

Council

Tabled Documents

29 November 2018

Public Forum

Matt Thomas presentation

Item 8

Portfolio updates

Isthmus Papakai and Memorial Park Concept Plan Taihape

TABLED DOCUMENT

Tabled at:

on:

10 August
2018
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Isthmus.

Land.
People.
Culture.
Isthmus.



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Isthmus.

Document record				
Issue	Revision	Author	QA	Date
Draft	A	FH	LR	30.04.18
Final Draft	B	FH	SJ	30.07.18

The town of Taihape, located in the Rangitikei District Council along State Highway 1 is characterised by vast amount of forests, a dominant river that runs along natural cliffs and several amenities within close proximity. On top of that, Taihape has a strong local community group - the charity registered "Friends of Taihape Society" - that aims to strengthen the town's status as a destination. A destination not only popular for its annual gumboot festival, but also for its unique natural settings and rich cultural history.








Making these features accessible for both visitors and local residents in all ages is a task that requires the collaboration between various parties to increase the current state of courtesy.

Building on identified issues and opportunities, the current concept plan presents design ideas and key moves in order to develop a coherent vision for both Papakai and Memorial Park.

1.1 Issues & Opportunities

Issues

Challenges to inform overall concept/ management of parks. Plan and respond to environmental challenges due to increased visitors & other town centre projects.

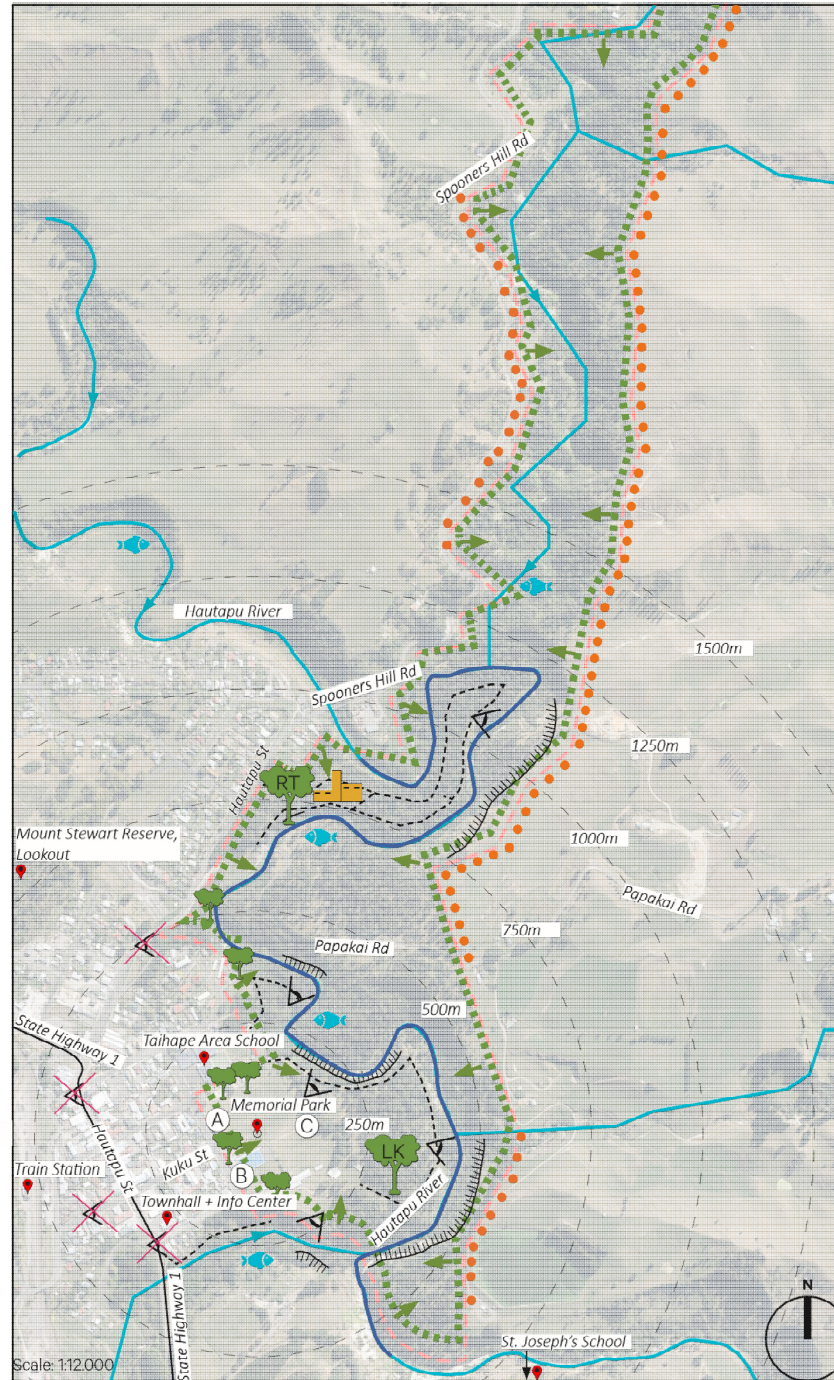
-  Animal and plant pests (e.g. blackberry, old mans beard)
-  Health and safety - cliff areas
-  Water quality of Hautapu River, potential flooding
-  Boundaries to park - public areas - not clear
-  Visibility from the town centre
-  Internal connections, overgrown/ incomplete
-  Building condition
A Grand Stand
B Sport Clubs
C Toilet facilities



Building condition e.g. Grand Stand












Water quality and potential flooding of Hautapu River



Opportunities

To build sense of place/ point of difference.

-  River
-  Cliffs as viewpoints and points of interest
-  Large kahikatea (LK), redwood trees (RT) & group of trees (District Plan)
-  Trout spawning area
-  Heritage structure, power plant
-  Heritage structure, Grand Stand
-  Proximity to town centre
-  Other attractions, events and amenities nearby and within 50 KM
-  Networking, close work with other parties such as DoC, HRC, community group or Rangitikei Environment Group, New "Word of Mouth"-communication tools



Cliffs



Redwood trees

1.2 Overall Design Idea & Key Moves

To guide the development of the concept plan.

The key move is to implement an overall strategy, initially using conceptual ideas.

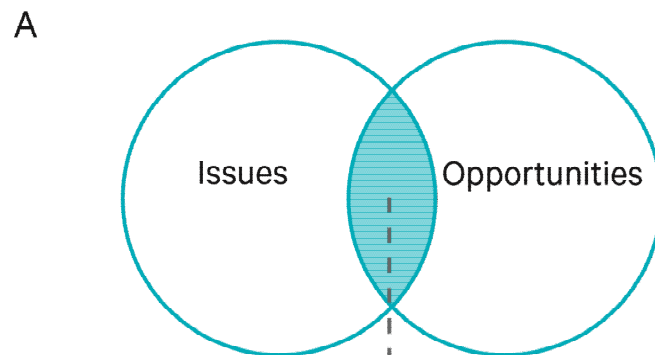
Looking at Taihape's natural setting, it becomes clear that next to its vast forest areas and cliffs, water bodies play a significant role. It often symbolises the source of life and can be seen as an element of motion, transformation and renewal.

Respectively, the Hautapu River can be used as the overall guiding theme to connect Taihape's natural features and strengthen its prominence. The so called "Hautapu River Parks" would act as a link between natural features, activities, as well as a regional attraction.

A strong collaboration between the District & Regional Council, the local community group "Friends of Taihape Society" and designers would guarantee that the desired outcome is achievable and realistic. Identified key moves will help realise this goal.

KEY MOVES

- Low cost campgrounds
- Network of tracks for different users
- River access
- Points of interest/ sequence of destinations



B

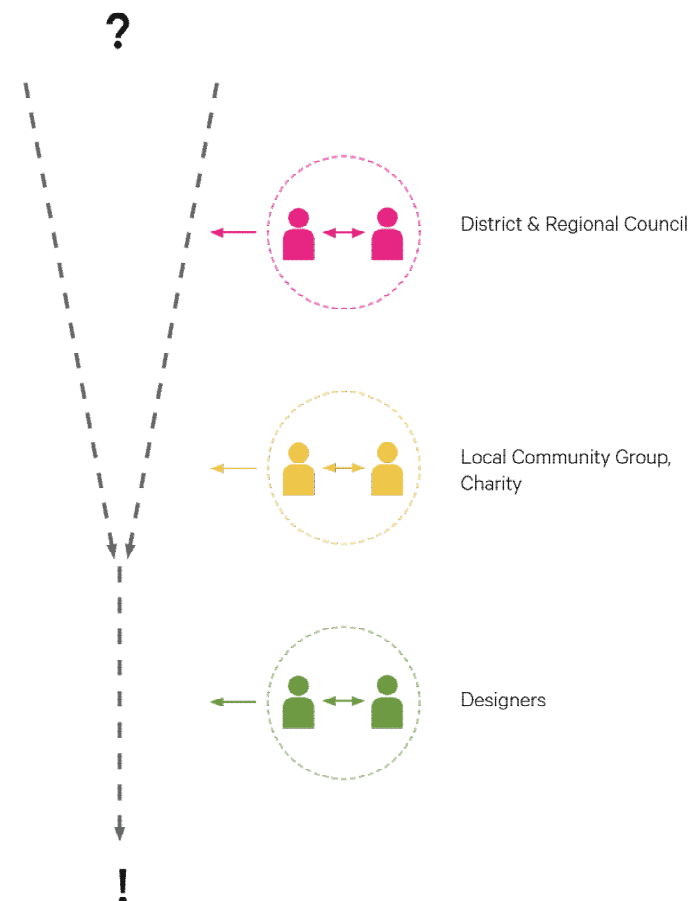
Water as central theme

A diagram showing two light blue circles connected by a thick, wavy blue line that represents water. A dashed arrow points from the intersection in diagram A down to this diagram.

C

Hautapu River Parks

A diagram showing a stylized representation of the Hautapu River. It features a winding blue river with several trees and small human figures along its banks. A dashed arrow points from the wavy line in diagram B down to this diagram.



KEY MOVES

- Low cost campgrounds
- Network of tracks for different users
- River access
- Points of interest/ sequence of destinations



1.3 Concept

Overall Concept Design



1.3 Concept

Existing Views



1.



2.



3.



4.



5.



6.

1.3 Concept

Concept Design Hautapu Camp & Papakai Park

Zoom-In Camp Ground



The concept design of the campgrounds is characterised by a simple layout that accommodates both motorhomes, smaller vehicles and tents. A new car park can facilitate visitors who are interested in day hikes. The site itself is well accessible via Papakai Rd. Being integrated within the greater network of tracks and roads within the area, Hautapu Camp and Papakai Park combine activities such as bird watching, swimming, picnicking and much more. Using the existing natural features is one of the key elements that can be done in the area.

1. Camp Ground Facilities & Shelter
2. Toilet
3. Car Park
4. Escarpment Planted with Native Vegetation
5. Open Drain
6. Camp Sites for Motor Homes Only
7. Proposed Bridge Connection
8. Camp Sites for tents, campers and small vehicles
9. Walking Tracks
10. Swimming Spot
11. Picnic Areas

1.3 Concept

Existing panoramic views of the site



1. Hautapu river and the future campsite for motor homes*



2. View over Hautapu river towards the future campground*

* Photos provided by "Friends of Taihape Society"

1.3 Concept

Illustrations Papakai Park & Hautapu Ravine



A. Motorhome camping in Papakai Park



B. Swimming spot and picnic area by Hautapu Ravine

The future campsite “Papakai Park” uses its appealing natural setting along the Hautapu River to welcome people interested in day hikes as well as staying overnight. A recently installed toilet covers basic necessities. Various picnic areas along the river invite visitors and locals to pause and connect with each other, sharing knowledge about this distinctive landscape.

Because of its unique setting along Hautapu River opposite of some of the largest cliffs within the area, Hautapu Ravine would act as the main destination. This area is characterised by lush vegetation and vast open space for activities such as picnicing and swimming in the river. The cliffs across the river emphasise this area even more, putting visitors in a unique natural setting for recreation. Hautapu Ravine is well integrated in the future network of tracks, making it easier for people to explore these distinct areas of Taihape.

BRIDGES IN PAPAKAI PARK

From: Matt Thomas [<mailto:matt@ryanthomas.co.nz>]
Sent: Tuesday, 27 November 2018 4:41 p.m.
To: Gaylene Prince <Gaylene.Prince@rangitikei.govt.nz>
Subject: FW: Quote to design 4 track bridges

From: Trevor Butler [<mailto:TrevorButler@frame.co.nz>]
Sent: Wednesday, 14 November 2018 9:37 AM
To: matt@ryanthomas.co.nz
Cc: Athol Sanson; Viv Tantrum
Subject: RE: Quote to design 4 track bridges

Hi Matt,

Thank you for the information provided.

It is clear from this information that the bridges will need to be designed to pass a flow of probably 190 cumecs (50yr return period flood). This means bridges of at least 20m or more length will be necessary, raised several metres above the stream.

I suspect that swingbridges or suspension bridges will be the most cost effective options.

I need to ensure the Trust is realistic about likely costs and fees.

The cost per metre of bridge will depend on the required deck width and load capacity, but if we take a typical cycling/walking swingbridge of 0.9m width (minimum for cycling) then the materials and construction cost per metre will be \$900 to \$1,200 per metre, ie probably \$25k per bridge. (at least \$100k for four bridges)

The design costs will vary depending on whether the same configuration can be used at each bridge site, but to survey the site, do calculations, provide drawings and a PS1 for Building Consent, will cost somewhere between \$10K - \$20K

A Building Consent will be required, and probably a Resource Consent. Council may waive the fee costs, but there is a cost in preparing these applications, especially if an AEE is required.

The construction will need to be inspected, certified and a PS4 provided. Either a local engineer or ourselves could do this, but it involves inspection visits and checking contractor records. If the bridges are built with local volunteer labour and donated materials, the certifier has to ensure all materials meet the specification.

Hence, realistically, you are probably looking at \$150k project. Some savings may be made by using donated materials, donated labour, etc, but regulatory and certification requirements will still need to be met.

If this is within the scope that the Trust is thinking, then I can help you. I would suggest an initial feasibility visit which would involve survey of the sites, confirming specific requirements (width etc) and providing advice on bridge type, configuration, likely construction cost estimate. Our fee for this stage is likely to be around \$5k. Sufficient information would be collected in this visit to enable designs to be prepared if you decide to proceed.

If the above indicated costs are well above what the Trust had envisaged, then I can't help you.

I hope this is useful. I look forward to your response.

Regards

Trevor Butler

Managing Director

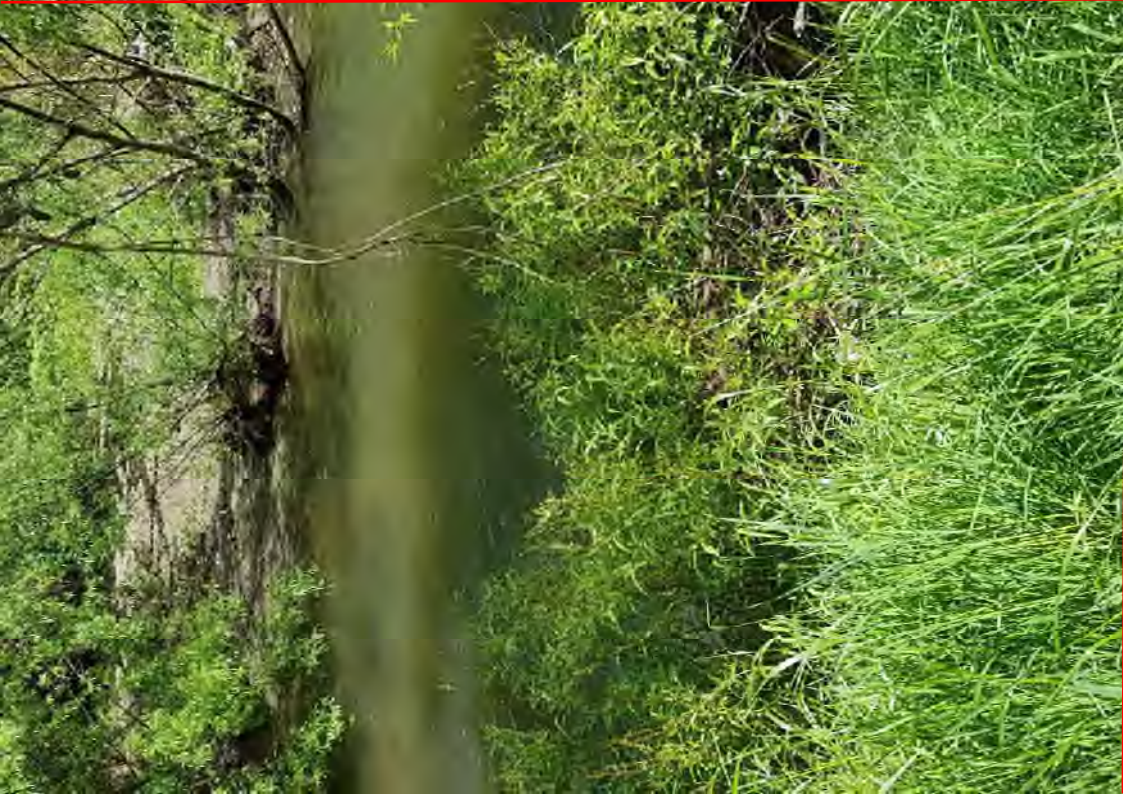
Frame Group Ltd

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Google Maps Taihape



Imagery ©2018 DigitalGlobe, Map data ©2018 Google 100 m

Bulls Community Centre / Criterion Site

The Bulls Community Centre is on track with W&W Construction setting-up from the 3rd of December and breaking ground on the 7th of December, the Archaeologist Andy Dodd is booked in to be on site at this time. This will be wonderful to see!!!

A newsletter is about to be sent out to the Bulls Community Updating them on the Centre, outlining all the relevant information including acknowledgment of Sponsors and encouraging sponsorship. This is good news as I am asked daily about the centre and how it is going. The Local fundraising is over \$100,000 with \$76,425 being received

The Community House project/ Walton Street

This is firing ahead with Merv Connelly doing a great job organizing the volunteers and tradesmen and he has spent a lot of time on site. Thank you goes out to Tyrone Barker Chairman of the BCC for organizing Volunteers from Ohakea along with Annabel Sidey they have spent quite a few days at the house and have stripped all the wallpaper amongst other things. This has given the project a real boost.

Matt Holden and Merv have replaced the back door and mended the holes in the floor etc.

The Shed concrete is ready to pour, hopefully this weekend.

Hogget Doughty has already helped with connecting water etc and will again with the power.

I unfortunately don't have all the other names on hand that have helped out so- far. However thank you to all of them.

"All Sorted Kitchens "are donating a kitchen at cost \$4100- \$4500 this includes Cabinetry ,new oven, hob, range hood, bench top, bin unit , revolving corner tray ,sink and tap as well as installation. This amazing offer will add great value to the resale of the house.

There has been interest from other people and companies wanting to come aboard with this project, so looking very positive

I would also like to thank the RDC staff for being very helpful on this project especially Graeme Pointon.

So far -so good, with the help of a lot of amazing people.

Regards

Jane Dunn

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