 4: Council resolves to commission further land options analyses to find an alternative site for the facility.</p>	<p>Removes all impact to those objecting to the lease on Site A.</p> <p>Allows consultation with neighbours of potential sites prior to notification of the lease.</p>	<p>Even working as quickly as possible, this option would cause a minimum delay of 9 months.</p> <p>TAT would need to return a large portion of funding for the project.</p> <p>This option is most likely to make the pump track project infeasible.</p> <p>If the project were to proceed, Council would incur the incremental cost of this option – approximately \$30-\$40K.</p> <p>Given that the land options were considered recently, in tandem with other reserve development considerations, it's possible that the report will recommend similar sites to those already considered.</p> <p>Inconsistent with Council's previous advice to TAT regarding the siting of the track</p>

ASSESSMENT of SIGNIFICANCE

Impacts on Council's delivery of its Financial Strategy and Long Term Plan

Overall Process: **Low** Significance

This Report: **Low** Significance

48. The decisions or matters in this report are considered to be of **Medium** significance in accordance with Council's Significance and Engagement Policy.

TANGATA WHENUA/MĀORI ENGAGEMENT

49. Tairāwhiti Adventure Trust continue to work collaboratively with Rongowhakaata Iwi Trust through this project – and the adjacent Skate Park – as well as Rongowhakaata's long-term vision for the area.
50. If Council resolves to commission further land options analyses, this will include consultation with Mana Whenua at all the shortlisted sites.

COMMUNITY ENGAGEMENT

51. Engagement with future users and stakeholders was a critical component of developing the track's concept design. Tairāwhiti Adventure Trust held a series of workshops to allow various user groups to input into the new track's design.
52. During the lease notification period, Tairāwhiti Adventure Trust conducted a letter drop to houses nearby the proposed site, to alert them to the project.
53. A subsequent community meeting was facilitated by TAT and attended by Council, during which concerns were raised by residents consistent with the submissions received through the notification process.
54. One concern raised by neighbours of the proposed facility was the tunnel feature within the design, and its potential to encourage antisocial behaviour at the site. TAT have subsequently had the track redesigned to remove the tunnel.

55. The lease notification is an important aspect of this community engagement, as it captures the views of those who may not have been aware of the project to date.

CLIMATE CHANGE – Impacts / Implications

56. Although the two proposed sites on Alfred Cox Park are located alongside the Waikanae Stream, it is outside of the flood risk area as per the Tairāwhiti Resource Management Plan.
57. From an emissions standpoint, there will be benefits and disbenefits of the proposal. Earthworks, and the use of an asphalt surface, will generate emissions. In contrast, it's expected that the facility will increase the community's confidence and connection to active transport modes and should have a small but systemic impact on active transport rates.

CONSIDERATIONS

Financial/Budget

58. TAT is not seeking Council funding for the construction of the track.
59. As the proposed facility would be owned by TAT on leased reserve land, it would have no impact on Council's depreciation of assets and repairs and maintenance budgets.
60. However, Council's decision on how to proceed does have financial implications. As a partner in the Community Facilities Strategy, Council has an interest, in principle, to support the outcomes of the Strategy.
61. As such, our staff have recommended that Council fund potential costs of changing the location of the proposed facility. This would come from the Community Facilities Strategy feasibility budget.
62. TAT's external funding for this project is inflexible in use, and they would be unable to utilise it for feasibility and planning costs on a second site.
63. As detailed in the options table above, it is expected that the cost of investigating site B would be \$20-\$25K, and selection of a new site to be \$30-\$40K.

Legal

64. The granting of a land-only lease for the proposed facility is permissible under the Reserves Act 1977.
65. The lease for the proposed site was notified for an extended period over the summer break, as required by the Reserves Act.
66. It is a requirement under section 120 of The Act that, when significant objection is received to a notified lease, all submitters are given the opportunity to be heard by the administering body at a hearing.
67. The administering body (Council) has discretion as to how it conducts this hearing.

POLICY and PLANNING IMPLICATIONS

68. Construction of a new pump track is consistent with a number of plans and strategies, including:

- Gisborne District Council's Community Facilities Strategy – Investment Principles.
- Community Facilities Business Case.
- Tairāwhiti 2050 (GDC Spatial Plan).
- Tairāwhiti Rau Tipu Rau Ora Recovery Plan.

RISKS

69. Council is balancing its role in protecting the open space nature of a recreation reserve with its role as a partner in developing a network of fit-for-purpose sport and recreation facilities. It is unlikely a single option and mitigations recommended in this report will satisfy all submitters to the proposed lease.

70. There is a risk that, should external funders no longer be able to fund this project due to misalignment with their funding window, there may be an expectation from the community that Council considers funding this through a future Long-Term Plan.

NEXT STEPS

71. Council's decision of how to proceed will greatly affect the next steps of this project, thus three potential workstreams have been identified below.

Options 1 and 2:

Date	Action/Milestone	Comments
Mid-March	Lease is granted to Tairāwhiti Adventure Trust for the Pump Track	If option 2 is chosen, mitigations to the neighbouring properties will be included by Council.
Mid/Late-March	Construction commences	
May	Construction completes and facility is open to the public	

Option 3:

Date	Action/Milestone	Comments
Late March	Lease notified for site B	
Late March	Track redesigned for reduced footprint and required setbacks from trees	
Late March	Further external funding sought	
April	Soil testing and consenting commences	
May	Lease either granted, or brought back to Council if objections received	
November	Expected notification from community funders	This is the critical path for the project to commence.
January	Earliest possible start date, dependent on ability to secure funding and contractors	

Option 4:

Date	Action/Milestone	Comments
Late March	Land options analysis commissioned	
April	Consultation with Mana Whenua over shortlisted sites	
May	Site options brought back to Council, and a lease notified for a new site	Requires Council approval
June	Further external funding sought	
July	Lease either granted, or brought back to Council if objections received	
August	Redesign and consenting commence	Has potential to be a simpler consenting process if an uncontaminated site is chosen on a recreation reserve
November	Expected notification from community funders	This remains the critical path for the project to commence.
January	Earliest possible start date, dependent on ability to secure funding and contractors	

ATTACHMENTS

1. Attachment 1 - Alfred Cox Site Map [22-70.1 - 2 pages]
2. Attachment 2 - Submissions in Full [22-70.2 - 12 pages]
3. Attachment 3 - Petitions [22-70.3 - 4 pages]





Lot 38 DP 3069
4.7826

Part Waikanae 4 Block
5.5121

Lot 3 DP 6063
1.8942

Lot 6 DP 9641
1.0368

Lot 1 DP 8409
2.315

Lot 2 DP 310707
1.648

Part Lot 10 DP 3997
1.8135

Site A

Site B

Lot 1 DP 4388
4.7647

Submissions In Full

Submitter Number	Supportive of proposal	Comments
1	Yes	<p>The Pump Track that has been approved at Alfred Cox Park is helping to improve the the quality of recreation facilities created and designed by the youth of Gisborne My son is a keen skater and cyclist and can't wait to have this pump track in Gisborne He has been to all the consultations that have been held with the user groups and has followed with interest the upgrade of the skate park and the exciting new build of the pump track</p> <p>As a parent I would happily support him in speaking to this project as at the end of the day it is the tamariki that we are building these community assets for. This is the future of Gisborne and in order to provide opportunities for our youth we need to have these sorts of facilities available.</p> <p>Should you want him to speak to this project he is willing and able to stand up and speak as an actual user of these parks.</p>
2	No	<p>Before Christmas some neighbours met with Council members and representatives from Tairāwhiti Adventure Trust regarding the proposed pump track</p> <p>The proposed site is directly behind residential properties, and therefore I do not support this proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. Directly behind my property, and other residential properties, therefore limiting access to the park 2. The noise from the pump track will destroy the peace and tranquillity we currently enjoy 3. This park is used daily by many people from all over Gisborne for family fun, dog walking, children playing etc 4. By their own admission the Adventure Trust acknowledge that the `culture' of the people using the pump track is renowned for causing problems, although they are attempting to improve this it would mean that supervisors would need to be used to keep order. What happens after hours?? destruction of property?? This would obviously lead to - 5. Reduction in the value of our properties - therefore we would expect a reduction in our rates and compensation for the devaluation <p>Whilst I do not support this, an acceptable compromise would be that the pump track be moved to the bottom of Alfred Cox Park behind the i-site and crazy golf. Situated here it would be closer to the Skate Park (a requirement cited by the Trust); next to the public toilets, and, most importantly NOT behind any residential properties.</p>

		<p>This part of the park is currently used on Saturday mornings for the flea market. Although poorly utilised nowadays, this could be moved to the proposed pump track site so the entrance would still be the same, but vendors would turn to the right instead of the left</p> <p>This compromise was received well by the council members and Adventure Trust representatives present at the meeting, and they seemed more than happy with this suggestion, as did the residents who were present</p> <p>I sincerely hope that the Council take the wishes of the residents seriously and gives due respect our rights to privacy and peace whilst at home</p>
3	Yes	<p>Kia Ora, my name is Haimona Ngata, and I'm writing to you under my role as the</p> <p>Oceania representative for the UCI Global Committee for Freestyle BMX. The UCI (Union Cyclist International) is the world governing body for sports cycling and oversees international competitive cycling events. This includes all World Cup Events, World Championships, and Olympic Events</p> <p>Through my role, I represent the Oceania federation, which consists of the following: Australia, New Zealand, Cook Islands, Guam, Fiji, Samoa, Solomon Islands, Vanuatu, Tahiti, New Caledonia and Northern Mariana.</p> <p>Our objective is to establish a strong competitive & recreational Freestyle BMX community in the Oceania region, and we do this by building athlete development programmes, working with national sporting bodies to bolster their already established high performance athlete rosters, recommendations on facility developments, high performance coaching pathways, and supporting community initiatives that will further the reach of the sport.</p> <p>Pump Track is now a sanctioned UCI competitive discipline. As well as rider development, we're looking to support the construction of world class facilities that will not only allow the sport to be seen by a new, fresh audience, but will also assist local communities in developing their active recreation offerings to their users.</p> <p>I believe the construction of the Pump Track in Alfred Cox Park in Gisborne will be transformative for not only the local youth/users of the area but will also allow Gisborne to hold national & possibly international competitions, which will motivate & inspire a new generation of active users. I whole heartedly support this fantastic community facility.</p> <p>More information about Oceania Cycling & my role can be found here, and here.</p> <p>Please don't hesitate to get in touch if you have any more questions.</p>

		<p>Appendix 1 - Letter of support from Cycling NZ: Cycling New Zealand see the purpose of cycling as unlocking people potential. The activity and sport of cycling is fortunate to have a wide and diverse range that attracts and engages people from all backgrounds and all ages. It has proven to have a unique lifelong affinity with people all around the world.</p> <p>Engaging the younger generations in activity, play, and participation in sport, is paramount for a nation's health and wellbeing. New Zealand needs the right activities, as well as places and spaces that engage and connect with younger generations. Pump tracks and freestyle parks have surged in popularity around the world and in New Zealand. Both the International Olympic Committee and Cycling's global governing body the UCI have recognized this and are supporting the movement. The IOC will include BMX freestyle and BMX track in the Tokyo Olympics, and the UCI is running development programs and world championship events for BMX Track, Freestyle, Flatland and Pump track. These new types of sports engage, mobilise and energise the younger generations.</p> <p>Pump tracks and freestyle parks can also play an important part in people's health and wellbeing. They appeal to kids, are accessible and affordable, and are suitable for both rural and urban environments. Studies have also shown that involvement in BMX acts as a "gateway sport," often the first step to a lifetime of interest in cycling. Increasing the number of parks will also guarantee riders a legal, safe, and fun place to practice and play.</p> <p>Cycling NZ and the UCI support the creation of pump tracks and freestyle parks. They are also relatively inexpensive and simple facilities for local authorities to build, without the contentious issues sometimes found with other projects requiring land. Global research also points to more and more local authorities committing to building pump tracks to fulfil various roles in deprived communities.</p> <p>Haimona is highly regarded in NZ's BMX and Freestyle BMX communities. Having competed professionally for over ten years and coached our country's best, there is no one in NZ with more knowledge or experience of the sport.</p> <p>Cycling New Zealand support Haimona Ngata's proposal for the Action Sports Adventure Hub in Gisborne.</p>
4	Yes	<p>To whom it may concern,</p> <p>It has come to my understanding that progress on the proposed Gisborne pump track has been put on hold. I am writing this letter to put forward my concern in regards to this.</p>

		<p>I am currently working for the New Zealand clothing company ilabb, my role is the ride/brand manager and I work closely with everyone in my company across the community and into our retail partners.</p> <p>Over the past five years pump tracks have been popping up all over our country and as of late we have 3 schools on the North Shore that have them built on their grounds for students to enjoy. The true depth of how good these tracks are for the community is far reaching and very beneficial socially and in regards to health and wellbeing.</p> <p>Pump tracks are a bridge for riders to hone skills and work towards goals such as championships and Olympics, Pump tracks are now an event class of their own and will continue to bring value to any area.</p>
5	Yes	<p>Gisborne Boardriders Club ("GBC") supports the construction of the new Alfred Cox Skate Park and Pump Track facility by the Tairāwhiti Adventure Trust next to the I-site in Grey Street, Gisborne.</p> <p>Skating can have a positive impact on our community by providing a challenging environment that encourages boys, girls and adults to be physically active and aid in motor skill development.</p> <p>Kids who are inactive find it can affect optimum schooling performance include being bored with lack of stimulation, being easily distracted, or lacking confidence in their own self or abilities.</p> <p>Kids and adults in our community need recreational areas where they can learn the balance between being relaxed and having fun to cope with everyday stresses but are then also able to regain focus and concentrate when necessary.</p> <p>The GBC supports initiatives such as the redevelopment of the Skate Park and pump track as it can provide girls and boys with opportunities to learn athletic skills that can translate to being better surfers or just having something that challenges themselves to improve.</p> <p>At the club we have used the skate park facilities with our youth initiatives such as Grom Lab, Rippers 2.0 and Scholastics team. Skating helps these kids to learn balance, strengthen their leg muscles and allow our coaches a place to train and teach correct fundamental techniques for surfing when the ocean or wind isn't ideal.</p> <p>On the 8th of March 2020 we held a Surf festival for women called Salty Sirens festival which featured a Skate teacher from Auckland showing girls and creating a safe fun environment for them to learn how to skate.</p> <p>We hope to see the community embrace new developments like the Skate Park and Pump Track next to the I-site that give our tamariki a chance to do activities that are beneficial for their physical and mental health while also providing a place for social connection.</p>

6	Yes	<p>As the President of the Gisborne Mountain Bike Club (GMBC) I am writing this letter to acknowledge the support of the club for the new pump track facility led by the Tairāwhiti Adventure Trust (TAT).</p> <p>Mountain biking and cycling in general has exploded over the last few years with global events like Crankworx showcasing the multiple disciplines involved in the sport. While mountain biking is predominantly focused on dirt/off road trails, learning to use momentum and shifting of body mass to maintain speed and "pump" is a skill that is paramount on the technical and downhill trails.</p> <p>Having received news of the successful funding application to develop a world class pump track in Gisborne has surely excited our 290 club members. Having a track which is all weather and an opportunity to develop skills in a safe and progressive environment is something most riders can only get by traveling out of the region.</p> <p>The opportunities to hold national level events at a purpose-built track presents fantastic economic opportunities for the region. It will complement the extensive trails built in Whataupoko Reserve perfectly.</p>
7	Yes	<p>This letter is to confirm the support of Sport Gisborne Tairāwhiti for the leasing of a section of Alfred Cox Park for the development of a Pump Track.</p> <p>The Pump Track will be a fantastic facility that will:</p> <ul style="list-style-type: none"> • Complement the redevelopment of the near-by Skate Park in providing much needed recreation opportunities for our community. • See the realisation of a community hub/precinct that will foster positive community interactions and build social cohesion. • Improve the health and well-being for many members of our community. <p>There will always be some concerns from elements of our community whenever a new facility is being developed, however, we believe the benefits of the Pump Track will far outweigh any perceived issues, and that a range of mitigations can be put in place to satisfy local residents.</p> <p>The Pump Track is part of the wider Community Facilities Strategy. There is currently real momentum behind improving opportunities for our community to undertake quality recreation in places they can easily access, and the Pump Track is an important component of that strategy.</p> <p>We look forward to the progression of the Pump Track, and we are happy to answer any queries that you may have.</p>

8	No	<p>I am a resident of Kahutia Street object strongly to the proposed lease which facilitates the construction of a Pump Track. It is located very close (within 25 meters) to residential housing. There are some 20 or so Pump Tracks throughout NZ. None are close to houses.</p> <p>Most are away from residential areas, those that are in residential areas are well away from private dwellings and have no impact.</p> <p>The Pump Track involves vigorous activity by active young people - the noise from this will greatly impact the peace and quiet that residents are entitled to. Privacy will also be impacted.</p> <p>The Alfred Cox Park is a green belt- used extensively by the public for walking, exercising dogs, cycling, picnics. It is NOT designated by GDC as a sports ground (see Appendix A), the introduction of a sports activity such as the Pump Track is not appropriate for this park. The city has no other such green belt so it is important that this remain as such, ie an Open Space.</p> <p>There is no car parking included in the proposal - this will lead to congestion in Derby street and Kahutia Street. Especially when there are National championship events - as indicated by the promoters.</p> <p>The proposal does not include toilets- we do not want people urinating against our fences.</p> <p>There are several sports parks around the city that are much more suitable, eg Waikirikiri, already has parking and toilets, this would save the many young people in that area having to travel into central city. See Appendix B- Priority Projects in the 2018 Community Facilities. Strategic Planning Framework: Waikirikiri Park is as a priority to "build a sport hub". Note that Alfred Cox Park is not listed as a priority.</p> <p>The proposal was put to Council in November 2021 WITHOUT CONSULTATION WITH NEIGHBOURING PROPERTIES. Council documents highlight the intent of community involvement in design and development, see Appendix C. The first indication neighbours had was a letter drop on 2 December 2021 from the Tairawhiti Adventure Trust informing that "construction is pencilled in for Feb/March 2022. see Appendix D.</p> <p>As a result of the letter drop the community members requested a meeting with the Trustees of the Tairawhiti Adventure Trust, held on 21* December 2021. The community members informed the trustees that they were opposed to the Pump Track - due to noise, intrusion on privacy, and the need to preserve the park as an Open Space.</p> <p>COLLABORATION and PARTNERSHIP See Appendix G. An extensive search of the GDC web site failed to produce any evidence that there has been any Community involvement in the development of the Alfred Cox Park, nowhere are there</p>
---	----	---

		<p>details listed of the Councils future intentions. The process must happen and a proper plan put in place before any lease be entered into.</p> <p>EFFECTIVE MANAGEMENT See Appendix E. The GDC policy states that a Lease of Reserve Land should proceed only if "there are no other facilities or spaces that would adequately meet the needs". As previously stated the Waikirikiri Reserve is a much better venue.</p> <p>HUB. A council staff member mentioned the establishment of a Hub at Alfred Cox Park. See Appendix F. Alfred Cox Park falls short of the Council criteria in that there is no car parking, no toilets, no drinking water. The Park should be retained as a Neighbourhood park, not a Hub.</p> <p>BUSINESS CASE. The report 21-240 Alfred Cox Pump Track presented to the 11 November 2021 council meeting was misleading. The CFS Business Case contained in paper 21-138 said to have this as a priority project for year one (See Appendix H). This relates only to the Skate Park redevelopment, no mention of the Pump Track. The proposed Pump Track is on the other side. of Grey street, close to residential housing and must be considered under different criteria - the Skate Park is not in a residential area. It is clear that a Business Case for the Pump Track has not been presented to Council.</p> <p>For the above reasons I object to the proposed lease.</p> <p>APPENDIX A: Sports Park Management Plan 2015 - Submitter noted Alfred Cox Park is not listed here as a sports park.</p> <p>Appendix B: Community Facilities Strategic Framework 2018 (Page 9) - Submitter notes identified Priority projects does not include Alfred Cox Park, but suggests Waikirikiri as a suitable alternate location.</p> <p>Appendix C: Parks and Open Spaces Plan 2018 (page 2) - Submitter notes key action to: <i>"Develop and implement neighbourhood reserve activation programme. A community led development project where communities are actively engaged in design, development and care of neighbourhood parks"</i></p> <p>Appendix D: Letter to residents adjacent to the proposed Pump Track location: <i>delivered 2-12-2021</i> <i>To the property owner:</i></p>
--	--	--

		<p><i>Kia Ora!</i></p> <p><i>My name is Haimona Ngata, and I'm a member of the Tairawhiti Adventure Trust.</i></p> <p><i>Tairawhiti Adventure Trust are a like minded group of volunteers who want to see action & adventure sports grow across Tairawhiti, getting people outdoors and participating in active recreation.</i></p> <p><i>We're spearheading the redevelopment of the current Gisborne Skate Park, as well as the installation of a multipurpose Pump Track in Alfred Cox Park, behind the site.</i></p> <p><i>Both projects have been successfully funded by Trust Tairawhiti, with the demolition of the Skate Park scheduled to start this month. We've spent the past year working alongside our stakeholders, Trust Tairawhiti, Gisborne District Council, and Rongowhakaata, and are thrilled to be able to provide these world class facilities for our community.</i></p> <p><i>The Pump Track in particular will be world class, with a custom bespoke design supplied and built by Velo Solutions, the world leaders in Pump Track design & construction. The Pump Track is constructed by scraping back a top layer of grassed soil, then constructing the track by using clean fill which is bought in externally. The whole construction phase is expected to take approximately 4-5 weeks or so, and we have construction pencilled in for Feb/March 2022.</i></p> <p><i>As a neighbour of the Pump Track, we realize that there will be some disruption to your everyday routines, be it either construction noise, trucks coming and going, or workers and tradesman going about their business.</i></p> <p><i>If you wish to discuss anything, please feel free to get in touch with me on the contact details below. Myself and fellow trust members Amy Spence & Shane Kingsbeer will be more than happy to meet for a coffee and a korero.</i></p> <p><i>Nga Mihi, Haimona Ngata</i></p> <p>Appendix E: Parks and Open Spaces Plan 2018 – effective management</p> <ul style="list-style-type: none"> - Submitter notes the following under leases and exclusive use: <i>Council supports public and non-exclusive use of Public Lands. Leases of Council reserve land will only be considered under the following conditions: (point 4) there are no other facilities or spaces that would adequately meet needs</i> <p>Appendix F: Parks and Open Spaces Plan 2018 – Levels of Service and Specifications</p>
--	--	--

		<ul style="list-style-type: none">- Submitter notes that the service level of a 'Hub' type neighbourhood park includes: <i>(1) Provision of facilities to support the use of the space for a full day including toilets, drinking water, shade, picnic areas. (2) Easily accessible for all abilities and supported by good connections to the active transport network and adequate parking (including parking for those with disabilities)</i> <p>Appendix G: Parks and Open Spaces Plan – Collaboration and Partnership</p> <ul style="list-style-type: none">- Submitter notes that: <i>Council will work with local communities to identify opportunities to develop neighbourhood reserves consistent with the intention of this Man. This is on the basis that local communities are best place to understand local needs and have untapped potential to contribute to design and maintenance of parks and open spaces.</i> <p>Appendix H: Report 21-138 Community Facilities Strategy Update</p> <ul style="list-style-type: none">- Submitter notes that the update on the Skate Park project doesn't mention the Pump Track.
--	--	--

9	No	<p>My wife and I support the concept of a Pump Track in Alfred Cox Park but not in the proposed position the ideal position that will have less impingement on residential properties would be at the information office end starting near the totem pole it will also be nearer to the skate park. The old BMX track was at the Stanley Road end of Alfred Cox Park and there is much more parking in Anzac Street than Grey Street so this is another option, but it will still be adjacent to residential properties.</p> <p>Having a Pump Track adjacent to residential properties will ruin the tranquillity and privacy of those houses and gardens, lower the value of those properties making them harder to sell.</p> <p>Stop the intended position of the Pump Track and place it at the totem pole end.</p>
10	No	<p>I oppose the proposed location of the track, the location is residential, with mostly elderly residents. I am concerned about the anti-social behaviour that is likely to occur at night when unsupervised.</p> <p>I feel the track would be better placed in a less residential location, either near i-site location accross the creek from skate park.</p> <p>Please choose more suitable location. The park offers and family recreation, and I feel the track would deter from this.</p>
11	Yes	<p>My name is Sophee and I run Surely Skate - an all girls and LGBTQ+ supportive skate group in Gisborne.</p> <p>On behalf of Surely Skate I can 100% confirm that we fully support the idea of having a pump track in Gisborne. It will be a great benefit to have when teaching young girls and other beginners how to skate. A pump track is such a fun way to skate without having to worry about the fear of others judging you for not doing tricks and will be a cool place to go if you aren't ready to try out the skatepark yet. Gisborne is so small and there isn't much to do here, we believe having a pump track will allow people of all ages to get active whether it be on their skateboard, scooter or even bicycle.</p> <p>Surely Gisborne gets a pump track!</p>
12	No	<p>I wish to submit an objection.</p> <p>This pump track will be 20 metres from our home which we purchased as our retirement home for the peace, the proximity of the park where we can freely walk, sit peacefully watching the bird life and where we feel safe.</p>

		<p>Clause 7.1 of the lease agreement states that the premises must not be used for any activity which is or may become dangerous, offensive, illegal or immoral, or which is or may become a nuisance to the occupiers of neighbouring properties.</p> <ol style="list-style-type: none"> 1. Dangerous. All sport is dangerous and we appreciate there will be accidents on the track but we do not want to be on medical alert every time someone needs help however big or small. Also, worry about people crossing from Grey St. 2. Offensive. When people accumulate their behaviour can also accumulate. There will be loud music from their phones and boom boxes. There will be swearing and worse the toilet situation is dire. One toilet at the IC center which closes at 8pm and I am sure the staff will not wish to be continually cleaning. The other alternative is to use our fence. 3. Illegal. They will bring alcohol and loiter around our boundaries drinking and generally making a nuisance of themselves. We have been told that the police will be aware of the potential for incidents and I am sure they will be delighted to get phone calls every day from upset neighbours. 4. Security. This will be severely compromised as all of us have gates and climbable fences which of course will be an invitation for graffiti. 5. Rubbish. How does the trust intend to deal with this? We collect rubbish from the park regularly but with hundreds of people littering will be too big a job. We are proud of our park and so are the many locals and visitors that use it for recreation. <p>The demography of the area is elderly mainly. The value of our houses will be severely reduced and will make it hard for a lot of us to be able to afford to move to retirement villages if we need to. It has already impacted on us and all the neighbours are mortified that it is even to be considered and I am sure Alfred Cox would feel the same.</p> <p>We all agree it is a great idea but not around a residential area-Kahutia St has 60 houses.</p> <p>There is a BMX track at Lytton, we have a skatepark in Grey St, there is a mountain bike track in Fox St but nothing in Kaiti which has great green areas away from residents. There is talk of moving it by the Information Centre.</p> <p>I would like to request that as Councillors you wander down and have a look where the proposed site is and at the same time look at the number of people at the skatepark which will be similar to the Pump track.</p>
13	Yes	<p>Kia Ora,</p> <p>Mahi Mahi Bowriders are keen supporters of Tairāwhiti Adventure Trust (TAT) and their quest to provide awesome adventure activities for Gisborne.</p>

		<p>The TAT are making a real difference to the Gisborne community with the work they do. We are regular users: the mountain bike tracks at Fox street and are super keen to skate the new Alfred Cox skatepark in town when it's finished. We are working closely with TAT to build a new skatepark in Kaiti, which is just another example of this group of individuals working hard to provide a space for our young people to go and have fun and push themselves in a positive way. We are also fully behind TAT's latest project to build a pump track behind the Gisborne i site. What a great initiative. I have seen first hand the type of track they are proposing to build in Cambridge. The whole community benefits from their pump track. Bikers, skateboarders, scooter riders, roller and inline skaters all young and old. It is used constantly. The Gisborne community would LOVE to have such a facility and with the new skatepark across the road it would create a flow sports hub the envy of NZ. Gisborne is a surf town that produces world class surfers.....because it has world class waves. A top class pump track and skatepark would also produce top class competitors fit for the national and world stage. How awesome would that be for our young people!?</p> <p>The Mahi Mahi Bowriders club support the TAT in their quest to build a pump track in Gisborne 100%</p>
--	--	--

Alfred Cox Park – proposed Lease to Tairawhiti Adventure Trust

The undersigned residents of Kahutia Street object strongly to the proposed lease which facilitates the construction of a Pump Track.

It is located very close (within 25 meters) to residential housing. There are some 20 or so Pump Tracks throughout NZ. None are close to houses. Most are away from residential areas, those that are in residential areas are well away from private dwellings and have no impact.

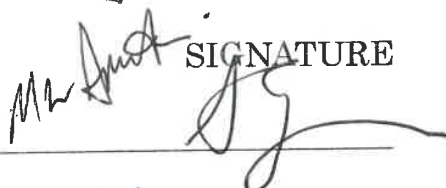
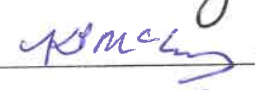

The Pump Track involves vigourous activity by active young people – the noise from this will greatly impact the peace and quiet that residents are entitled to. Privacy will also be impacted .

The Alfred Cox Park is a green belt – used extensively by the public for walking, excercising dogs, cycling, picnics. It is NOT a designated sports ground, the introduction of a sports activity such as the Pump Track is not appropriate for this park.

There is no car parking included in the proposal – this will lead to congestion in Derby street and Kahutia Street. Especially when there are National championship events – as indicated by the promoters.

The proposal does not include toilets – we do not want people urinating againt our fences.

There are several sports parks around the city that are much more suitable, eg Waikirikiri, already has parking and toilets, this would save the many young people in that area having to travel into central city.

Signed - NAME	ADDRESS	SIGNATURE
ML + SG Smith	282a Kahutia St	
Karen McCarthy	278 Kahutia St	
DEBORAH GOODEN	280 KAHUTIA ST	
Daniel Pei	283 Kahutia St	
Jenny Pei	" " " "	

Alfred Cox Park – proposed Lease to Tairawhiti Adventure Trust

The undersigned residents of Kahutia Street object strongly to the proposed lease which facilitates the construction of a Pump Track.

It is located very close (within 25 meters) to residential housing. There are some 20 or so Pump Tracks throughout NZ. None are close to houses. Most are away from residential areas, those that are in residential areas are well away from private dwellings and have no impact.

The Pump Track involves vigorous activity by active young people – the noise from this will greatly impact the peace and quiet that residents are entitled to. Privacy will also be impacted .

The Alfred Cox Park is a green belt – used extensively by the public for walking, exercising dogs, cycling, picnics. It is NOT a designated sports ground, the introduction of a sports activity such as the Pump Track is not appropriate for this park.

There is no car parking included in the proposal – this will lead to congestion in Derby street and Kahutia Street. Especially when there are National championship events – as indicated by the promoters.

The proposal does not include toilets – we do not want people urinating against our fences.

There are several sports parks around the city that are much more suitable, eg Waikirikiri, already has parking and toilets, this would save the many young people in that area having to travel into central city.

Signed -
NAME

ADDRESS

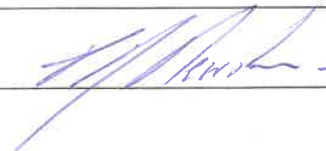
SIGNATURE

DAVID NEWSHAM

288 KAHUTIA ST.

GISBERNE

8671983



Alfred Cox Park – proposed Lease to Tairawhiti Adventure Trust

The undersigned residents of Kahutia Street object strongly to the proposed lease which facilitates the construction of a Pump Track.

It is located very close (within 25 meters) to residential housing. There are some 20 or so Pump Tracks throughout NZ. None are close to houses. Most are away from residential areas, those that are in residential areas are well away from private dwellings and have no impact.

The Pump Track involves vigorous activity by active young people – the noise from this will greatly impact the peace and quiet that residents are entitled to. Privacy will also be impacted .

The Alfred Cox Park is a green belt – used extensively by the public for walking, exercising dogs, cycling, picnics. It is NOT a designated sports ground, the introduction of a sports activity such as the Pump Track is not appropriate for this park.

There is no car parking included in the proposal – this will lead to congestion in Derby street and Kahutia Street. Especially when there are National championship events – as indicated by the promoters.

The proposal does not include toilets – we do not want people urinating against our fences.

There are several sports parks around the city that are much more suitable, eg Waikirikiri, already has parking and toilets, this would save the many young people in that area having to travel into central city.

Signed -
NAME

ADDRESS

SIGNATURE

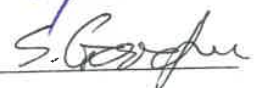
Wayne Cooper

2006 Kahutia Street



S. Cooper

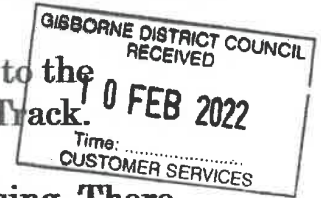
200 Kahutia St



Alfred Cox Park – proposed Lease to Tairawhiti Adventure Trust

10-2-2022

The undersigned residents of Kahutia Street object strongly to the proposed lease which facilitates the construction of a Pump Track.



It is located very close (within 25 meters) to residential housing. There are some 20 or so Pump Tracks throughout NZ. None are close to houses. Most are away from residential areas, those that are in residential areas are well away from private dwellings and have no impact.

The Pump Track involves vigorous activity by active young people – the noise from this will greatly impact the peace and quiet that residents are entitled to. Privacy will also be impacted.

The Alfred Cox Park is a green belt – used extensively by the public for walking, exercising dogs, cycling, picnics. It is NOT a designated sports ground, the introduction of a sports activity such as the Pump Track is not appropriate for this park.

There is no car parking included in the proposal – this will lead to congestion in Derby street and Kahutia Street. Especially when there are National championship events – as indicated by the promoters.

The proposal does not include toilets – we do not want people urinating against our fences.

There are several sports parks around the city that are much more suitable, eg Waikirikiri, already has parking and toilets, this would save the many young people in that area having to travel into central city.

Signed -
NAME

ADDRESS

SIGNATURE

A. Molyanova	298A Kahutia St	
S. NOBLE	298B Kahutia St	A. Noble
C Carpendale	296 Kahutia St	
M Mills	275 Kahutia St	Michelle
J Mills	294 Kahutia St	J Mills
B Dempsey	310 A Kahutia St	

