



Auckland
Regional Council
TE RAUHITANGA TAIAO

Auckland Regional Council

REGIONAL PARKLAND Acquisition Plan

July 1999

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1 The Auckland Regional Council has the legal mandate to plan and provide for the protection of high quality natural, cultural and landscape features of the region, and to provide for regional outdoor recreation. This mandate exist under the Local Government Act, 1974.

Traditionally, regional parks have focused on providing access to countryside settings with high scenic and conservation values. Regional parks provide the people of the region with access to native bush, the coast and farmland, thereby linking people to the land through leisure.

2 Surveys of park users and the public indicate that people value the regional parks most for the opportunity they provide for informal recreation such as walking, swimming and picnicking in large, scenic, natural settings. The public have indicated they would continue to support the purchase of land for these purposes.

3 It is anticipated that the region's population will double to 2 million people in 50 years. The regional countryside regional parks currently receive 7.9 million visits per year. If current visitor patterns persist into the future, visits could increase to 15.5 million per year over the next 50 years. The current regional parks have an estimated capacity of less than 12 million visits per year before the qualities of experience which people seek on regional parks begin to be degraded. There is therefore a continuing need to consider further purchases of regional parkland to provide for future demand.

4 Overall, 15 percent of the land area of the Auckland region is publicly-owned open space. 2.1 percent is local authority-zoned public open space, 6.4 percent DOC conservation land (which includes 60% of Great Barrier Island)

and 7.5 percent is regional parkland. This plan identifies a need for better co-ordination between the agencies responsible for open space management in the region. It also suggests that the ARC continues to facilitate integrated open space planning between the different agencies across the region.

5 The plan;

a) defines the role of the Auckland Regional Council and its relationship with other agencies who also have responsibility for aspects of heritage and open space management in the region;

b) defines the factors which determine the level of demand for increased regional parkland, such as population growth and public preferences, and the capacity of the parks to cope; and

c) outlines the role the Auckland Regional Council will play in protecting regionally significant heritage features and providing for regional recreation opportunities for the future.

6 The plan outlines the principles, criteria and priorities for future additions to the regional park network and suggests how this might be supplemented by securing public recreation access to privately owned land, co-ordinating the provision of a regional trail system and managing the opportunities for high impact outdoor recreation within the region. The plan proposes the acquisition of at least 8 new parks and additions to at least 8 existing parks over the next 20 years.

1. Introduction



The purpose of this plan is to define the role of the Auckland Regional Council in relation to the protection of natural and cultural heritage, and the provision of regional outdoor recreation opportunities in the Auckland region, through its management of the regional parks network. It also examines the respective roles of other agencies, who have responsibility for heritage and open space management in the region. The plan considers the level of demand for additional regional parkland in response to population growth, and outlines the role the Auckland Regional Council will play in securing regional outdoor recreation opportunities.

The people of the region enjoy and benefit from a rich and diverse natural and cultural environment. They make use of these settings in three fundamental ways. Firstly, they enjoy and benefit from the qualities of the region's landscape as a setting for the city and as a context for their day-to-day activities. Secondly, they gain a sense of identity from the places, the natural qualities and the cultural associations of the region. And thirdly, they enjoy and benefit from the recreational opportunities these settings provide.

The Auckland Regional Council has, in a general sense, the responsibility to sustainably manage the natural and cultural resources of the region. These obligations are outlined in the Resource Management Act 1991. It also has the option to purchase land in order to protect special natural and cultural features of the region, and to provide for public recreational needs of Aucklanders at the regional level. This mandate is identified in Section 619 of the Local Government Act 1974.

The Auckland Regional Council is one of a number of public agencies with parallel responsibilities for

heritage management and meeting the recreational needs of Aucklanders. The Department of Conservation and the local authorities in the region have similar responsibilities. It has been recognised by these agencies that there is a need to ensure that their various responses are co-ordinated so as to avoid unnecessary duplication, and to ensure vital issues and opportunities are not overlooked. Furthermore, it is recognised that private landowners have an essential role to play in the sustainable management of the region's resources and, increasingly, are playing an important role in meeting the recreational needs of Aucklanders.

This plan outlines the principles, policies and criteria the ARC will use to determine the long term direction and priorities for land purchase and for securing recreation potential within the region.

The key issues for regional parks are whether the existing parks network is adequate to cope with an expected doubling in population over 50 years, and whether there is sufficient protection of and access to regional landscapes of value and regional outdoor recreation settings. These issues are illustrated in the figures below. Figure 1 shows the level of visits to regional parks in 1996 (in blue) with the estimated number of visits in 2050 (in yellow), and compares this with the capacity of the parks to cope (in red). Figure 2 compares the estimated capacity of the parks with the future demand, but also shows the origin of the visitors by sector. This analysis, which is examined in more detail in section 4.1 of this report, shows that there will be a shortfall in all sectors except the south by 2050.



Figure 1: Regional Park Visits and Carrying Capacity

Regional Park Visits and Carrying Capacity

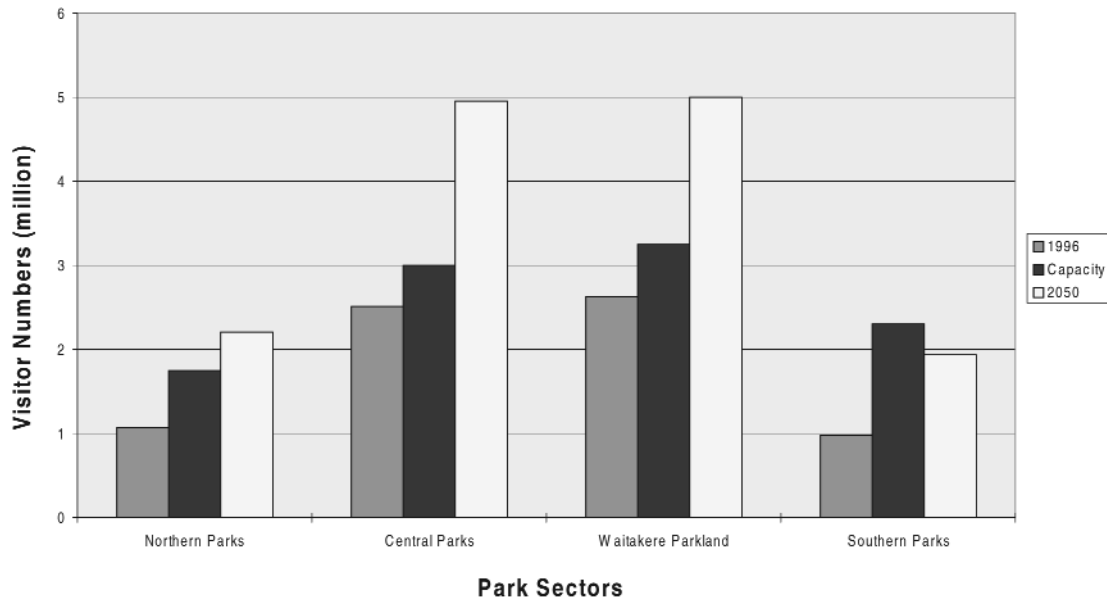
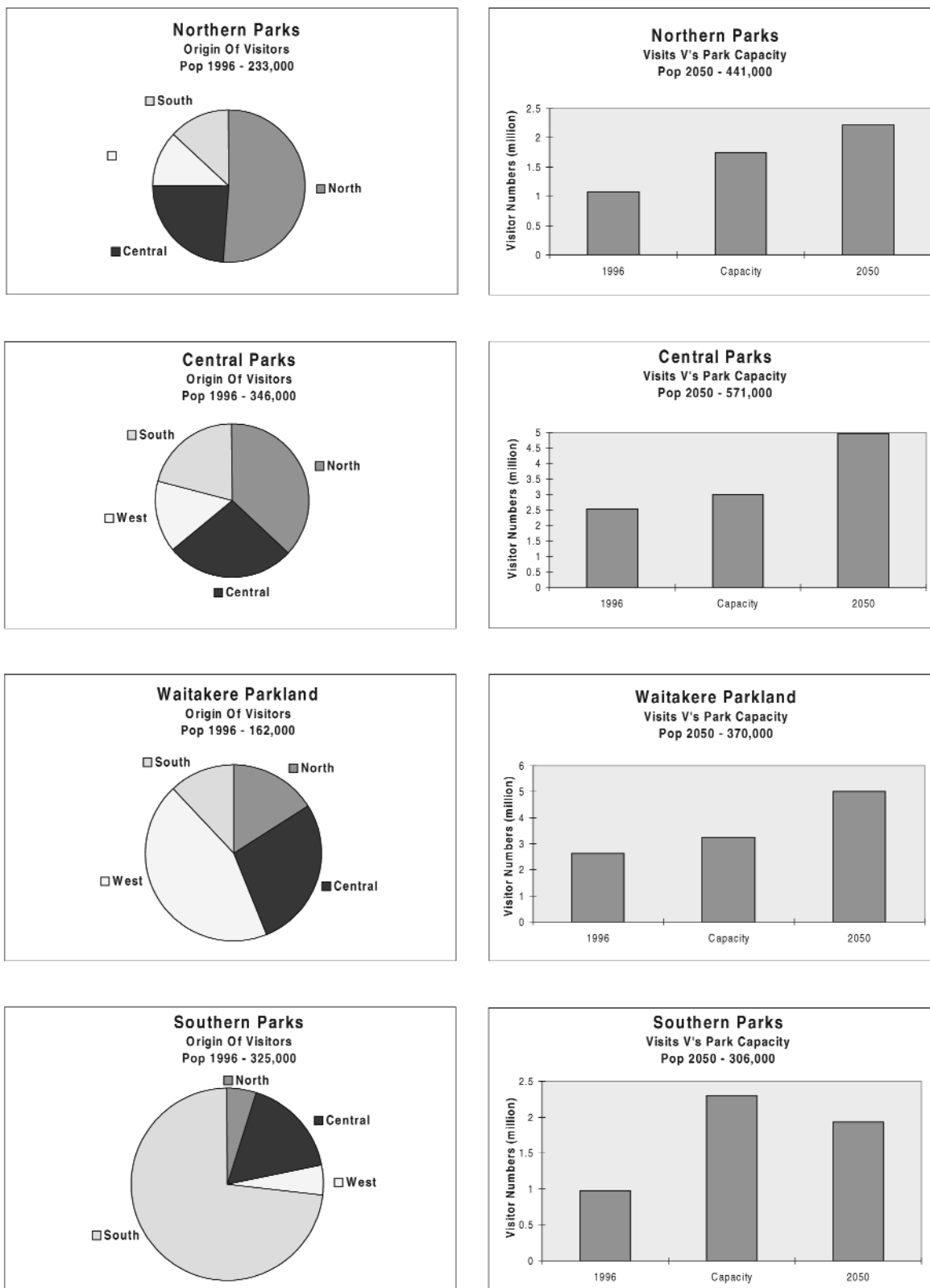


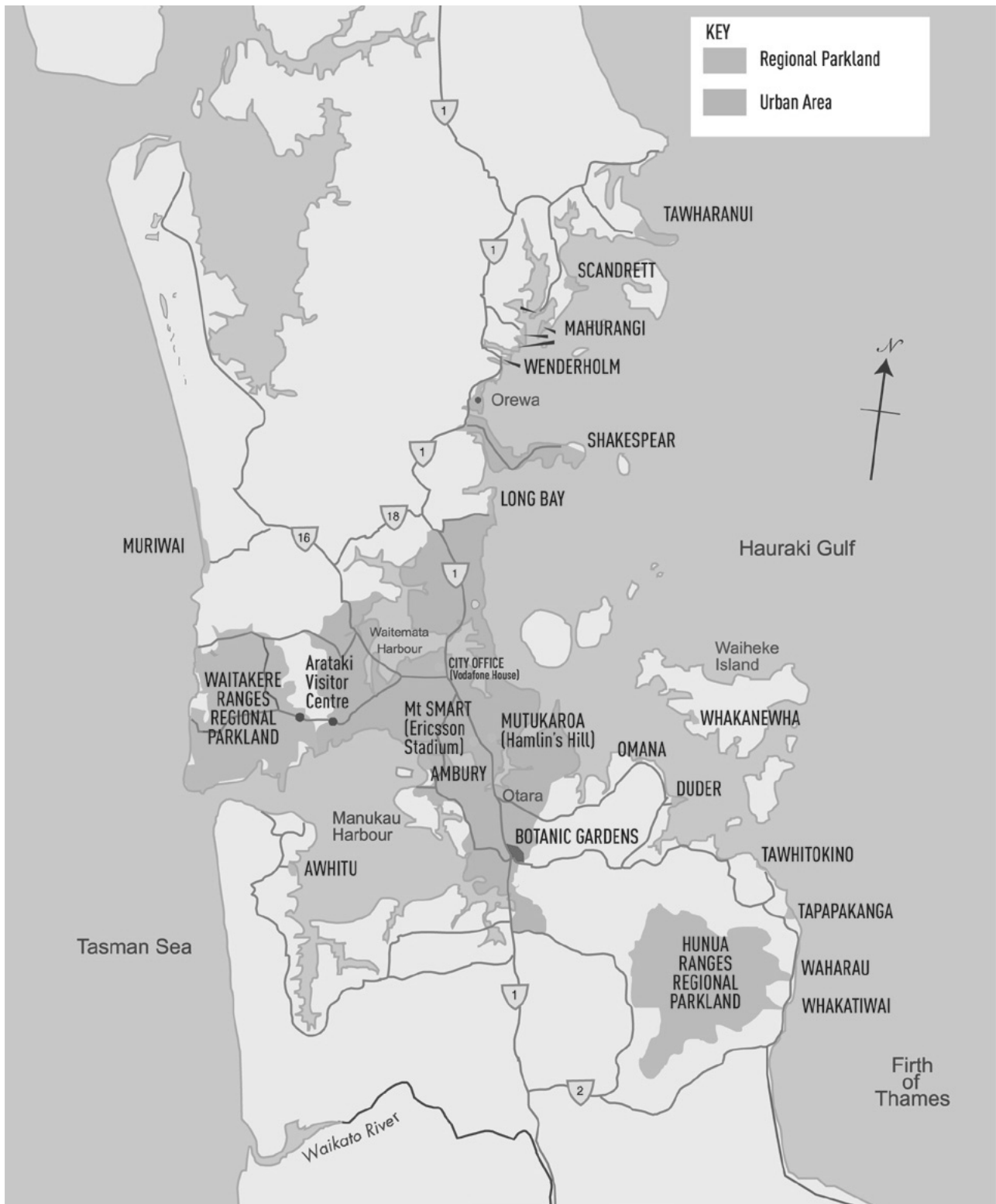


Figure 2: Regional Park Visits and Carrying Capacity of parks showing origin of parks visitors by sector





Map 1: Auckland Regional Council Parks



2. Role of the Regional Council



The role of regional parks, as defined by the Local Government Act, incorporates two aspects; the conservation of regionally significant natural and cultural features, and provision of recreational opportunities for the regional population.

This plan focuses on the role of the Auckland Regional Council in providing regional parks. This role must however be seen in the context of the overall planning responsibilities of the ARC, with respect to the sustainable management of the natural and cultural features of the region. Other public agencies, such as the Department of Conservation and the local authorities, also have mandates to plan for and protect natural and cultural heritage features, and to provide for recreation opportunities in the region. Many of the key features exist on land in private ownership and can be protected or managed by means other than public purchase. There are a range of national, regional and local public policies which offer levels of protection to these, or ensure that the features are managed in a sustainable way. Mechanisms such as private covenants under the auspices of the QEII Trust also contribute to these levels of protection. Furthermore, recreational opportunities are increasingly being provided on private land and/or by commercial operators. These also have been taken into account. It is within this context that the selection of land considered suitable or desirable for purchase as regional parkland must take place.

Traditionally, the ARC has responded to these expectations by purchasing valued landscape areas, usually coastal, and making them available for peoples' enjoyment. The ARC has not chosen to purchase land for purely recreational potential. (Mt Smart is the only park dedicated to recreation. This was inherited from the Crown specifically for a sports and entertainment centre.) There is evidence that there is a need to provide greater opportunities for some recreational activities at the regional level such as horse riding, trail bikes, off-road vehicles and similar high impact or noisy activities. This demand is currently largely being satisfied by the commercial exotic forests in the region and by some private landowners.

There is potential for satisfying some of the future recreational needs of Auckland's growing population on private land using mechanisms such as securing 'recreation access' by leasing or other means. This could be used to satisfy both high impact activities and the need to gain access to and enjoy the region's landscape without the need for public land acquisition. The implementation of a regional trail system would greatly enhance these opportunities.

There will still be a need however, to consider the purchase of land where the natural and cultural features are under threat, and cannot be protected by any other means, or when it is desirable to ensure public access over the long-term and this is the most cost-effective way of achieving it. Purchasing of land for the protection of natural and cultural features automatically provides recreational opportunities.

While DOC owns an equivalent land area to the ARC in the region, its primary role is in protecting conservation values. The ARC is the only agency specifically mandated to provide recreational opportunities and protect conservation values at the regional level. (See Figure 4)

2.1 Legal Context

Section 619(2) of the Local Government Act, 1974 (Refer Appendix A1) defines the circumstances under which the Regional Council can consider the purchase of land for regional parks and reserves purposes. There are three primary reasons why land can be purchased for regional park purposes. These are to protect and preserve;

- i) Natural features including landscape, native bush, vegetation and biological features, and/or
- ii) Cultural features including historic, scenic, archaeological, educational, community or other special features or values, and/or
- iii) Recreational significance or potential.



These may be selected for their intrinsic worth and/or for the benefit, enjoyment and use of the public, in particular, the public of the region.

The reasons for holding land for regional park purposes under the Local Government Act are almost identical to the reasons for which land can be held for reserves under the Reserves Act, 1977, (Refer Appendix A2). The Reserves Act provisions apply to regional parks where there is a Crown responsibility associated with the park. For example, where the management of the land was vested by the Crown in the ARC or the Crown contributed to the purchase of the land.

The Resource Management Act 1991 (RM Act) is also relevant in defining the responsibilities of the Regional Council with respect to the management of public open space. Section 6 of the RM Act (Refer Appendix A.4) refers to a number of factors which are considered to be of national importance. These include preservation of the natural character of the coast, wetlands and lakes and rivers and their margins, protection of outstanding natural features and landscapes from inappropriate subdivision, use and development, protection of significant indigenous vegetation and significant habitats of indigenous fauna, and matters such as the maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers, and the relationship of Maori to ancestral lands, water, sites and other taonga.

Section 7 of the Resource Management Act (Refer Appendix A4) goes on to describe other matters of importance which include, amongst other things, "the maintenance and enhancement of amenity values". "Amenity values" are defined in the RM Act as meaning *"... those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes."*

The RM Act makes specific reference to a range of matters, which are also the purposes for which reserve lands may be purchased and held in public

ownership. The issues include the protection and management of natural and cultural features, as well as matters such as the maintenance and enhancement of public access to and along the coast, lakes and rivers, and, matters such as the 'recreational attributes' of land. Furthermore, as mentioned earlier, given that the suitability of land for consideration for public purchase requires an analysis of the significance of the natural and cultural features of, and recreational opportunities in the region, it is clear there is a close relationship between the Regional Council's responsibilities under the Local Government Act, the Reserves Act and the Resource Management Act. In terms of Section 32 RM Act (Duties to consider alternatives, assess benefits and costs, etc.), public purchase can be considered as one of the options available to implement policies which give effect to the provisions of the RM Act. The open space qualities of the region should be managed in terms of the RM Act, and the purchase and management of regional parkland be seen as one of the options for implementing regional policy derived under the Resource Management Act.

Regional parkland has largely been secured and is retained under the provisions of Section 619 of the Local Government Act, which requires the land to be held "in perpetuity". Furthermore, much of the Waitakere Ranges, which are held under the Auckland Centennial Memorial Parkland Act, 1941, cannot be sold.

The existing legislation offers a high degree of long term protection to regional parkland. While the intention to hold land in perpetuity for the benefit of future generations is not questioned, the blanket prohibition on the disposal of all land held under the Local Government Act and the Auckland Centennial Memorial Parkland Act, inhibits the prudent management of regional parkland. It prevents simple rationalisation of boundaries, where this has become necessary as a result of changes in the land use on adjoining land. It also restricts the ARC's ability to purchase landholdings in order to secure natural and cultural features, and then to dispose of the remainder of the land, which may have little value as regional parkland.



The constraints in the way the legislation is currently framed, limit the Council's flexibility in securing those elements of land under offer, which best suit its purposes for regional parkland. The inability of the ARC to dispose of land acts against consideration of the initial purchase, some of which may not be needed for regional parks purposes. This can impose an unnecessary long term cost of holding land of marginal value. Greater flexibility in the way land can be purchased is highly desirable, but can also create the potential for land to be disposed of without taking the long term benefits to future generations into account. The ability to dispose of land must be limited and should be subject to a rigorous and open public process.

POLICY 2.1

The ARC will advocate for amendments to legislation to provide greater flexibility in the purchase of regional parkland.

2.2 Planning Framework

The planning framework for securing regional

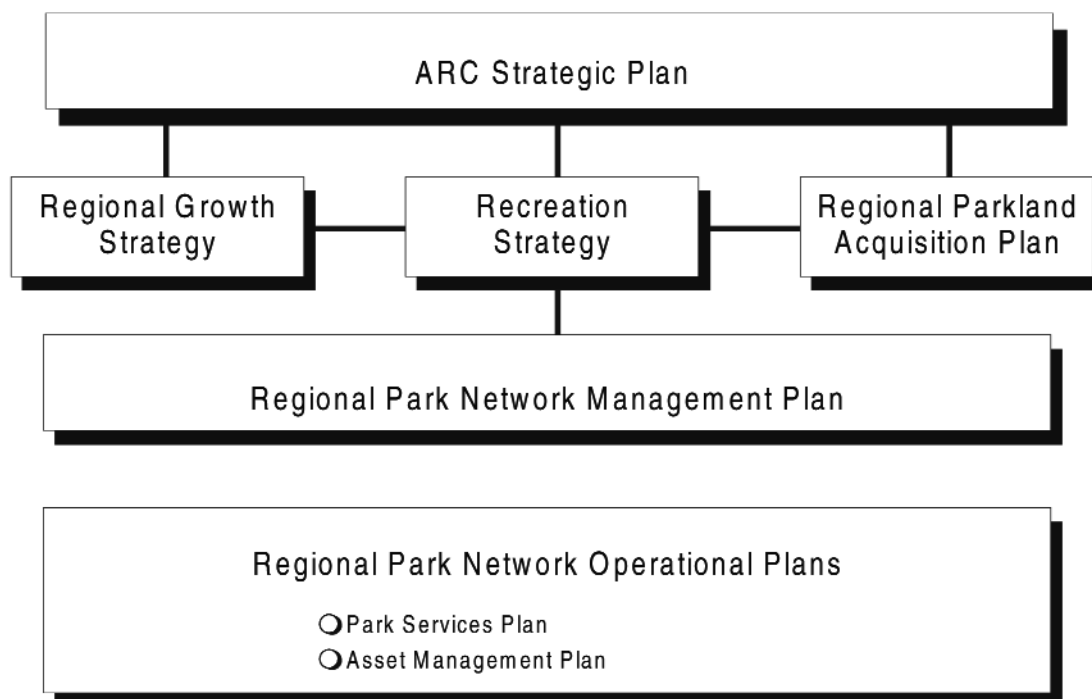
parkland and regional recreation opportunities identified in this document, form part of a suite of strategic and operational plans, which give direction to the provision and management of the regional park network.

i) ARC Strategic Plan (1998/08)

The overall strategic directions for the ARC are expressed in the statutory 10 year ARC Strategic Plan and Long Term Financial Plan. These were approved with the annual planning process in July 1998. The ARC Strategic Plan's visions for 'leadership and relationships', 'sustaining our heritage' and 'recreation' provide broad direction and the basis for actions, and funding requirements for Council with respect to recreation and parks. In summary these include:

- Service through leadership and trusting relationships with people and organisations, which enhance the effectiveness of the Council achieving outcomes.
- A healthy sustainable environment that enhances the quality of life of the people of the region and provides for future generations.
- A rich and diverse natural and cultural heritage, conserved and valued by the people of the region.

Figure 3. Planning Framework.





- Recreational facilities available to meet the needs of the people of the region.
- Natural park settings and stadia for recreation to provide an escape for the people of the region.

ii) Regional Growth Strategy

The Draft Regional Growth Strategy was released for public comment in July 1998 and sets out the desired directions to accommodate a regional population of up to two million by 2050. It identifies the demographic impacts of regional growth (including recreation and open space impacts) and recommends that 70 percent of the future growth can be accommodated within existing metropolitan urban limits by way of redevelopment and intensification.

The quality of the region's open space is being assessed as part of the Regional Growth Strategy. This is an inter-agency strategy intended to provide a co-ordinated and integrated approach to the management of the open space qualities of the region, including publicly owned open space.

iii) Regional Recreation Strategy

The strategy covers Council's role and direction in leading and facilitating integrated recreation and open space planning for the Auckland Region, and in directly providing regional park and recreation operations. The strategy draws upon market research to align park benefits, settings and services with user needs. An outcome of the strategy will be direction to the Regional Park Network Management Plan and the specification of park development and service levels.

iv) Regional Parkland Acquisition Plan

A Land and Recreation Access Strategy - Issues and Options report was released for public comment in August 1998. The Regional Parkland Acquisition Plan was prepared on the basis of the public feedback on that document.

v) Regional Parks Network Management Plan

The Regional Parks Network Management Plan provides the primary statutory policy framework for the management of the regional parks network as a whole. The Plan applies the strategic policy to the individual parks and provides the operational

policy framework for the day to day management of the parks. It is also the primary statutory contract between the ARC and the public of Auckland. The individual park management plans, as required by the Local Government Act, sit within this framework.

vi) Regional Park Services Plan (Draft)

The Regional Park Services Plan defines the general niche for regional parks and a framework for positioning each park or parts of parks in relation to the spectrum of benefits park visitors can derive from the parks. The Services Plan contains promotional, product development, pricing and market research proposals.

vii) ARC Asset Management Plan

The Local Government Act requires all local and regional councils to prepare and maintain an asset management plan for all capital assets. The vast majority of the ARC's capital assets pertain to regional parks. All structural, natural and cultural assets are included. The Asset Management Plan groups assets in natural and recreation settings, which meet specific recreational and conservation needs and expectations. In this way, assets can be managed in relation to the purpose they serve.

viii) Other Statutory Plans

Regional policy contained in the Proposed Auckland Regional Policy Statement and Proposed Regional Plan (Coastal), will also have relevance to regional parks and recreation settings and services.

There are two primary policy documents which are relevant. These are;

- a) Auckland Regional Policy Statement
- b) Auckland Regional Plan (Coastal)

The Auckland Regional Policy Statement (ARPS) contains sets of policies which relate to the evaluation and protection of the natural heritage (Policy 6.4.7), geological heritage (Policy 6.4.13), cultural heritage (Policy 6.4.16) and landscape (Policy 6.4.19) of the region. Scenic icons such as the volcanic cones, forested ranges, peninsulas, harbour vistas and headlands are recognised as being of regional significance.



The policies of the Auckland Regional Plan (Coastal) reflect those contained in the ARPS, with the addition of policies which relate to the protection of the coastal marine area

The policies contained in the ARPS and the Regional Plan (Coastal) must be consistent with the New Zealand Coastal Policy Statement. The most significant policies in the New Zealand Coastal Policy Statement document are those which relate to ensuring the preservation and enhancement of access for the public to and along the coastal marine area. These are a direct reflection of the matters considered to be a national importance identified in Section 6 of the RM Act.

ix) Specifications for Parks Settings and Services

This is an internal management document which sets standards for park settings and services within the park positioning framework, and creates measurable performance specifications for the day-to-day management of each park zone. Key performance indicators have been selected for quarterly measurement and reporting on the success of parks operations.

2.3 Relationship to other agencies

Other public agencies, such as the Department of Conservation and the local authorities, also have mandates to plan for and protect natural and cultural heritage features and to provide for recreation opportunities in the region.

Local authorities play a major role in the provision of public open space in the region. They have generally limited their role to the provision of local parks and sports fields, serving local residential neighbourhoods, on land owned and operated by the local authority in terms of the Reserves Act. Areas or features which are identified as having conservation value are usually "protected" through the provisions of their respective district plans, and as the opportunity arises, through mechanisms such as covenants imposed at the time of subdivision. That is, local authorities have not

traditionally seen it as their primary role to protect natural or cultural features through public ownership, although a number of local parks do contain natural and cultural heritage features. Often these are the results of subdivision contributions and have largely been taken for their aesthetic rather than conservation values.

National parks and reserves fall within the purview of the Conservation Act 1987. The Act is administered by the Department of Conservation. The general functions of the Department are defined in Section 6 of the Conservation Act (Refer Appendix A3).

DOC's mission statement is "...to conserve the natural and historic heritage of New Zealand for the benefit of present and future generations." The Department is primarily responsible for the protection of open space areas, which contain conservation values of national significance. As a consequence it owns and manages large tracts of land throughout New Zealand; most notable of these are the alpine and native forest national parks. **These land holdings cover nearly 30% of New Zealand, with less than 1% of this being located in the Auckland Region.**

The Department has a general responsibility to oversee the conservation of natural and cultural resources where they occur on other publicly owned or private land. The Department has a strong conservation advocacy role in this respect. DOC also has the responsibility to recognise and provide for the recreation and tourism potential of its landholdings, provided these do not detract from the conservation values of the land.

The relative balance of responsibilities of the ARC to the other public agencies in the provision and management of parks and reserves is illustrated in figure 4

There are, however, numerous examples in the region, where reserve lands held by the various levels of government do not sit logically on this continuum. There will inevitably be some overlap between the different levels, and in some cases



there is unnecessary duplication, which can lead to confusion of the relative roles of the various levels of government. The confusion is compounded by overlapping responsibilities. This is particularly noticeable with respect to the recreational activity on DOC land within the Auckland region and the role of regional parks. While from the park users point of view it may not matter who controls which piece of land, provided it is well managed, there is nevertheless potential for inefficiencies and poor accountability within the current framework. Some rationalisation has already taken place. A number of pieces of land owned by the Crown, e.g. Hunua Falls and Muriwai Regional Park, are managed by agreement by the ARC. However, there is a need to define better the relative roles of each agency, and, if necessary to rationalise the management of further land holdings within the region. It will, however, be necessary to ensure that any rationalisation does not impose a cost on regional ratepayers that is more appropriately born by central government. There is also a need to review the legislation under which public agencies provide for, and manage open space within the region, in particular the Reserves Act 1977.

There is a need to ensure that other public agencies are making their contribution to the provision of a full range of recreational opportunities in the region. For example, the Draft Open Space Strategy for the Auckland Region (ARC 1992), promoted the idea that each local authority should acquire and develop a metropolitan park of at least 40 hectares. Parks such as the Auckland Domain and One Tree Hill Domain fulfil a regional function and bridge the responsibilities of the local and the regional levels of recreation.

As a minimum, it is important that these various levels of provision are co-ordinated across the region, so that there is no undue duplication or gaps in the provision. This raises questions with respect to the need for effective co-ordination and integrated decision-making.

The public funding available for open space management is limited and comes from many sources. It is important that it is used prudently

and in the best interests of the region as a whole. The co-ordinated provision and management of open space is an important regional strategic issue.

As well as the local authorities and the Department of Conservation, other public and private agencies also play a role in the management of the open space qualities of the region. Included amongst these are the Queen Elizabeth II National Trust, Native Forest Heritage Trust, Royal Forest and Bird Protection Society, Carter Holt Harvey Ltd. and various agencies that provide open space as a spin-off of their core activities such as schools, race courses, golf and country clubs, hospitals, motorway corridors and the like.

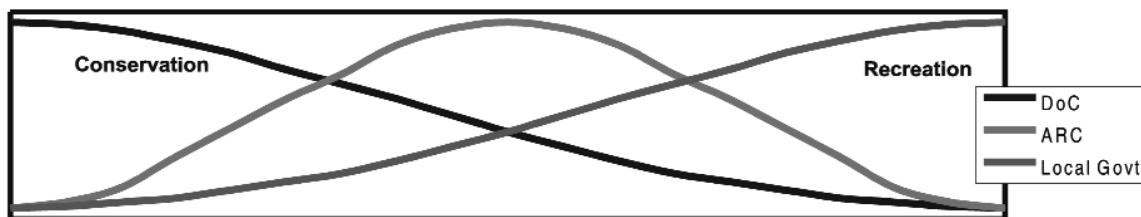
The Queen Elizabeth II National Trust (QEII Trust) has as its general function the protection of "landscape" features on private land, mainly through voluntary covenanting. The Royal Forest and Bird Protection Society owns a small number of reserves around the region.

Carter-Holt Harvey Ltd., as commercial foresters, hold the cutting rights to the formerly crown-owned exotic forests at Riverhead and Woodhill. Carter-Holt Harvey Ltd. is required to provide recreational access to these forests as part of an agreement with the Crown. The forests are used extensively for high-impact recreation such as off-road vehicles, trail-bikes and horse riding and are the major providers of this sort of recreation within the region. Public surveys (Refer Appendix D) have shown that the public do not feel that existing regional parks are suited for motorised high impact activities, but would be accepting of limited mountain bike and horse trekking.

Other public agencies, such as schools, are also recreation providers. There is considerable potential within the region for better utilisation of these resources through joint ventures. Schools have high levels of investment in playing fields, which could be utilised by the wider community for a charge, returning an income to the schools. Territorial local authorities have a role to play in co-ordinating and acting as a broker in setting up joint ventures with school boards.



Figure 4: Role of National, Regional and Local Authority Parks Agencies



There has been significant growth in the provision of recreation by the private sector and on privately-owned land in recent years within the Auckland region. Again, there is a need for better co-ordination between the people providing these opportunities, and there is considerable potential to expand these opportunities. Of particular interest in this area is the opportunity for private land owners, and particularly farmers on marginal land, to supplement their incomes by providing added value recreational opportunities such as horse-riding, kayak hire, overnight accommodation or simply public trails and walkways.

Where these opportunities are meeting a local or regional need that would otherwise be provided by a local authority or the regional council, there is the potential for the public agencies to act as brokers and to purchase "recreation access" from private landowners on behalf of the public.

POLICY 2.2

The ARC will co-ordinate the provision and management of public open space and recreational opportunities in the region through;

- i) providing regional leadership and co-ordination through the regional growth strategies and other appropriate mechanisms,
- ii) acting as an advocate for initiatives which improve the protection of regionally significant open space qualities and provision of regional recreational opportunities within the region,
- iii) facilitating the provision of opportunities for high impact recreation, such as off-road vehicles, through the private sector.

POLICY 2.3

The ARC will continue to protect and preserve natural and cultural features, and to provide long term public access to recreational

opportunities by purchasing land selected in accordance with the policies, criteria and priorities outlined in this report.

POLICY 2.4

Land purchase will be considered where:

- i) statutory policy does not adequately protect regionally significant features, and
- ii) long term public access is imperative and cannot be guaranteed by other means.

POLICY 2.5

Long term public access to and along the coastal marine area, lakes and rivers will be given priority in considering future purchase of land.

POLICY 2.6

Where private landowners are willing, consideration will be given to securing public access or recreation rights over private land to meet short to medium term recreation needs.

POLICY 2.7

In considering additions to existing regional parks, emphasis will be given to;

- i) protecting the qualities and range of experiences offered at regional parks where these are threatened.
- ii) enhancing existing experiences by extending the experiences onto adjoining land where appropriate, including the contribution that local authority reserve contributions can make to existing parkland.
- iii) establishing a regional network of walkways and trails in conjunction with other public agencies and private land owners.

The Purpose of Regional Parks



3.1 Historic Vision for Regional Parks

Regional parkland has been accumulated over the last 50 years. Large amounts of it were inherited as parts of other functions of the ARC (and its predecessor the ARA), such as the water catchment areas of the Hunua and the Waitakere Ranges and the sewage buffer zone at Ambury. Other areas, such as the Centennial Memorial Parkland in the Waitakere ranges and Muriwai Regional Park, were transferred to the ARC from other public agencies and the Crown.

In 1975/6 the Auckland Regional Authority evaluated the parks network with a view to defining the role of regional parks and any need for further staged land acquisition. The Interim Report on Regional Parks and Recreation adopted in March 1975 stated:

The major role of the ARA should be the acquisition, development and management of reasonably large areas for the purpose of public recreation. Preservation is important but secondary to public use and enjoyment. The types of recreation activities for which the Authority should take the major responsibility are those which: are extensive (space consuming); are resource oriented (require attractive natural resources); are unorganised (require no special fields or courts); favour participation (are inexpensive and encourage the less proficient person); and are of longer term duration (take about half a day or most of it)."

Three main classifications were determined to differentiate between ownership, administration, and access: "Regional Parks", acquired for recreation use; "Protection Reserves", acquired for other purposes such as sewage protection or water supply, but with recreation access a secondary possibility; and "Regional Trails", which may or may not be owned by the ARA, but which provide regional public access. The report concluded that Regional Parks could have an emphasis on or mix of forest, pastoral, or recreation qualities.

As to whether there should be more Regional

Parks, the report considered that many existing parks were at capacity and with projected urban growth, concluded that a balance between park acquisition and the development of existing parks was required. Three planning objectives were developed:

1. The park network should contain representative samples of the best resources and any unusual or unique opportunities for public recreation and outdoor education.
2. The network should have a balanced park distribution which reflects the future location of residential settlement in the region.
3. The park system should be diverse enough and flexible enough to adapt to changing patterns of recreation.

The interim report was included in a full evaluation of the regional park network produced in 1976 and set priorities for future parkland. Many of these remain on the agenda for consideration for future purchase and have been re-evaluated in terms of the principles and criteria developed in this plan. (Refer to Section 5)

3.2 The Regional Park Niche

The Local Government Act 1974 provides for the acquisition and management of regional parks in perpetuity for the public of the Auckland region, for the purposes of protecting and preserving their intrinsic worth and/or for the benefit, enjoyment and use of the public. This may be for a wide range of reasons including: natural or landscape features, cultural, educational features or values; and/or for purely their recreational significance.

Primarily, regional parks have been purchased to protect and make accessible countryside for the enjoyment of the public. They incorporate, a range of outstanding and large scenic natural areas, areas of farmland and significant beaches with a natural or rural setting. Bush, beach, and farmland are the primary themes of regional parks.



The size of the parks and their levels of regional visitation requires regional funding and management. They provide "accessible countryside" for the Aucklanders to escape to, and are deliberately given lower levels of development commensurate with ensuring the countryside experience is retained. Those experiences may range from higher density social beach experiences in a rural setting, to a remote experience in forested ranges. Generally visitors make their own recreation within these settings, and services are low key and focus on public safety, interpretation, and facilitating people's enjoyment of the natural settings.

Regional parks lie at an intermediate level between local and national parks. Local urban parks meet a wider range of recreational and community needs for sportsfields, playgrounds, community centres, local reserves and urban beaches. National parks and reserves, on the other hand, are managed with a conservation emphasis on habitat and cultural heritage protection first, and public enjoyment second. The national conservation estate contains outstanding landscapes and outdoor recreation experiences similar to those provided at the regional level, but is generally more than a day trip away from urban areas.

In contrast, the regional parks are focused on engaging people with nature, of encouraging people to enjoy outdoor recreation in natural settings and on learning about the environment. The regional role is best captured by the concept "linking people and the land through leisure". These experiences are generally within an easy day trip for most people in the region.

The ARC has traditionally focused on protecting prime scenic locations, usually coastal peninsulas. Park visitor and public preferences indicate that it is the ability of people to enjoy informal recreation in natural settings, which they value most about regional parks. Where there is a need to secure heritage features and/or regional recreational opportunities in perpetuity, then public purchase should be considered. Where there are willing land-owners, or where public access needs only to

be secured for a limited period, then voluntary management mechanisms and the purchase of recreation access might be the preferred option.

POLICY 3.1

The selection of land for consideration for inclusion in the regional parks network will continue to be based on the theme of 'accessible countryside' with a focus on bush, beach and farmland.

3.3 Parks Outside the Region

The dominance of Auckland as a major centre of population and economy means that its influences extend well beyond the Auckland Region. This is very evident with respect to Auckland's leisure patterns. These extend into the Waikato, in particular the Coromandel area, and into Northland. The Local Government Act permits the ARC to acquire and manage land for regional parks purposes outside the Auckland Region.

It has not been past practice to look beyond the region, but the continued population growth of the region and the limited extent of natural areas within the region, could mean that in order to satisfy the future needs of Auckland's that there will be a need to secure recreation opportunities in places, such as the Coromandel Peninsula. It is, however, felt that this is more properly the responsibility of the relevant regional council. At this stage only Auckland and Wellington Regional Councils are specifically empowered to own and manage regional parks. The Local Government Act would need to be amended to mandate other regional councils to fulfil this function.

POLICY 3.2

The ARC will advocate for an amendment to legislation to permit all regional councils to provide for and manage regional parks.

POLICY 3.3

The ARC will only consider the purchase of regional parkland outside the Auckland region where it adjoins existing regional parks and has a demonstrable benefit to the regional park network.

4. Factors Influencing the Demand for Regional Parks



4.1 Supply of Public Open Space

a) Current Supply

Regional parks sit within a spectrum of public open space within the region. (Refer to Map 2) There is, as highlighted above, considerable overlap between the various levels of public open space. The distribution of public open space by local authority area is described in the following Table 1.

The standard of 4 hectares per 1000 people is frequently used as a basis for determining the future provision of neighbourhood parks and sports fields in new developing suburban areas. There are however no recognised standards for larger district parks, sub-regional or regional park systems, or for esplanade reserves, ecological corridors and the like, which have a conservation role as well as provide recreation opportunities.

The distribution of regional parkland and DOC land is a reflection of the geographic distribution of the specific natural and cultural features the parks were purchased to protect. As a consequence, west

and south Auckland benefit from the fact that this is where the major bush-covered ranges occur in the region, and Auckland City benefits from having jurisdiction over the Hauraki Gulf Islands.

It is somewhat spurious to look at regional distribution in terms of an ideal distribution, given the above factors, and the fact that people living in one sector will travel to another sector in order to obtain the type of experience they seek. This is evidenced by the regional park visitor patterns. However, given these visitor patterns and the above distribution of public open space, it is known that the northern sector of the Auckland region is slightly under-represented in the amount of open space.

The need for additional regional parkland is determined by the consideration of two factors;

- i) the need to protect regionally significant natural and cultural features, and
- ii) the need to provide for the recreation needs of a growing regional population.

Table 1 - Hectares of Public Open Space Available in TLA Areas (August 1998)

TLA	LA Public Open Space ¹	Regional Parks	DOC Estate (within Auckland region)
	(ha)	(ha)	(ha)
Rodney District Council	864	1,740	8,635
North Shore City Council	1,341	113	52
Waitakere City Council	1,089	16,259	101
Auckland City Council	2,179	295	21,864 ²
Manukau City Council	1,557	3,780	573
Papakura District Council	172	0	18
Franklin District Council	347	14,913	301
	7,549	37,100	31,543

ARC GIS DATA BASE

¹ TLA areas contain only those areas assessed to be currently used for recreation and conservation purposes

² Auckland City Council area includes 21,317 of land managed by DOC on Great and Little Barrier Islands

Total Public Open Space = 76,192 ha.
= 15% land area of the region



b) Adequacy of Supply

For a regional population exceeding 1.1 million people, the ARC offers 37,091 hectares of parkland spread over 22 parks. This amounts to 34.6 hectares of countryside parkland per 1,000 population. If DOC land is included, there is 63.9 hectares of land per 1,000 population.

However, the regional parks (excluding the 22 hectare Mt Smart complex) could generally be divided into about 34,000 hectares of forested Waitakere and Hunua Ranges (incorporating water catchment areas) and about 3000 hectares of primarily coastal countryside parks.

On this basis there are about 31.8 hectares of forested regional parkland, and 2.8 hectares of coastal-countryside regional parkland per 1,000 head of population. The coastal areas are the most popular.

Estimates of park visitation, in 1995/96 indicate some 7.9 million visits are made to countryside and conservation parkland (excluding Mt. Smart).

The existing countryside regional parks are subjected to 7.9 million visits per year. If the existing visitor patterns persist into the future then this could result in the number of visitors to regional parks increasing to 15.5 million visits per year within 50 years. A preliminary estimate of the capacity of the existing parks to absorb more visitors without destroying the qualities of experience currently enjoyed by visitors, is about 12 million visits per year. (Refer to Table 2)

Therefore, while there is some capacity to absorb some growth in visitor numbers through targeted promotion of under-used parts of the network, the

increase in population will necessitate expansion of the network over the next 50 years.

A 1994 ARC study of remaining unique landscapes and coastal beaches of sufficient quality to become regional park land identified about 15-20 areas in the Auckland Region amounting to a total of 3,000 to 5,000 hectares. These areas were viewed from the air by a group of specialist staff and councillors and scored against criteria for resource quality, cultural, ecological and scenic/landscape/geology, accessibility, recreation demand, and whether the land would add to an existing regional park. If all such areas were acquired, the regional parks network would increase 8-13 percent.

There is no simple formula for determining the amount of regional parkland necessary to continue to satisfy the regional public's needs or wishes. The need to protect regionally significant heritage features is determined by the value placed on them by the regional community, and, the level of threat to them.

The need for further land for regional recreation purposes is a function of people's perception of the degree to which existing settings continue to satisfy the range and quality of experience they expect from regional parkland. This is particularly critical with respect to the quality of experience offered by remote or wilderness areas. Here, increased use will ultimately detract from or destroy the quality of experience people are seeking. This makes it difficult to argue that further land should not be purchased until the existing holdings are fully utilised.

The need to protect regionally significant heritage features is determined by the level of protection already or potentially offered by other mechanisms,

Table 2

Number of Parks*	Total Hectares*	Visits 1996*	Est. Carrying Capacity*	Projected Demand 2050*	Coast Park Ha	Coast Park Ha/1,000 pop.
22	37,091	7.9 million	12 million	15.5 million	3,000	2.8

*excluding Mt. Smart



and, by the level of threat to the features. This plan outlines a means of determining and evaluating the need for and priority for protection using a set of principles and criteria. (See Section 5 of this plan.) It is not however, possible to predetermine accurately which of these regional significant features or areas are likely to come under threat, and when this is likely to happen. The need to respond will therefore necessarily be determined to some degree by circumstances as they emerge and the level of threat becomes obvious. The ARC may need to respond quickly to potential threats at any time.

The Auckland region is not over-endowed with regional parkland, even when DOC land is included, by comparison with other regions in New Zealand or overseas. There is a need to ensure that the land is being used to its best potential, and there is a need again to consider the contribution DOC land makes here. The key to ensuring the cost-effective provision of regional parkland lies in systematic monitoring of use and people's level of satisfaction with the parks, thoughtful promotion to ensure the best utilisation, and, systematic assessment of what heritage features the public values and monitoring of the level of threat to these.

POLICY 4.1

The ARC will monitor regional growth patterns, including changing land values, and use these as a basis for determining the need for and timing of future regional park purchases.

POLICY 4.2

The ARC will monitor the regional park use and, where appropriate, facilitate the effective use of under-used parts of the regional park network consistent with the protecting the intrinsic qualities of the parks.

4.2 Natural and Cultural Heritage Protection

a) Regionally Significant Features

The natural and cultural heritage features of the region provide the raw resource for future park purchases.

The significance of land and its features within the region can be defined by reference to criteria and inventories in public policy documents such as the Regional Policy Statement, and to other inventories of significant natural and cultural features such as the Department of Conservation Sites of Special Wildlife Interest, ARC Cultural Heritage Inventory, the Assessment of Regional Landscapes, and the Geopreservation Inventory for the Auckland region (Kenny and Hayward, 1996).

These inventories form the basis of the policies contained in the Regional Policy Statement, Regional Plan (Coastal) and the Department of Conservation's Conservation Management Strategy (CMS). The regional coverages of these inventories are shown on Map 3. The Sites of Natural Significance is comprised of a number of primary inventories. (Refer Appendix B).

The Cultural Heritage Inventory (CHI) is a record of known archaeological sites and features and areas of historic significance. The CHI is continually being added to as new sites and new information is discovered (Refer Appendix C).

The Regional Landscape Assessment (ARC, 1984) is based on professional evaluations of the quality of the region's landscape and its sensitivity to modification, and on a sample survey of the public's response to the different landscapes of the region. The Regional Landscape Assessment (RLA) has been used widely by landscape architects and is recognised as the best basis which is currently available for landscape evaluation in the region. The RLA is continually being re-assessed, as more detailed evaluations are undertaken in relation to specific projects and development proposals. A common methodology



has been devised, which enables the RLA to be kept up to date.

POLICY 4.3

The Sites of Natural Significance, Cultural Heritage Inventory and Regional Landscape Assessment will be used as part of the basis for determining priority areas and locations suitable for consideration for purchase as regional parkland.

b) Areas of Regional Significance

An assessment of the region's natural, landscape and cultural features has been undertaken using the above inventories and a set of indicators to determine the relative value of different parts of the region. The assessment has been based on water catchment areas. The analysis identified particular areas of the region where there are significant groupings of features with these values. The areas of regional significance are:

- i) The north-eastern coast of the Rodney District around the Mahurangi and Whangateau harbours.
- ii) The eastern coastal margin of the Kaipara Harbour.
- iii) The western coastal margin and northern portion of the Kaipara Peninsula.
- iv) The south-eastern coast on the Firth of Thames.
- v) The western coastal margin of the Awhitu Peninsula
- vi) The Waitakere and Hunua Ranges (most of these areas are already in public ownership).
- vii) Hauraki Gulf Islands, particularly Waiheke
- viii) Puhinui and Pukaki areas of Mangere including Puketutu Island.

POLICY 4.4

Land contained within Regionally Significant Areas will be given particular consideration for the purchase of regional parkland

c) Protection Mechanisms

There are a number of ways in which features and areas of regional significance can be offered levels of protection and preservation. These fall within the following broad categories;

- * Voluntary management mechanisms
- * Public policy and management mechanisms
- * Joint public/private management mechanisms

i) Voluntary mechanisms

Many of the features and areas of regional significance are located on private land. In many cases the features are not under threat and can, with encouragement, continue to be sustainably managed under private ownership. Encouragement might simply take the form of making landowners aware of the existence and significance of a feature on their land. This is one of the mechanisms which forms part of the Protected Natural Areas programme being undertaken by the ARC and DOC. Educating landowners in the effective management of the natural and cultural features of their land is a low cost minimum-intervention option.

In other cases, it may require a level of incentive to induce landowners to protect features, which the public consider worthy of protection. Mechanisms such as rate relief, tradable development rights or similar land zoning techniques might be appropriate. The covenanting and fencing provisions available under the QEII National Trust programmes is an example of this sort of mechanism.

POLICY 4.5

Voluntary and local government mechanisms and initiatives will be promoted by the ARC for the



protection of regionally significant natural and cultural features on privately-owned land.

ii) Public Management mechanisms

Public mechanisms range from resource management policies contained in statutory documents such as national and regional policy statements, regional plans and district plans to outright public ownership and management. Public ownership must be seen as one of options available to public agencies to implement the policies contained in statutory policy documents such as Regional Policy Statements, Regional Plans and District Plans. In terms of Section 32 of the RM Act, it is an alternative to regulation.

Public ownership should be considered where the feature or quality of open space is under threat from destruction or neglect, or where long term public access to the feature or open space is desirable.

Public access to and along the coastal marine area, lakes and rivers should be maintained and enhanced. This is stated as one of the Matters of National Importance, in Section of the RM Act and reflected in policies in the New Zealand Coastal Policy Statement, the Proposed Auckland Regional Policy Statement and the Proposed Regional Plan (Coastal)

iii) Joint public/private management mechanisms

The private provision of regional opportunities and services is rapidly increasing within the region. This is in part a reflection of the growth in small holding country living blocks within the region and as a result of traditional farmers, especially in marginal coastal areas, seeking to supplement their farming incomes.

It is customary in many overseas countries, especially Europe, for the wider public to be guaranteed access to the open countryside. In many cases this is enabled and controlled through legislation. It is not a tradition in New Zealand. The New Zealand Walkways network administered

by DOC is perhaps the only example. In this case walkway routes are secured by way of public ownership and covenants over private land. (Refer to Policy 2.6)

In many situations, the public's appreciation of the features and qualities of an area can be satisfied simply by allowing them to traverse through an area. The quality of experience on land already in public ownership can be greatly enhanced by linking existing public open space by walkways. This enables the public to experience the areas in the context of the surrounding landscape as a whole. This is particularly significant in areas where an understanding of the cultural significance of an area is best appreciated by seeing it within its landscape setting.

The private landowners can benefit from having the public use their land especially where the private owner wishes to provide added value, such as recreation programmes or facilities, accommodation and other activities on a cost recovery basis.

This is a relatively low-cost option for the public agency who may secure public access by purchasing the recreation or access rights to the property, without the need to purchase and hold the land in public ownership. (Refer to Policy 2.6)

iv) Existing Regional Park Network

The existing regional park network contains many of the features identified above as being of regional significance, particularly those found in the Waitakere and Hunua ranges. However, even within the regional park network some of the qualities which make these special places can be threatened by activities or development proposals on adjoining privately-owned land. There is a need in some circumstances to ensure that existing qualities of regional parks are not undermined.

Furthermore, the quality and range of experiences offered on the parks could be enhanced by extending the experiences offered onto adjoining private land, or by linking with other public land in



the vicinity. Walking and tramping are two of the most favoured active outdoor recreational pursuits of New Zealanders and tourists. They are also the most favoured pastimes on regional parks. There is considerable scope within the Auckland region to provide a regional network of walkways and trails for walkers, trampers, mountain bikers and horse riders. (Refer to Policy 2.7)

4.3 Regional Growth Factors

a) Population Growth Pressures

The amount and distribution of population growth will influence the pattern of future parkland purchases. The Draft Regional Growth Strategy anticipates that the region's population will double to 2 million people in 50 years time (Figure 5). Furthermore, the composition of the population will change and the ways people live, work and participate in recreation are likely to change. The population will also become ethnically more diverse.

There will also be a greater proportion of the population living in intensive housing with less personal open space. Leisure patterns are likely to change significantly as a result of these changes.

It will be difficult to continue to provide for outdoor recreation within intensifying metropolitan urban areas, with the consequence that people are likely to increasingly seek recreation opportunities outside the metropolitan area. These trends will need to be continuously monitored, and responses to them carefully considered, in terms of the role of regional parks.

The Draft Regional Growth Strategy is based upon an assessment of regional attributes of projections of population growth over 50 years and modelling three alternative growth scenarios over the four quadrants of the region (north, central, west, and south).

The Draft Regional Growth Strategy suggests that;

- i) 70 percent of new houses will be located within the existing metropolitan area, particularly around key suburban centres and along major public transport routes.
- ii) 30 percent of growth would be accommodated in new greenfields, primarily at Takanini, East Tamaki, Westgate/Redhills, Albany/Greenhithe, and Orewa/Silverdale. Rural towns, particularly Helensville, Kumeu, and Pukekohe would provide for 130,000 people. Sensitive natural areas, such as

Figure 5: Population & Household Projections: Auckland Region

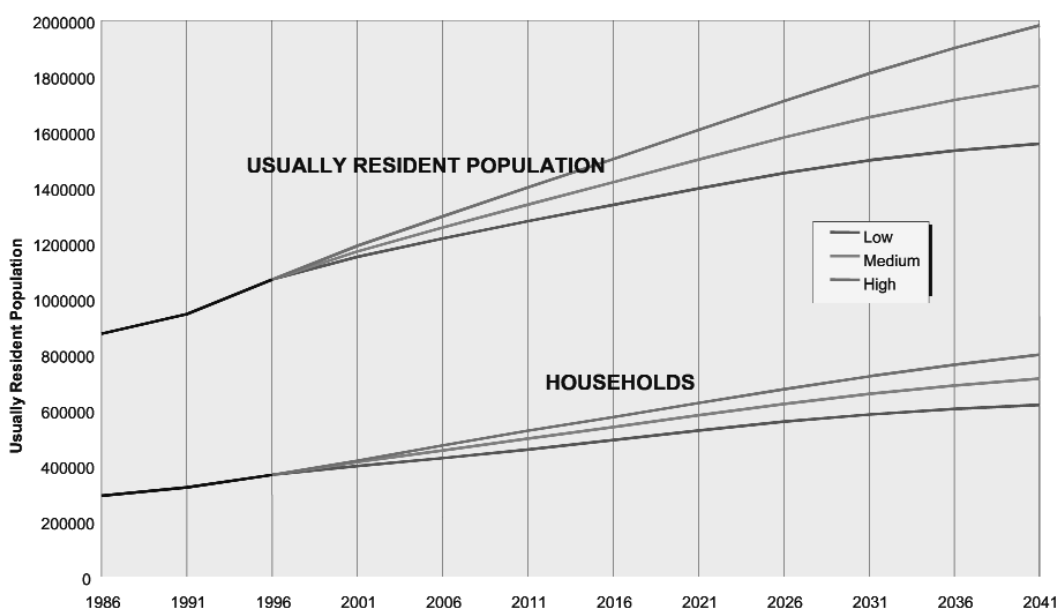




Table 3: Origin of Visitors

	North	Central	West	South	
Northern Parks	51%	24%	12%	13%	100%
Central Parks	37%	27%	15%	21%	100%
Waitakere Parkland	16%	28%	44%	12%	100%
Southern Parks	5%	17%	5%	73%	100%
Botanic Gardens	5%	35%	10%	50%	100%

Waitakere, Hunua, Okura, Waiwera and Puhoi; would be protected.

The planned growth will result in an increase in the north from 239,000 to 450,000 people in 2050 (88% increase), the west from 156,000 to 360,000 (130%), the central sub-region from 352,000 to 570,000 (65%), and the south from 325,000 to 630,000 (94%).

The 1996 distribution of the Auckland regional population visiting the regional parks is illustrated in Table 3. The table shows the parks grouped into sectors and the residential origin of each sector's visitors. (Note that two popular central parks, Long Bay and Muriwai, are located in the northern part of the region.)

If these visitor patterns persist into the future, then the population scenarios outlined above could have the following results in terms of future usage of regional parks:

- The population growth planned for the northern sub-region will primarily impact on northern and central parks (exacerbated by the northern

motorway extension).

- The population growth planned for the central sub-region will impact all parks, the Botanic Gardens and Mt. Smart.
- The population growth planned for the western sub-region will primarily impact on Waitakere Parkland, with some impact on central and northern parks.
- The population growth planned for the southern sub-region will impact heavily on the southern parks, Botanic Gardens, and Mt. Smart, with a lesser impact on the central parks

Overall, the population growth patterns planned for in the Regional Growth Strategy will have the greatest impact on the northern and central regional parks.

For regional parks the key issues are whether the existing regional parks network is adequate to cope with an expected doubling in population over 50 years, and is there sufficient protection and access

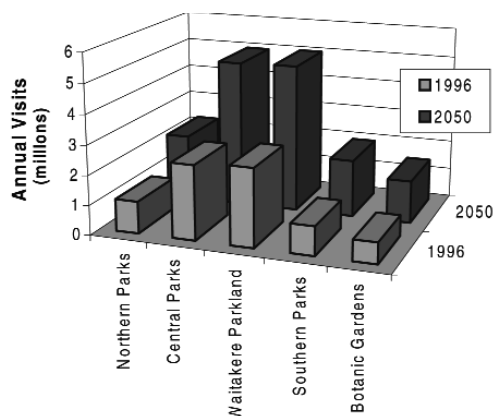


Figure 6: Potential Regional Park Visits 1996 - 2050

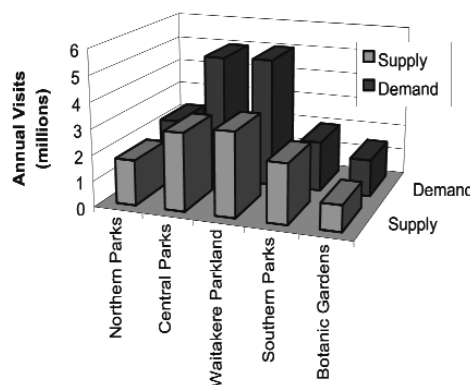


Figure 7: Park Carrying Capacity vs Potential Visits in 2050



to regional landscapes and outdoor recreation settings? These issues are illustrated in the figures below.

Figure 6 compares the level of visits to regional parks in 1996 with the estimated visits in 2050 and illustrates the potential increase in visits to regional parks. Figure 7 compares the estimated capacity of the parks with the future demand. This shows that there will be a shortfall in all sectors except the south by the year 2050.

b) Demographic Changes

It is difficult to project population demographics. Population growth is dependant on a number of factors such as changing immigration policy, improved health impacting on fertility and survival rates, changes in lifestyle impacting on family size, and the economic success and quality of life in the region.

The Auckland population is already culturally diverse. In 1996 the population contained 12.5 percent Maori, and 11.6 percent Pacific Islanders, both groups with substantially higher birth rates than for Europeans. The 9.5 percent Asian population has grown significantly from immigration in recent years. Since 1986, 80 percent of new migrants to NZ have settled in Auckland. Overall the population is ageing and single parent families are trending upwards.

In the 10 years between 1986 and 1996 the European population remained static, while the Maori population increased 29 percent (though this may be affected by the way Maori were categorised), the Pacific Island Population increased 50 percent, the Asian population increased 400 percent, and other ethnic groups increased 440 percent. There is little doubt that Auckland will be strongly multicultural in 2050. If existing city preferences continue, the southern sub-region would have a significant Polynesian population, while the central sub-region would have the highest Asian population. A high population projection would see the median age in go from 32 in 1996 to 40 in 2050, with those over 64 years of age nearly doubling in number.

By attaching the attitudes and activities of current demographic groups to their projected proportions in 2050, it is possible to make some inferences about regional parks, settings and services. We might expect that regional parks, particularly southern parks, would have significant multicultural populations with a strong affinity for coast and beaches; large extended family groups picnicking/BBQ, relaxing, swimming, or playing informal sport.

This might see higher tourist numbers at Arataki/Waitakere Ranges, Botanic Gardens, and Whakanewha and more active in bushwalking, sightseeing, picnicking/BBQ, reading/relaxing/sunbathing. Also family numbers may increase at most parks and becoming more active in picnicking/BBQ, reading/relaxing/sunbathing, fishing, and informal sport. And higher group numbers at accessible parks with flat areas behind beaches, and those with shade, such as Long Bay, Shakespear and Wenderholm.

We might also expect a higher percentage of tourists, possibly eco-tourists, going for bush walks, visiting information centres or cultural areas and events. Northern beaches may be at maximum carrying capacity, with pressure to further develop. Southern coastal parks will also be at capacity having been developed to a greater extent. Areas of the Waitakere and Hunua Ranges will continue to be managed for remote experiences. Auckland schools may have fully integrated their classroom experiences with regional parks becoming an environmental classroom. As a result of an increase in the number of senior citizens, increases in Polynesian, Maori and ethnic minority groups who value larger and extended families, increases in the Asian population, and a significant eco-tourism economy, key market segmentation profiles of regional park visitors will change rapidly.



POLICY 4.6

The ARC will monitor demographic changes in the population, and use this as a basis for determining the need for recreation opportunities in the region, and the range and type of experience provided on regional parks

Primary leisure settings for New Zealanders in the LINZ study were ranked in descending order as shopping centres(56%), restaurants (52%), beaches/rivers/lakes (38%),and 22 % of respondents had used walking tracks in the 4 weeks prior to the survey. Activities most frequently undertaken in New Zealand's parks include sightseeing, viewing scenery, relaxing and short walks (Heylen Research Centre, 1992)

c) Public Values

i) Leisure Trends

The "Life in New Zealand" (LINZ) study undertaken by the Hillary Commission in 1991 highlighted some of the major leisure patterns of New Zealanders. (Figure 8) Not surprisingly, sedentary home based activities were the most likely leisure pursuits, which respondents had participated in over the previous 4 weeks: 96 percent had watched TV, 82 percent had read for pleasure, and 41 percent had gardened for pleasure. In the area of outdoor recreation, 9 percent of respondents had been picnicking or barbecuing, 5 percent fishing, and 2 percent tramping (Laidler and Cushman, 1991). An outdoor leisure activities study by MRL Research Group in 1994 found the most common outdoor activity to be walking (15% coastal, 12% bush, and 3% farm) and swimming (10%).

A 1995 review of outdoor recreation in New Zealand by the Department of Conservation and Lincoln University noted that the main activities of walks, picnics, and driving for pleasure have remained stable over time. Emerging activities included activities such as mountain biking, wind surfing, and parapenting. People were attempting more activities of shorter durations, as a variety of experiences were sought from single locations. This has made it harder to label recreationists who may be a trumper one day and mountain biker the next. As recreationists diversified their activities and settings, increasing specialisation was also apparent, such as sea, white water, or flat water kayaking. These activities were becoming less structured and more individual.

The same review also drew conclusions of the demographic background of outdoor recreation people. Active pursuits attracted younger people, while more passive activity had appeal across all

Figure 8: Leisure Pursuits , 3 NZ Surveys

Life in NZ – Hillary Commission 1991 (left), Laidler & Cushman -1991 (centre), MRL Research Group 1994 (right)

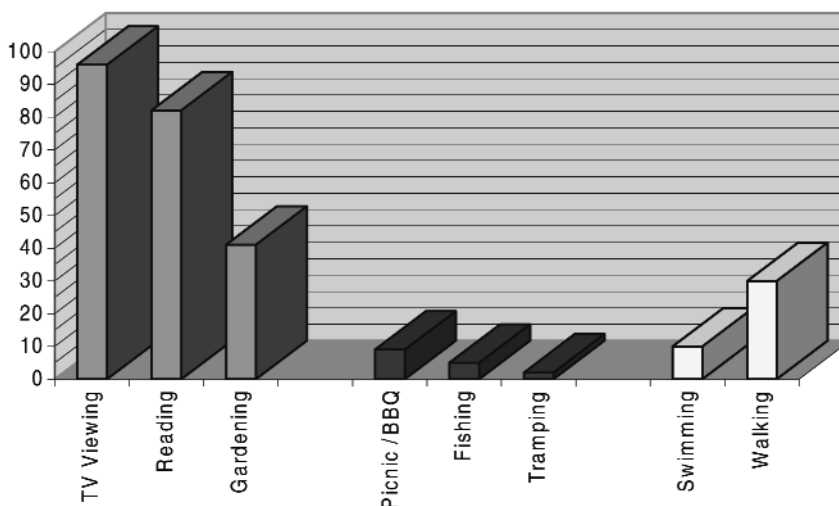
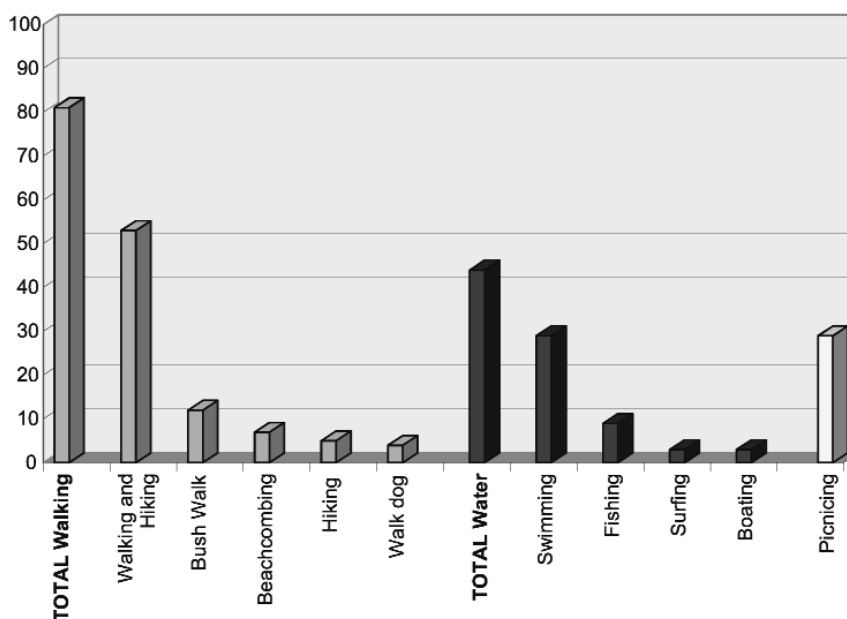




Figure 9: Aucklanders Most Popular Activities

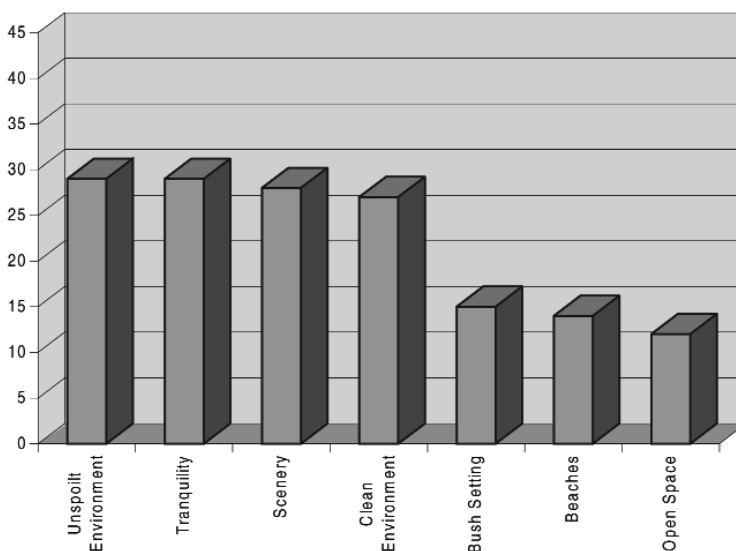


age groups. Generally outdoor recreationists have higher levels of education than average, some studies indicating as many as 50 percent having full or part tertiary qualifications. Closely correlated to education is occupation and income level, although these were not found to effect setting choice. Gender varies with outdoor pursuits, with males being more frequent in active pursuits (for example, hunting, fishing, and kayaking) and females in more passive pursuits (such as picnicking). Participants' stage in the life cycle was also seen to be helpful in understanding park use. Studies of non-users found higher proportions of non-European, disabled, aged, and low socio-economic groups.

A number of surveys carried out by the ARC on the public's recreation preferences have illustrated the following patterns.

When asked of the activities they most liked to do (Figure 9), the most popular were: walking and hiking 81% (53% walk, 12% bush walk, 7% beachcombing, 4% walk dog, 5% hiking), water activity 44% (29% swimming, 9% fishing, 3% surfing, and 3% boating), and picnicking, relaxing, lying on the beach 29%. Walking and swimming had universal appeal across most groups. Notably, fishing particularly appealed to Maori (27% of Maori visitors).

Figure 10: Reasons People Value Outdoors

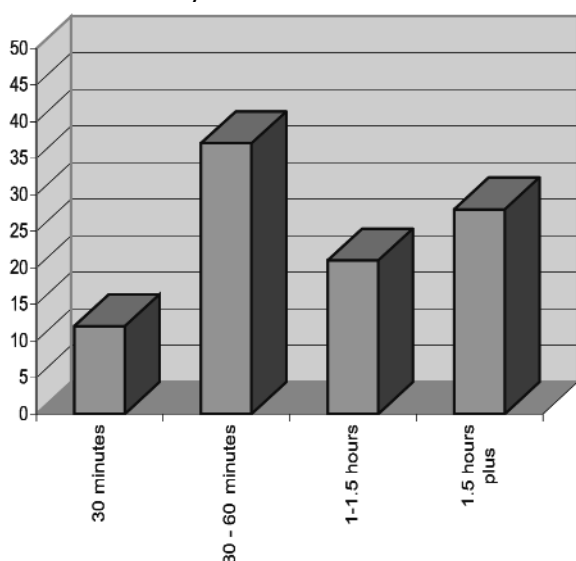




Aucklanders most valued the natural unspoilt environment 29%, peace and quiet/tranquillity 29% (particularly older, European, and female), scenery 28%, unpolluted and clean environment 27%, bush setting 15%, beaches/sea/water 14%, and open space/amount of area 12%

The longest time Aucklanders would be prepared to travel from home to get to large coastal, bush, or countryside areas for a day visit was: up to 30 minutes 12% (40% of Pacific Islanders), over 30 minutes and up to 1 hour 37%, over 1 hour and up to 1.5 hours 21%, over 1.5 hours 28% (44% of Maori).

Figure 11: Aucklanders - travel time from home to large coastal, bush or countryside area for a day visit



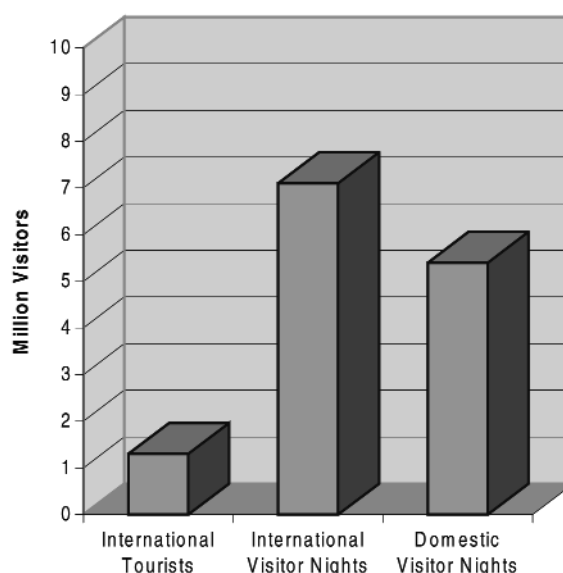
A recent study undertaken by Manukau City Council in conjunction with Creative New Zealand and the Hillary Commission, called "Valuing the Benefits of Recreation, Arts and Parks" (March 1997) identified similar general patterns, with a few minor differences such as a stronger preference for more active participation amongst Manukau City residents. The overall finding of this study was that there was an increasing desire for unstructured, non-competitive, non-gender specific recreational opportunities.

Tourism is a billion dollar industry in Auckland as

the gateway to the majority of New Zealand's tourists. In 1996 international tourists visiting New Zealand numbered 1.3 million, generating 7.1 million visitor nights in Auckland (NZTB, 1996). To this can be added 5.4 million visitor nights by domestic tourists (Tourism Auckland, 1995). 55 percent of tourists arrive for a holiday, 30 percent to visit friends and relatives, and 15 percent for business. An estimated 50 percent of overseas tourists and 80 percent of domestic tourists use a vehicle

One survey of New Zealand tourists (Figure 13),

Figure 12: Tourism Statistics for Auckland - Visitor and Visitor nights

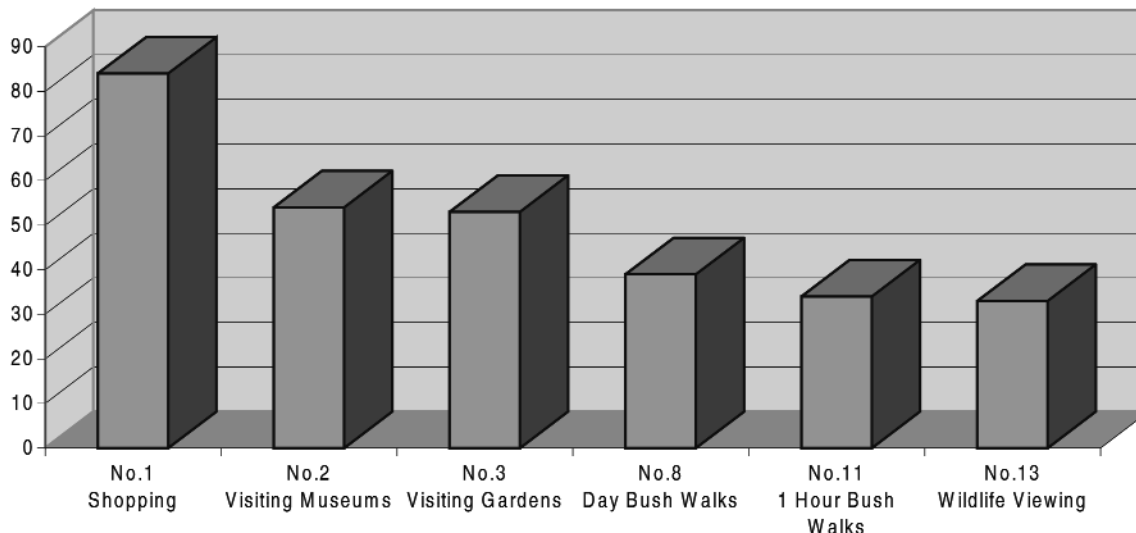


determined the 15 most popular activities: First was shopping (84%), second was visiting museums and Art Galleries (54%), third was visiting gardens/botanic gardens (53%), eighth was ½ to 1 day bush walks (39%), eleventh was short bush walks less than 1/2 hour (34%), and thirteenth was seeing wildlife in a natural setting (33%). Tourism Auckland promote the city gulf and adventure activities.

Within regional parks, overseas tourists make up only 5 percent of visitors, the most popular venues being the Arataki Visitor Centre and the Muriwai gannet colony. Tourists are generally treated similar to other visitors, although tour buses are managed by permit. As the economy places greater



Figure 13: NZ Tourists - 15 Most Popular Activities (selected)



emphasis on tourism, and markets New Zealand under a clean green image, the regional parks will form an important part of that image in Auckland.

d) Public Preferences

There are no models or international benchmarks which determine how much regional open space should be available to any given population. While there is currently approximately 37,000 hectares of regional parkland and a similar area within the DOC conservation estate, the question might be asked whether Auckland has sufficient conservation and countryside open space in public ownership to sustain a population of twice the existing size.

There are certain realities related to existing public park land. Most of it serves largely ecological and landscape purposes, is relatively inaccessible and would not sustain high levels of use. Such parkland provides scenic landscape and remote recreational experiences. Most of this type of land existing in the region is already protected. It is primarily the popular coastal areas which are in question. The ability to intensify use at existing countryside parks will be limited by the ultimate psychological and ecological carrying capacity of countryside experience and resource.

The existing countryside regional parks are subjected to 7.9 million visits per year. If the

existing visitor patterns persist into the future, then this could result in the number of visitors to regional parks increasing to 15.5 million visits per year. A preliminary estimate of the capacity of the existing parks to absorb more visitors without destroying the qualities of experience enjoyed by visitors, is about 12 million visits per year. Therefore, while there is some capacity to absorb some growth in visitor numbers through targeted promotion of under-used parts of the network, the increase in population will necessitate expansion of the network over the next 50 years.

Most pressure will be placed on the northern and central regional parks because of their accessibility and the quality of their coastal settings and beaches. Furthermore, if people's preferences remain similar to those currently expressed by regional park visitors, the future demand for additional regional parkland is likely to be for northern coastal locations.

Ultimately it comes down to what Aucklanders value, what they want to protect, what they want access to, and what they want to leave for future generations. There is little other way to do this than to go out and ask them. The difficult part is to illicit an informed and considered opinion, cognisant of urban growth, carrying capacity of existing parks, cost of purchasing open space, and opportunity costs.



In August 1998 the ARC published the "Land & Recreation Access Strategy - Issue and Options" document for public comment. It included a questionnaire to assist the public in making their responses to the issues raised in the document. This has proved to be a very useful way of getting public input. As a result 1239 responses to the questionnaire have been received together with 87 written submissions. An analysis of the public responses is included in Appendix D

The ARC also carries out annual park visitor surveys and a telephone survey of the general population. Regional park visitors have consistently expressed preferences for regional parks to continue to provide for access to scenery and nature, unstructured informal recreation and for information on the historic and cultural aspects of the parks. People value most the ability to go for walks, swim, relax and picnic in natural settings on regional parks. There is some wish for the ability to expand the range of recreation on regional parks, such as high impact recreation e.g. trail bikes, but not on

existing parks. The suggestion is that this opportunity may be more appropriately purchased from private land owners.

There is a strong and persistent preference that development should be kept to a low level with basic services, especially in natural countryside park settings. Accessibility is valued i.e. countryside close to the city. Overall 75% of respondents prefer coastal/beach locations, 50% bush and 20% access to farmland.

POLICY 4.7

The ARC will survey the general population and regional park users annually to monitor public expectations, park visitation, levels of satisfaction, changing values, and opinion on issues. These will be validated against reservation and other databases, such as vehicle counts.

5. Parkland Acquisitions Policy



5.1 Principles

The selection of land for consideration for addition to the regional park network will be based on the following parameters, which have been developed from an analysis of the Regional Council's role, the role of regional parks, the demand for regional parkland and the current supply of public open space in the region.

POLICY 5.1

Land for addition to the regional park network will only be considered;

- i) where it has regional significance and will demonstrably serve the regional community of interest,
- ii) where it fits within the regional park niche of accessible countryside,

POLICY 5.2

The ARC will as a preference purchase land from willing sellers, but in the case of threatened highly valued land of regional significance, consider designation in terms of Part VIII of the Resource Management Act.

POLICY 5.3

The consideration of land for addition to the regional park network will be based on the following matters;

- i) Prime coastal locations, which have high recreational potential associated with the beaches;
- ii) Regionally significant areas which would provide remote natural experiences for the public of the region;
- iii) Regionally significant features which are under-represented in the regional park network;
- iv) Land adjoining existing regional parkland threatened with modification, which would enhance the values on the park or would, by its modification, adversely affect the prime experiences offered by the park.

5.2 Selection Criteria

The selection of land for consideration will be based on the following matters;

- i) the degree to which the land fits the regional park niche;
- ii) the natural and cultural heritage features on the land;
- iii) the recreational potential of the land.

These factors have been incorporated into two sets of criteria, heritage values and recreation values, as outlined in Appendix E.

The criteria were developed by an expert panel consisting of ARC staff with expertise in regional recreation, regional development, coastal planning, natural heritage, cultural heritage and overall knowledge of the region. A representative from DOC, Auckland University (Geology) and Auckland Museum (Botany) were also involved, because of their specialist knowledge and general knowledge of the region.

Future land purchases will be evaluated using the above criteria, together with the existing regional parks and selected Department of Conservation landholdings and selected large local authority parks as a comparison. Prospective park extensions can also be evaluated using the same criteria. (Note some criteria were slightly modified to take account of additions to existing parkland.)

The parks and future potential purchases can be ranked in terms of their suitability as a regional park in terms of their heritage and their recreation attributes.

POLICY 5.4

Prospective land purchases will be identified and ranked in broad bands of priority using the criteria outlined in Appendix E.

6. Completing the Picture



6.1 The Existing Network

The planning for the regional parks network began as early as 1948, when the Auckland Regional Planning Authority (ARPA) discussed the potential acquisition of Wenderholm and Long Bay as public reserves. In 1962 the ARPA formally proposed the establishment of a network of regional parks, although it was not possible to implement this until the passage of the Auckland Regional Authority Act in 1963.

The Centennial Memorial Parkland, formerly owned and managed by Auckland City Council, was transferred to the Auckland Regional Authority in 1963 and the development of a regional park network began with the acquisition of Wenderholm in 1965. While the majority of the land has been accumulated as a result of transferrals of land initially acquired for metropolitan water supply purposes in the Waitakere and Hunua Ranges, the network has been progressively added to over the intervening years through further transferrals, bequests, gifts, and acquisition. The early regional park acquisitions were largely made in response to development proposals, in order to protect prime areas of coastline for public use and enjoyment.

The existing regional park network now contains 37,091 hectares of land. Approximately 34,000 hectares of this is forested parkland in the Hunua and Waitakere Ranges and about 3000 hectares is coastal countryside parks. The analysis of future potential park purchases carried out as part of preparing this plan, identified that there is a need to consider the purchase of a further 3000 to 5000 hectares of land to complete the picture. In other words, the need to acquire further land is not unlimited and can be carefully targeted to ensure that the ultimate regional park network contains those elements which will ensure it will serve the needs of the regional community well into the next millennium.

It is known that the natural open space around Auckland is finite, while Auckland's ultimate population is almost infinite. As Auckland's

population increases in size, the pressure on rural areas for lifestyle subdivision and the demands on the most accessible remaining open space increase, the cost of future acquisitions will increase. There is a continuing need to consider purchase for the future. There is therefore a need to act ahead of the market in order to minimise the costs to the public.

6.2 Meeting Future Demand

The analysis of population and recreation trends has shown that there is a need to consider a range of potential parkland in order to continue to meet the changing needs of the growing regional population. These can be summarised as;

i) **Accessibility to the urban population**

The most highly desirable potential acquisitions are those which contain high resource and recreational values and are readily accessible to Auckland's population. Central sector locations will serve the greatest number of people as the urban population grows and consolidates. Ambury, Long Bay and the Waitakere Ranges regional parkland are examples of highly accessible and popular regional parks currently drawing most of their use from the metropolitan urban area. With future demand expected to outstrip supply, areas in close proximity to the metropolitan area should have the highest priority for acquisition while they remain available and are affordable.

Given that funds are likely to be limited at every stage, the focus should be on investing in the future while it is economic to do so. Properties in prime locations, and especially those close to the metropolitan area, will increase in value. In this situation it is important to act, as far as possible, ahead of these price pressures and to avoid sale and purchase processes, such as tenders, that drive the price up. In these circumstances the proactive designation of future parkland may be the most prudent option. The cost of waiting will inevitably outweigh the costs of early purchase in these circumstances.



ii) **Scenic coastal locations with beaches**

The preference for coastal locations, and especially those with usable flat areas associated with them, consistently rank high in public preference surveys carried out by the ARC. These meet a wide range of recreation needs which are readily accessible to a wide range of people. As the urban population increases the need to escape to this sort of location becomes increasingly important.

Wenderholm, Shakespear, Whakanewha and Long Bay Regional Parks are classic examples of this sort of location. The analysis contained in this report shows that locations on the eastern coastline of the region are most likely to be able to meet this demand.

iii) **Representative examples of regionally significant natural and cultural features.**

The ARC has inherited and purchased some prime examples of Auckland's natural and cultural heritage. The Waitakere and Hunua Ranges, Muriwai, Omana Regional Parks and coastal peninsulas such as Duder and Tawharanui for example, all contain regionally significant flora, fauna, and, Maori and European cultural features. This report has identified a number of features, such as lakes, rivers and wetlands, which are not adequately represented in the public park estate. The lake systems on the Pakiri coast and the Kaipara and Awhitu peninsulas currently have little or no protection and offer a range of unique recreation opportunities. These locations also provide the opportunity to restore and interpret some of the region's natural and cultural history.

iv) **Providing a spectrum of recreational experiences.**

The regional parks not only contain a range of special natural settings but, in doing so also provides for a wide range of recreational opportunities. These range from remote wilderness experiences through to moderately intensive nature-based activities such as tramping, camping, picnicking, informal games and swimming. As the population increases so will the pressure on these locations and the quality and range of experiences they offer. There is very little land left in the region which can make up for any future shortfall in this

sort of opportunity, especially land offering the experience of remoteness. Land currently undeveloped at Huia, Piha and Anawhata offer these opportunities. These are also important from the perspective of protecting the quality of experience offered by the existing parkland in the locality.

v) **Providing for special recreation activities.**

A number of recreational activities have emerged which do not fit comfortably in the regional park niche but nevertheless require the same sort of large natural settings. These include activities such as mountain biking and horse riding, and motorised activities such as trail bikes, micro-light aircraft and off-road vehicles. While the existing regional parks have been able to provide, in a limited way, for mountain biking and horse riding, it has not been possible to provide for the noisy, high impact activities, such as off-road vehicles.

Public surveys show that the public would prefer not to have these sort of activities accommodated within the existing regional parks. They do, however, feel the ARC should have a role to play in this area. There is an opportunity for the ARC to work with the private sector and private landowners, who are already offering limited opportunities for some of these activities. The ARC will therefore look to facilitate the provision of high impact recreation through private providers, and will also look for opportunities to purchase appropriate land suitable for this purpose if the opportunity arises.

6.3 Consolidation and Expansion

Taking the above factors into consideration, the needs for future parkland purchase fall into the following six categories.

i) **Consolidating existing land holdings:**

There are a number of current parks upon which the quality of visitor experience is potentially threatened by the prospect of development on adjoining land. These exist at locations such as Huia, Anawhata, Piha, Long Bay and Wenderholm.



There are other parks where the addition of land to the existing park would greatly enhance the range and/or quality of the existing experiences at the park, such as Tawharanui, Scandrett, Mahurangi, Muriwai and Tawhitokino regional parks. Should any of these lands come onto the market they should be considered for purchase.

ii) New additions to the network:

New additions to the network fall into two categories,

a) those that are in close proximity to the metropolitan population, and therefore under greatest threat of development and the highest land cost pressures;

b) those which fit the traditional regional park niche of accessible countryside and will contribute to the completion of the regional park network.

iii) Special purpose parks;

There will be a need from time to time, to consider special purpose purchases which could meet a regional demand for medium to high impact activities such as mountain bikes, equestrian activities or off-road vehicles.

iv) Metropolitan regional parks

The ARC has not traditionally seen itself in the metropolitan park business. The need to consider the provision of parkland close to the growing urban population was discussed in section 6.2 Meeting Future Demand above. As well as Mt Smart, there are regional parks such as Ambury, Long Bay and Mutukaroa (Hamlin's Hill) which, because of their proximity to the metropolitan area, fall within this category. In considering this level of park it is important not to lose sight of the regional park niche. That is, the need to serve a regional rather than local community of interest, and the need to be of a scale and have characteristics which allow people to get the feeling of being in the countryside and being involved in casual, unstructured recreation.

v) Hauraki Gulf Islands:

While a great number of the Hauraki Gulf Islands

are already in the ownership of the Department of Conservation, the degree of public use of them is limited. As the metropolitan population increases there is a need to increase progressively the use of the islands. This may require a rationalisation of the respective roles of the ARC and DOC with respect to the islands. There will also be a need to consider how regular ferry services could be improved to the islands. However, in addition, there is a need to secure other islands, or parts of islands, not already in public ownership which could come under pressure for development.

vi) A regional trail system

The public response to the "Land and Recreation Access Strategy - Issues and Options" report gave endorsement to the ARC being involved in the creation of a regional trails system. While this may involve some minor land purchase by the ARC, it is felt that the primary role of the ARC will be to provide the regional conceptual framework and co-ordination to facilitate the various public agencies, working in partnership with private landowners, to create the network.

6.4 Phasing

While the phasing proposed here gives a guide to priority, land acquisition, particularly were it is reliant on a willing seller, is necessarily opportunistic and it is always important to take advantage of opportunities when they arise. These stages represent the guide to achieving the lowest-cost programme for the land acquisition, but must necessarily be flexible for the reasons outlined above.

i) Phase One

The central sector is identified as the first priority as this will provide regional parkland in close proximity to the growing urban population. It will also improve equity of regional access to Auckland City and Manukau City, which are likely to experience the highest level of population growth and are under-represented in regional parks. New central parks will, however, require basic levels of development in the short term due to the high level of public expectation and the land's accessibility.



Given the proximity of the Waitakere Ranges to the metropolitan area, some extension to regional parkland in the west may also be necessary in order to protect for the future the unique remoteness and wilderness qualities of the west coast.

The use of the regional parks on the south-eastern coast of the region, including the Hunua Ranges, will need to be promoted in order to improve the relative under-utilisation of these parks during this stage.

ii) Phase Two

The second phase of acquisition should be for the purchase and land-banking of new parks in the northern and southern sectors, in order to keep ahead of future demand. This will ensure land is available for future demand and the protection of land with high resource values while it is still affordable.

iii) Phase Three

The third phase will involve developing the land-banked parks and the rationalisation of existing public open space in the region, such as the Hauraki Gulf islands. These are largely already secured in public ownership and therefore do not require expenditure on purchase, but it is felt could be better managed to meet future recreation needs. This could include facilitating better access through the provision of infrastructure and improved public transport.

6.5 Costs of Acquisition

The implications of this analysis are that it will be necessary to pursue the following acquisition programme in order to meet the above desired outcomes.

New Parks

- 2 central parks
- 2 southern parks
- 2 northern parks
- 1 western park

Extension to Existing Parks

- 1 central park
- 3 western parks
- 3 northern parks
- 1 southern park

Special Purpose Park

- 1 park

The current cost of this programme, based on the above analysis, is estimated as approximately \$70 million. (These costs are rough estimates based on recent land purchases and should be taken as indicative only.) On the basis of these estimates, the cost of completing the land purchase programme over, say, 20 years would amount to approximately \$3.5 million per year.

6.6 Funding

In considering funding of future parkland acquisitions, a number of options are available. The analysis outlined below will assist in developing estimates for future annual and strategic plans. It must be stressed however, that these are broad estimates based on assumptions about the availability of land, current financial policy and prevailing economic conditions and can only be taken as indicative costs. The options for funding a land purchase programme are:

i) Loan Funded

This option could involve either a programme of capital plus interest payments, or alternatively a payment of interest alone with the capital being rolled over, spreading the cost of acquisition to future generations. This latter option recognises the principle of intergenerational equity, by spreading purchase costs out to future populations.

The cost impacts of these two options per million dollars borrowed is estimated using current interest rates of 7.0% (based on a 5 year NZGS + 75 point margin), but would be open to the vagaries of the market in the future.

Estimated cost per \$million, interest & capital over 30 years = \$105,000 pa

Estimated cost of interest only = \$70,000 pa



ii) Direct Rate funded

This could result in large capital amounts being paid from time to time when acquisition was required. The inability to predict accurately both costs and timing makes this ad hoc provision difficult from an annual plan point of view. Alternatively, acquisition could be funded by regularly setting aside a fixed amount annually and building up a fund. An annual cost of at least \$500,000, but more realistically \$2m to \$4m, would be required to meet current predictable demands, depending whether the acquisition was programmed over 20 or 30 years.

iii) Public Subscription (Local Authority Stock or Bonds)

A method used particularly in the United States, that we have never tested seriously in New Zealand, is one that capitalises on the proposition that some land purchases develop strong public support and often, willingness to pay. There have been purchases in the past in the regional parks network, where public support has seen significant contributions made to park purchase; e.g. early acquisition of Centennial Memorial Park for example in the Waitakere Ranges, but more recently contributions to Whakanewha and some parcels in the Waitakere Ranges, have been supported by public subscription.

Where these subscriptions come from specific bodies, there is a need to be aware of ongoing obligations and costs that could be a consequence of such contributions. The donors become direct stakeholders, sometimes with ambitions or objectives at variance to Council's, e.g. there could be conflict between conservation and recreation imperatives. These would have to be clarified at the outset.

The use of foundations or park associations in the United States has provided a valuable method of achieving park purchase funding. This use of closely aligned groups has been employed by many of the park districts and regional park entities similar to our own, for more than twenty years. The foundations provide an arm's length fundraising opportunity that removes the reluctance toward funding a rate collecting agency, while at

the same time mobilising the energy of dedicated people directly to the fundraising cause. The Regional Council attempted in the early 1990s to initiate a group such as this; The Parks & Wilderness Trust. The group was disbanded in 1995 due to a variety of reasons, but primarily a lack of clear understanding of their purpose from both sides.

The new millennium could well be the time to initiate another such group, with a clear mission and direct relationship to the Council. The Golden Gate National Recreation Area, USA, operates such a scheme to great effect.

iv) Other Agency Contribution

Several park purchases between 1992 and 1995 were made by gaining contributions from central government (through the Forest Heritage Fund) and territorial local authorities. In this manner, Cashmore Block, Paturoa (Big Muddy Creek), Pae o te Rangi and Whakanewha were all acquired, at significantly lower price to Council than the cost of full funding. Our recent contribution to Otutaua Stonefields was an example of the same collaborative purchase arrangement.

The ability to gain contributions from other agencies always needs to be a consideration. This should include the rationalisation of the ownership and/or management of adjoining lands to maximise efficiencies and the desired regional outcomes.

v) Donations or Vesting

The ability to gain contributions towards funding is one that is also always available. The general support for the professional management of the Regional Council park estate over the years has, from time to time, seen land vested in our management. This is particularly true in the Waitakere Ranges. While specific land vesting by private individuals does not always provide targeted land acquisition, it frequently adds to the size and value of the existing estate.

With any new land purchase, there are costs that follow and ultimately have implications for annual budgets from year to year. These can involve



operating costs and debt servicing fees. In the case of debt servicing costs, impact on the annual operating budget can be significant. As an example, the estimated impact of spending by loan of \$2.5m at Scandrett is an annual debt servicing fee of :

Interest	\$125,000 pa	
Capital	\$125,000 pa	(20 year term)
Total Cost	\$250,000 pa	

In the short term, the Council has the ability to draw on the \$7.5m of the ARST sourced funds. If Council were to supplement that fund with an equal amount made up from loan funds, the implication would be an annual interest cost of \$525,000 if interest only was met, or \$778,500 if principal and interest were met.

This calculation has not taken into consideration a reducing loan balance, which would reduce the annual interest cost in the event of both interest and principal being repaid.

By combining this latter scenario with fundraising by a viable foundation, closely aligned to the Auckland Regional Council, a robust funding mechanism could emerge, at least in the short term. Longer term, Council does need to consider options for regular capital provisioning of park purchases, as opposed to ad hoc provision.

POLICY 6.1

A regional parkland acquisition funding plan will be developed based upon the strategies outlined in this document.

6.7 Development and Operating Costs

As mentioned above, there is also the need to understand the implications of land acquisition in terms of ongoing operating costs of new parkland. In some cases it may not be necessary to develop the park immediately after purchase. Land can be land-banked until there is a need to open it up for public use. However, even the option of land banking carries with it certain fixed costs in terms

of rates, debt servicing, basic land management and the implications of such aspects as basic public and occupational health and safety, as has arisen at Scandrett Regional Park.

Initially, it is essential that a thorough process of due diligence is undertaken to clearly identify latent obligations and costs that could arise out of the Resource Management Act, tenant obligations, heritage protection imperatives and other issues so that these costs are fully identified prior to purchase,

Once a park is acquired, it will ultimately require development. Traditionally, regional parks have been developed at three different levels, depending primarily on the intensity of use. Remote parks and parks offering a wilderness experience need only be developed with a relatively low level of facilities, such as gravel car parks, some tracks, pit toilets and minimal signage. At the intermediate or basic level a slightly higher level of development may be required. And at the more intensively used parks fully sealed car parks, flushing toilets and full visitor services may be required. In any event, they require as basic facilities such as;

- Roads and carparking
- Toilet facilities
- Potable water
- Signage, notice boards and basic safety structures
- Tracks and trails

At advanced levels of development in higher use parks, the provision of the following can also be required:

- Shelters
- Viewing platforms
- Interpretive facilities
- More resilient roading and carparking surfaces
- Concessionaire facilities (alternatively funded)

A set price for development cannot be determined for each park, since the cost of roading alone can vary significantly. However, as an example, the cost of developing our most recently opened regional park, Tapapakanga, was at 1994 prices:



Roads and parking	= \$225,000
Toilet facilities	= \$ 55,000
Water, BBQs, etc.	= \$ 16,000
Signs and notice boards	= \$ 5,000
	\$ 301,000

As well as these costs, there are costs involved in providing for the following:

- Staffing
- Repairs and Maintenance
- Conservation management
- Signage and basic park furniture
- Cultural heritage management
- Public information (brochures etc)
- Programmes and event management
- Emergency management

On average, the current operating cost of a regional park such as Mahurangi or Tawharanui is \$250,000 per annum. It should be noted in considering these figures, that operating methods and efficiencies in the future could cause these costs to vary.

On this basis, the proposed acquisition programme of 8 new regional parks over 20 years would result in the addition of approximately one park per year and about \$250,000 per year to operating costs to the regional parks network. It is assumed for this exercise, that the operating costs of additions to existing parks would be taken up by improved efficiencies in the operation of those parks.

6.8 Total Costs

Option A - Acquire and develop

On the basis of the purchase of a new park costing in the order of \$5 million by way of loan, and assuming the highest debt servicing costs involving both interest and principal, and immediate development of the park, the total costs are;

Year One

Debt servicing = \$ 525,000 (interest and principal based on a loan of \$5million)

Year Two (if developed immediately)

Debt servicing = \$ 525,000
 Development costs = \$ 300,000
 Operating costs = \$ 250,000
 \$1,075,000

Subsequent years

Debt servicing = \$ 525,000
 Operating costs = \$ 250,000
 \$ 775,000

Option B

On the basis of the purchase of a new park costing in the order of \$5 million, assuming repayment of interest only and development of the park is deferred until needed, the total costs are;

Year one

Debt servicing = \$ 350,000 (interest only based on a loan of \$5 million)

Year two (and subsequent years till park developed)

Debt costs = \$ 350,000
 Maintenance = \$ 20,000
 \$ 370,000

These two options illustrate the range of costs which can be incurred in the purchase of new parks. Once the land has been purchased and the park developed, the operating and debt servicing costs could range from \$ 370,000 to \$775,000 per annum. There are, as indicated above, several other options which can be developed which could vary these cost scenarios depending on the type of park, the level and type of development and the means of funding.

POLICY 6.2

The ARC Strategic Plan be amended to incorporate the first ten years of a regional parkland acquisition programme based on the assumptions and options outlined in this report.



EXTRACTS FROM RELEVANT ACTS OF PARLIAMENT

A.1 Local Government Act 1974

SECT. 601. POWERS OF COUNCIL IN RELATION TO RECREATION AND COMMUNITY DEVELOPMENT—

(1) The council may, either singly or jointly with any other local authority or any other organisation or group or body of persons (whether incorporated or not), undertake, promote, and encourage the development of such services, facilities, amenities, and programmes as it considers necessary to provide for the recreation, amusement, and instruction of the public, and the provision or improvement or development or maintenance of amenities for the [[public]].

(2) Without limiting the generality of subsection (1) of this section or any other powers of the council, whether under this Act or any other enactment, the council may under that subsection—

(a) Take, purchase, or otherwise acquire or provide land and buildings within or outside the district, and furnish and equip any such buildings and maintain, improve, or develop any such land or building:

(b) Meet the cost of any such expenses as may be necessary for the establishment, management, and maintenance of recreational and educational services and activities and entertainment:

(c) Undertake or facilitate the undertaking by other local authorities or other organisations or groups or bodies of persons (whether incorporated or not) of appropriate programmes, activities, research, or surveys:

(d) Facilitate in any way the improvement or development or maintenance by a controlling authority of any walkway within the meaning of the New Zealand Walkways Act 1975:

(e) Prepare a recreation plan to give effect to this section.

SECT. 619. POWERS OF AUCKLAND AND WELLINGTON REGIONAL COUNCILS IN

RELATION TO REGIONAL PARKS AND RESERVES—

(1) In this section, unless the context otherwise requires, "council" means the Auckland Regional Council or the Wellington Regional Council.

(2) If a council is of the opinion that any piece of land (which is within, or reasonably close to, its region and which is not vested in any public body) should, in the interests of the region and by reason of—

(a) Its particular features, being—

(i) Natural features, landscape, native bush, or vegetation; or

(ii) Historic, scenic, archaeological, biological, educational, community, or cultural features or other special features or values; or

(b) Its recreational significance or potential; or

(c) Both,—

be held in perpetuity for the purpose of protecting and preserving its intrinsic worth or for the benefit, enjoyment, and use of the public (and, in particular, the public of the region), the council may purchase or otherwise acquire the piece of land or take the piece of land for a public work under the Public Works Act 1981 as a regional park or regional reserve.

A.2 Reserves Act 1977

SECT. 3. GENERAL PURPOSE OF THIS ACT—

(1) It is hereby declared that, subject to the control of the Minister, this Act shall be administered in the Department of [Conservation] for the purpose of—

(a) Providing, for the preservation and management for the benefit and enjoyment of the public, areas of New Zealand possessing—

(i) Recreational use or potential, whether active or passive; or

(ii) Wildlife; or

(iii) Indigenous flora or fauna; or

(iv) Environmental and landscape amenity or interest; or

(v) Natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value:

(b) Ensuring, as far as possible, the survival of all



indigenous species of flora and fauna, both rare and commonplace, in their natural communities and habitats, and the preservation of representative samples of all classes of natural ecosystems and landscape which in the aggregate originally gave New Zealand its own recognisable character:

(c) Ensuring, as far as possible, the preservation of access for the public to and along the sea coast, its bays and inlets and offshore islands, lakeshores, and riverbanks, and fostering and promoting the preservation of the natural character of the coastal environment and of the margins of lakes and rivers and the protection of them from unnecessary subdivision and development.

(2) In the exercise of its administration of this Act, the Department may take any action approved or directed from time to time by the Minister so far as it is consistent with this Act or is provided for in any other Act and is not inconsistent with this Act.

SECT. 14. LOCAL AUTHORITY MAY DECLARE LAND VESTED IN IT TO BE A RESERVE—

(1) Subject to this section, any local authority may by resolution declare any land vested in it to be a reserve within the meaning of this Act subject to any conditions specified in the resolution, to be held for any of the purposes specified in sections 17 to 23 of this Act.

(2) No such resolution shall be passed before the expiration of one month after notice of intention to pass the same and calling for objections thereto in writing has been published in one or more newspapers circulating in its district, and until it has considered all such objections received within that period:

[Provided that such a notice of intention shall not be necessary where a district plan makes provision for the use of the land as a reserve or the land is designated as a proposed reserve under an operative district plan under the Resource Management Act 1991.]

(3) A copy of the resolution shall be forwarded to

the Commissioner for transmission to the Minister, together with all objections (if any) received as aforesaid and the comments of the local authority thereon.

(4) The Minister shall consider the resolution and such objections (if any) as have been received by the local authority and the comments of the local authority thereon, and shall then in his discretion either cause the resolution to be gazetted or refuse to do so.

(5) No resolution under this section shall have any force or effect until it is gazetted as aforesaid Cf. 1953, No. 69, s.13

A.3 Conservation Act 1987

SECT. 6. FUNCTIONS OF DEPARTMENT—

The functions of the Department are to administer this Act and the enactments specified in the First Schedule to this Act, and, subject to this Act and those enactments and to the directions (if any) of the Minister,—

(a) To manage for conservation purposes, all land, and all other natural and historic resources, for the time being held under this Act, and all other land and natural and historic resources whose owner agrees with the Minister that they should be managed by the Department:

[(ab) To preserve so far as is practicable all indigenous freshwater fisheries, and protect recreational freshwater fisheries and freshwater fish habitats:]

(b) To advocate the conservation of natural and historic resources generally:

(c) To promote the benefits to present and future generations of—

(i) The conservation of natural and historic resources generally and the natural and historic resources of New Zealand in particular; and

(ii) The conservation of the natural and historic



resources of New Zealand's sub-antarctic islands and, consistently with all relevant international agreements, of the Ross Dependency and Antarctica generally; and

(iii) International co-operation on matters relating to conservation:

(d) To prepare, provide, disseminate, promote, and publicise educational and promotional material relating to conservation:

(e) To the extent that the use of any natural or historic resource for recreation or tourism is not inconsistent with its conservation, to foster the use of natural and historic resources for recreation, and to allow their use for tourism:

(f) To advise the Minister on matters relating to any of those functions or to conservation generally:

(g) Every other function conferred on it by any other enactment.

A.4 Resource Management Act 1991

SECT. 6. MATTERS OF NATIONAL IMPORTANCE--
In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

(c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

(d) The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

(e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga

SECT. 7. OTHER MATTERS--

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to--

(a) Kaitiakitanga:

[(aa) The ethic of stewardship:]

(b) The efficient use and development of natural and physical resources:

(c) The maintenance and enhancement of amenity values:

(d) Intrinsic values of ecosystems:

(e) Recognition and protection of the heritage values of sites, buildings, places, or areas:

(f) Maintenance and enhancement of the quality of the environment:

(g) Any finite characteristics of natural and physical resources:

(h) The protection of the habitat of trout and salmon



IDENTIFICATION OF SITES OF NATURAL SIGNIFICANCE

Summary

Sites of Natural Significance are areas on private or protected land in the Auckland Region, which have been identified as being of regional or higher significance for their natural or physical values. They may contain important indigenous vegetation, wetlands, habitats for wildlife, landforms or geological sites. In many cases, these sites are significant because they are representative of the original character of the region while other sites are important because they contain rare and unusual features. Degradation or loss of these significant areas would result in the reduction of indigenous biological diversity of the region.

The primary source of data has been the maps of Sites of Natural Significance contained in the Department of Conservation's Conservation Management Plan (CMS) (1995). These maps were developed by the Auckland Regional Council and the Department of Conservation, Auckland Conservancy in 1993, using a range of databases and ecological survey information.

The databases and information used to identify these Sites of Natural Significance include: Protected Natural Areas Programme survey reports, (PNAP) Sites of Special Wildlife Interest (SSWI), Geopreservation Inventory (Kenny and Hayward, 1996), NZ Wetlands Inventory, and local databases including Waiheke Island and Great Barrier Island inventories, the Auckland Regional Planning Scheme (1998) and Appendix B of the Auckland Regional Policy Statement (1999). More detailed descriptions of these databases are included.

The CMS maps of Sites of Natural Significance have also been used by Stage I of the Regional Growth Forum to identify Terrestrial Sites of Natural Significance. Some amendments were made by the Growth Forum to the maps to add any terrestrial sites of regional significance which had been identified by more recent surveys (e.g. ARC Possum Control database).

Information Gaps

While the Sites of Natural Significance are sourced from a number of databases, there are some major gaps in the coverage of biological information across the region. Major gaps include:

1. the Kaipara and Inner Gulf Islands Ecological Districts where full PNAP surveys have not been completed. ARC is planning to carry out a PNAP survey of Kaipara Ecological District in 1998/99.
2. The databases used to identify Sites of Natural Significance concentrate primarily on sites of regional significance and higher. Areas of district and local significance are, therefore, not included in the maps. Such resources still need to be identified and taken into account in terms of protection, development and open space options for the region.
3. Sites of natural significance identified in the CMS map series which lie in the coastal marine area, have been taken into account in preparation of the Coastal Protection Areas in the Regional Plan (Coastal) and one included in this compilation.
4. The existing databases do not specifically cover freshwater stream values, although many of the most significant freshwater ecosystems will have been identified by surveys such as SSWI and PNAP.

Ecological Surveys Currently Underway

The following surveys which are currently underway have not been included in the maps of Sites of Natural Significance.

Vegetation Survey of Awhitu and Manukau Ecological Districts

This was carried out by Landcare Research, Hamilton for ARC, using elements of PNAP survey methodology to identify areas of indigenous vegetation of significance in these districts. The report is currently being finalised and the GIS information is in the process of being transferred to ARC.



PNAP survey of Tamaki Ecological District
Manukau, Waitakere and Auckland City Councils have carried out full PNAP surveys of their sections of this ecological district. Surveys are also planned for the sections within Rodney District and North Shore City. The survey reports have not been finalised and the information has not been incorporated into the Sites of Natural Significance.

Databases Used in Identifying Sites of Natural Significance

Protected Natural Areas Programme

The Protected Natural Areas Programme (PNAP) was established in the early 1980s. It was designed to identify and protect representative examples of the full range of indigenous biological diversity in New Zealand.

Three PNAP surveys have been carried out in the Auckland Region, in the Rodney, Waitakere and Hunua Ecological Districts. Recommended Areas for Protection (RAPs) identified in the PNAP surveys are the best examples of the ecological diversity within each ecological district. All RAPs have been included in the Sites of Natural Significance.

Sites of Special Wildlife Interest (SSWI)

This survey method was developed in the early 1980s by the Wildlife Service to identify areas of significance for wildlife and as habitat for wildlife. The SSWI method ranks sites as being of outstanding, high, moderate-high, moderate and potential significance. Those sites of moderate significance and above have been included as Sites of Natural Significance.

Geopreservation Inventory (Kenny and Hayward, 1996)

This inventory identifies all internationally, nationally, and many of the regionally significant earth science sites throughout New Zealand. All the sites identified in the Auckland Region have been included as Sites of Natural Significance.

Wetlands of Ecological and Representative Importance (WERI)

WERI is an inventory of the existing information on the important remaining wetlands in New Zealand compiled in the 1980s. WERI sites of regional

significance and above, were included as Sites of Natural Significance.

Waiheke Island Sites of Ecological Significance

This report used PNAP survey methodology to identify key vegetation sites and SSWI methodology to survey wildlife habitats. Sites of significance were prioritised within four categories. Sites in the priority classes 1 to 3 were included as Sites of Natural Significance.

Appendix B, Auckland Regional Policy Statement (1999) and the Auckland Regional Planning Scheme (1988)

The Auckland Regional Policy Statement (ARPS) is a statutory document which was prepared in fulfilment of the requirements of the Resource Management Act 1991. Appendix B of the ARPS identifies natural heritage areas of regional significance in the Auckland Region. These were first published in the Auckland Regional Planning Scheme (1981). This appendix is not considered to be a complete record of all significant natural and physical heritage resources in the Auckland Region. Sites of regional significance and above were included in the Sites of Natural Significance.

Auckland Regional Council Possum Control Database

Priority sites for possum control have been identified in the Auckland Region from existing information and field work. Any sites of regional significance which were not already on the maps in the CMS have been included in the Sites of Natural Significance (NB: this information was not originally used in the CMS maps).

Statutory Basis of the CMS

The Conservation Management Strategy was prepared in accordance with Part IIIA of the Conservation Act 1987. It is a statutory document which implements general policies and establishes objectives for the integrated management of natural (including land and species) and historic resources within the Auckland Conservancy. Local authorities preparing regional and district plans must have regard to any relevant Conservation Management Strategy. In the case of the Auckland Conservancy CMS, this includes the significant natural areas identified in Volume II of the CMS.



CULTURAL HERITAGE INVENTORY

An information base for cultural heritage management

The Cultural Heritage Inventory (CHI) is a computer text-based system that contains cultural heritage information. It is being developed by the Auckland Regional Council (ARC) and is supported by:

- Local authorities (city and district councils)
- New Zealand Historic Places Trust (NZHPT)
- Department of Conservation (DOC)
New Zealand Archaeological Association (NZAA)
- Department of Anthropology, University of Auckland
- Historical Societies
- Iwi Authorities

The CHI information is stored within 7 key textbases:

1. Agencies, Specialists and Consultants
Current addresses and telephone numbers of museums, heritage agencies and consultants
2. Archaeological Sites
Site descriptions and location information
3. Heritage Bibliography
Published and unpublished reports, manuscripts and tapes
4. Historic Areas, Buildings, Places, Objects and Structures
Site descriptions and location information
5. Maritime Places and Areas
Coastal environment site descriptions and location information

6. Reported Historic Places and Areas
Historic places which are not yet formally recorded, but recognised in publications and manuscripts

7. Historic Flora and Botanical Sites
Plant types and historical associations

The CHI is still under development and is progressively being updated. Work is currently focused on:

- assessing the historic places and areas recorded in the text-bases
- developing a schedule of significant coastal cultural heritage resources as proposed in the Regional Plan Coastal
- developing draft schedules of historic archaeological sites, historic areas, buildings, objects and structures, and historic botanical resources
- producing current contact names and addresses for heritage agencies and specialists
- providing more comprehensive lists of published and unpublished reports
- revising all historic place and area textbase structures
- In the future, parts of the CHI may become available through internet access



LAND & RECREATION ACCESS STRATEGY

Analysis of Public Responses

In August 1998 the ARC published the "Land & Recreation Access Strategy - Issue and Options" document for public comment. It included a questionnaire to assist the public in making their responses to the issues raised in the document. This has proved to be a very useful way of getting public input. As a result 1239 responses to the questionnaire have been received together with 87 written submissions.

The following is an analysis of the public responses to the questions.

"Should the ARC "acquire more beaches, bush or farm areas to increase countryside access for present and future generations?"

94% answered 'yes' to this issue, with 4% answering 'no' and 2% not responding to the question.

The question also asked 'what kind' of park should be acquired. 57% of respondents wanted the sort of natural/cultural settings (bush - beach - farmland) traditionally provided by the ARC; 42% of these favouring beach & coastal locations. 9% of respondents made reference to the need to provide for specific recreation activities with passive recreation (picnics, swimming, walking) representing the majority of these.

This represents strong endorsement for the regional parks to continue to be based on providing access to high quality natural and scenic settings with a strong bias for coastal locations.

"The existing 22 regional parks cost regional ratepayers about \$35 in rates per year. If more parks were bought please circle how much more would you be prepared to pay annually?"

79% of respondents indicated that they are prepared to pay \$10 or more (inclusive of \$20, \$20+), with 48% prepared to pay \$20 or more.

"Should new parks be:

- i) developed immediately for public use; or*
- ii) made accessible as they are with delayed development; or*
- iii) set aside or leased out until required; or*
- iv) a mix of the above?"*

The majority (52%) chose iv), followed by ii) (22%) with the rest indicating i), iii), or specific combinations.

"Should the ARC make greater use of user charges to help pay for parks?"

58% answered 'no' to this question, with 33% answering 'yes' (with qualifying statements, see below for examples), 6% did not answer and 3% responded to both 'yes' and 'no'.

The most frequently mentioned comments are as follows:

31% No - should be free to all regardless of income/free access to nature is birthright/charges will deter, restrict use.

12% No - pay in rates/already pay/one third about right/current charges adequate.

13% Yes - charge for specialised/optional services, activities or facilities only.

5% Yes - charge commercial users/large groups (bookings)/tourists/non ratepayers.

"Should the ARC cater for a wider range of outdoor recreation opportunities?"

59% answered 'yes' to this question, 32% answered 'no', while 7 % did not answer and 2% indicated both 'yes' and 'no'.

Yes - what activities?

Of those who responded to what kind of activity.

20% Mountain biking/cycling/horse riding.

15% Other non motorised land based.

12% More of the same/current activities good/as



- above (in question)/specific activity(ies) mentioned appear in question (except horse riding/mountain biking).
- 11% Other.
- 11% Provided activities do not interfere/conflict with existing passive use, other users.
- 10% Motorised land based.

Yes - where?

Of those who responded to where activities could take place.

- 41% Not on existing parks.
- 25% Long Bay/Okura. *
- 25% In specialised areas/well defined areas/selected parks/suitable appropriate areas/away from people, ecologically sensitive areas (on wasteland)/limited use.
- 8% Park(s)/area(s) specified (other than Long Bay/Okura).
- 1% Other.

* This response could be influenced by North Shore responses who were strongly in favour of the Long Bay/ Okura area.

No - why not?

Of those who responded to no - why not?

- 45% Current activities sufficient/keep it simple/unstructured/keep as they are for majority users/others already cater for/not role of ARC.
- 22% Damage to environment/maintain natural setting.
- 17% Conflict with existing passive use/peace/quiet.
- 9% Cost/supervision/should be user pays.
- 7% Other.

"Should the ARC protect any remaining important natural, scenic and culturally significant areas for people to enjoy by including them as regional parks?"

- 93% Yes
- 4% No
- 3% Did not answer

"Should the ARC purchase land specifically suited to activities such as high impact recreation?"

- 62% No
- 27% Yes
- 11% No answer

"Should the ARC rent or purchase recreation access to private land where there is a willing owner?"

- 75% Yes
- 15% No
- 9% No answer
- 1% Answered both

"Should the ARC create a regional trails system utilising public and private land?"

- 71% Yes
- 17% No answer
- 12% No

"Should the ARC and DoC work closer together in managing public open space in the region?"

- 87% Yes
- 7% No answer
- 6% No

"Should the ARC contribute funds to ensure protection of and access to outstanding beach, coastal, bush or farm areas outside of the Auckland Regional boundary?"

- 61% Yes
- 30% No
- 8% No answer
- 1% Answered both



PARK ACQUISITION SELECTION CRITERIA SELECTION CRITERIA - NEW PARKS

A. RESOURCE VALUE

Does the land contain regionally significant natural and/or cultural features and attributes?

1. Does it contain features and/or attributes specifically identified in the Regional Policy Statement, any relevant regional plan, Significant Natural Areas Inventory, Cultural Heritage Inventory, and/or Geo-preservation Inventory?

2. Does it contain features and/or attributes that are examples of unique and/or representative features and/or attributes not already represented, or poorly represented, in the public park estate (e.g. lakes, rivers, wetlands)?

3. Does the land have the potential for the restoration of sustainable representative ecosystems involving native vegetation and wildlife (e.g. a peninsula suitable as a mainland island)?

4. Does the land have the potential to contribute to the protection of a wider natural setting or to a sustainable ecological area and/or corridor?

5. Does the land contain high scenic qualities (e.g. contains a headland, contains regionally significant landscape features, or offers panoramic views)?

6. Does the land contain aspects and/or associations of a special cultural and/or spiritual nature?

SELECTION CRITERIA - NEW PARKS

B. RECREATION VALUE

Does the land contain settings for outdoor recreation for which there is a significant regional demand which cannot be satisfied in other ways, and which are consistent with a countryside beach, bush or rural experience?

1. Does the land serve a demonstrable regional recreation need and serve a regional community of interest?

2. Is the land suitable for a range of popular natural resource-based outdoor recreation uses?

3. Does the land offer settings which meet key strategic regional park needs, such as coastal land with sandy beaches backed by usable flat areas, wilderness experiences or medium impact recreation?

4. Is the land of sufficient scale and/or has features (e.g. ridges) which ensures the visual integrity of the natural setting, i.e. ensures the visual exclusion of existing or potential urban development?

5. Is the land within 90 minutes by car (or ferry) from central metropolitan Auckland and is or is likely to gain a reasonable level of use by the regional community?

90min = 1, 90-60 min = 2, <60-30 min = 3, <30-20 min = 4, <20 min = 5]

6. What is the level of use or potential use by the regional community

ADDITIONS TO EXISTING PARKS

Use same criteria as above but substitute recreation criteria 4 and 6 with the following

1. Does the land assist in avoiding development which would significantly undermine the quality of visitors' experiences on the park (e.g. the visual intrusion of development)?

2. Does the land significantly add to or further protect accessibility to the park and/or increase the use of the park?

LEVEL OF THREAT

The level of threat to the land being considered for purchase as regional parkland is a matter which determines the timing of purchase. Factors such as the threat of development, the degradation of existing values as a result of neglect, and increasing land values, will be regularly monitored for key identified potential purchases.

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