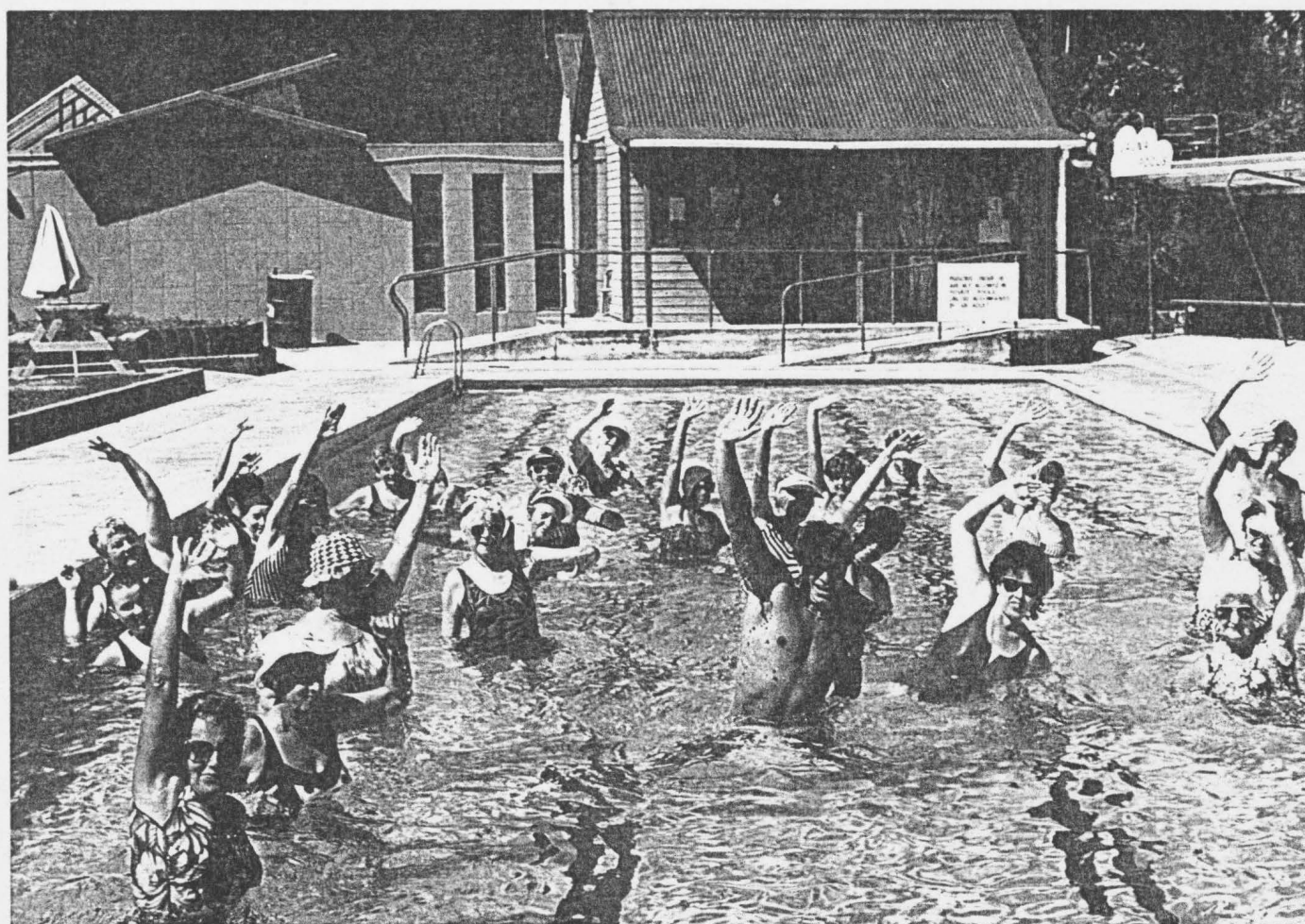




ARMED CONSTABULARY PARK MANAGEMENT PLAN



ARMED CONSTABULARY PARK

MANAGEMENT PLAN

1993

Prepared By
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Community Services Division
Taupo District Council, 1993

PREFACE

This Management Plan has been prepared by the Taupo District Council to allow public comment and to assist with the review of the management plan for Armed Constabulary Park, first prepared in 1987.

The purpose of the review and the adoption of this management plan will be to facilitate the most appropriate use and the proper and continued management of the park by providing guidelines for its development, planning, management and ultimate use. In order to achieve this a detailed examination of the background to the park, its resources, present uses, commitments and future use was necessary.

From the above information and in conjunction with the requirements of the Reserves Act 1977 a suggested goal and set of objectives and policies have been formulated to assist with the management of the park. It is the intention that this Management Plan should be used as a reference and working document to facilitate the further development and use of the park and to ensure that decision making and administration is compatible with the stated goal, objectives and policies.

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BACKGROUND INFORMATION

I INTRODUCTION

Armed Constabulary Park is a recreation reserve located in the northern portion of the Taupo urban area. This reserve is used primarily for water-related and indoor sport and recreation. In 1972 and 1973 the majority of the area was classified as Recreation Reserve and vested in the Taupo Borough Council, now Taupo District Council. A management plan for the park was first adopted in 1987.

The park occupies an area of around 10 hectares of varying contour. The western portion of the park is largely occupied by the A C Baths, the Youth Centre, Squash Club and a large carpark. The eastern portion is partly planted with pines and partly grassed. The Kathleen Stream and its gully divide the two portions of the park from each other. This stream, the A C Stream and an unnamed stream all originate from hot springs that surface in the park.

This management plan outlines the resources of Armed Constabulary Park and their importance in a local and regional context. It looks at environmental, social and land use issues and from them derives a goal, objectives and policies for management of the park, finishing with an overall concept for development.

In places some repetition occurs. This has been unavoidable due to the plan's dual function for reference and as a working document. It has been necessary to repeat various information under different sections to ensure a full understanding of all the circumstances is given to the casual reader. We apologise to those people who intend to read the plan from cover to cover.



To Hamilton/Rotorua

To Reporoa

To Reporoa

Taupo County
Taupo Borough

STATE H'WAY NO. 1

DR

CENTENNIAL

ARMED CONSTABULARY
PARK

BROADLANDS

TAUHARA ROAD

ACACIA AV.

TAHAREPA RD

CROWN

ROAD

To Napier

Waikato R.

SPA ROAD

NORMAN SMITH ST

Central
Business
Area

TONGAREIRO ST

RIFLE RANGE ROAD

TERRACE

TAHAREPA ROAD

STATE

STATE H'WAY NO. 5

**ARMED
CONSTABULARY
PARK
LOCATION MAP**

LAKE TAUPO

ACACIA BAY ROAD

H'WAY

NO. 1

To Turangi

2 LOCATION

Armed Constabulary Park is located in the north-eastern portion of the Taupo urban area. The main access route from Taupo's commercial centre to the complex is along Spa Road for a distance of approximately two kilometres then into A C Baths Avenue. Armed Constabulary Park is on the eastern side of A C Baths Avenue.

The park covers an area of approximately ten hectares extending east of A C Baths Avenue and south of Spa Road to the Golf Course.

Neighbouring land uses include golf courses to the south and east, the recreation reserves of Spa Thermal Park and Owen Delany Park to the north, and community uses to the immediate west. The main residential areas of Taupo township are further to the south and west.

3 PLANNING

Armed Constabulary Park is classified as a Recreation Reserve pursuant to the Reserves Act 1977 Section 17 (1). As such it is:

"for the purpose of providing areas for recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside."

[Section 17 (1)]

The park lies within the Taupo Urban Area and is designated in the Taupo District Plan as a "Recreation Reserve". This designation overlies a recreation zoning.

The District Plan also outlines planning requirements in the geothermal resources zone. Armed Constabulary Park lies within this zone. These requirements are designed to reduce the threat of geothermal activity to public safety and to protect any buildings that may be erected within geothermal areas.

4 HISTORY

The Taupo area was first settled by the Maori people late in the 14th Century. Among the first to inhabit the area were the Ngati-Hotu tribe. The Ngati-Kurapoto found the Ngati-Hotu dwelling there and besieged them. The Ngati-Kurapoto were under the leadership of Hei-marama and Rongomai-tu-taeaka. Then the Ngati-Tuwharetoa came and spread themselves over the land and afterwards occupied the Pas of the Ngati-Hotu. Eventually the Kurapoto and Tuwharetoa intermarried and lived at Taupo.

[Information from "The Ngati-Tuwharetoa Occupation of Taupo-nui-a-tia by the Rev Hoeta Te Hata of Waitahanui.]

The Taupo area therefore has a long history associated with occupation by the Tuwharetoa people. There is however little documented evidence on the early land use and occupational history of Armed Constabulary Park until the arrival of the Armed Constabulary Unit in the 1860's.

The arrival of the Pakeha in Taupo brought about the establishment of an Armed Constabulary Redoubt on the present day Tongariro Domain. The Unit's purpose was to apprehend a Maori Chief by the name of Te Kooti.

The original A C Baths were built by the redoubt troops in 1870 on what is now Armed Constabulary Park. They were lined with pit-sawn totara slabs and fed from a hot spring which was later called the A C Spring. The Baths were also open for public use and enjoyed good patronage due in part to the shortage of water and lack of private washing facilities elsewhere in the settlement.

At this point in time the Baths were on land that had been proclaimed "Waste Lands of the Crown". It was not until 1888 that the area was gazetted as Public Domain.

[N Z Gazette 1888 p.1051]

Armed Constabulary Park Management Plan 1993

The A C Baths remained open under the control of the Taupo Domain Board until the present Baths were opened for use in December 1954 by the Taupo Borough Council. The small swimming pool, now the Learners' Pool, came into use about two years later. In 1969 the Lido Pool was included in the complex, along with the changing rooms building. A sauna house was built in 1978 and the waterslide in 1982. A 25 metre swimming pool was constructed in 1990.

In 1964 the Squash Club built its first squash courts at Armed Constabulary Park. Additional courts were added in 1973 and 1983 to bring the Club up to its present number of four courts.

The Youth Centre was built in 1966 on the land adjacent to the Squash Club. This building has since been used for a variety of sporting activities.

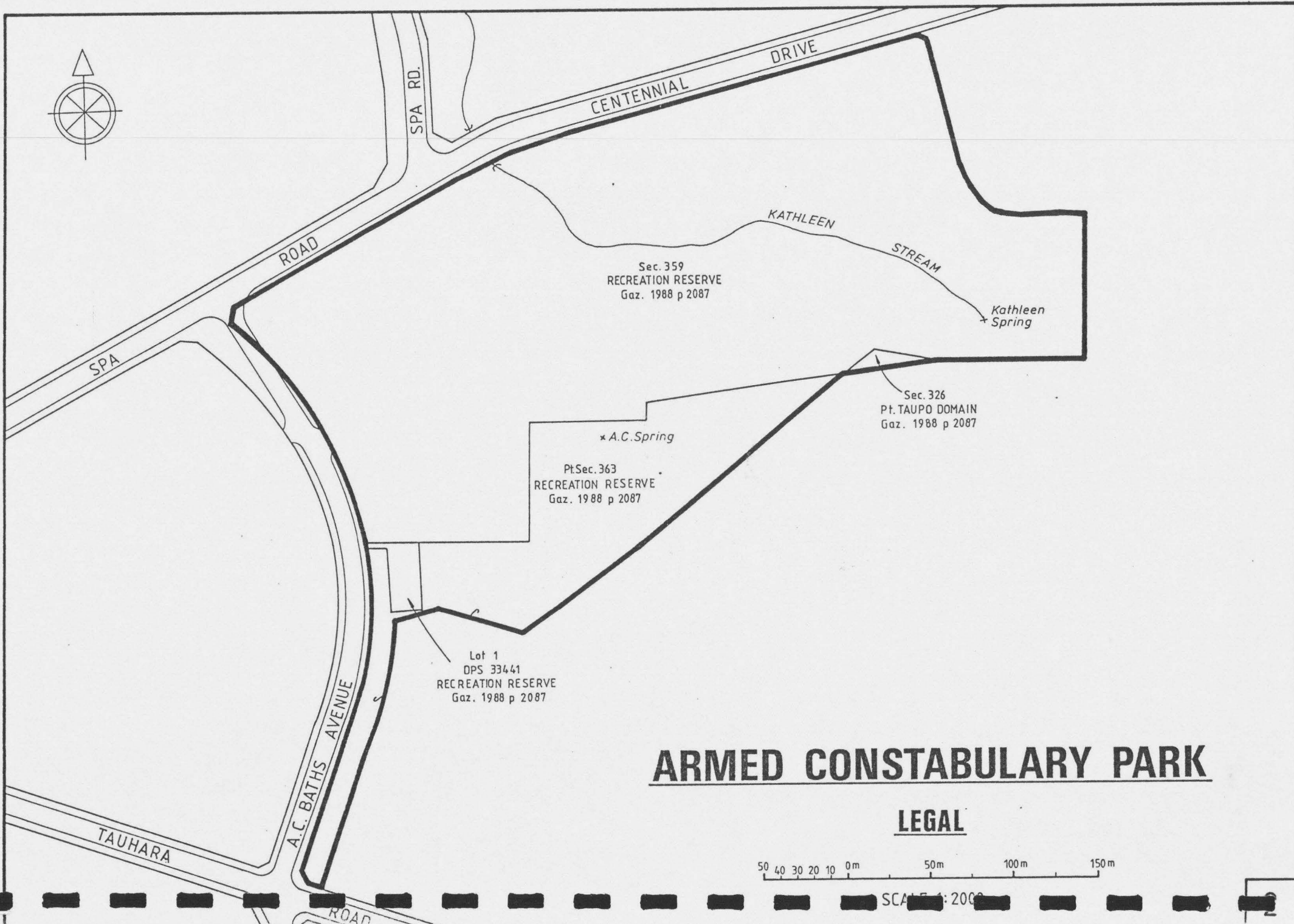
Between 1971 and 1973 the land contained in Armed Constabulary Park was formally gazetted as Recreation Reserve and vested in the Taupo Borough Council. In 1988 the reserve was classified pursuant to the Reserves Act 1977. [See Legal Description Table and Map for details.]

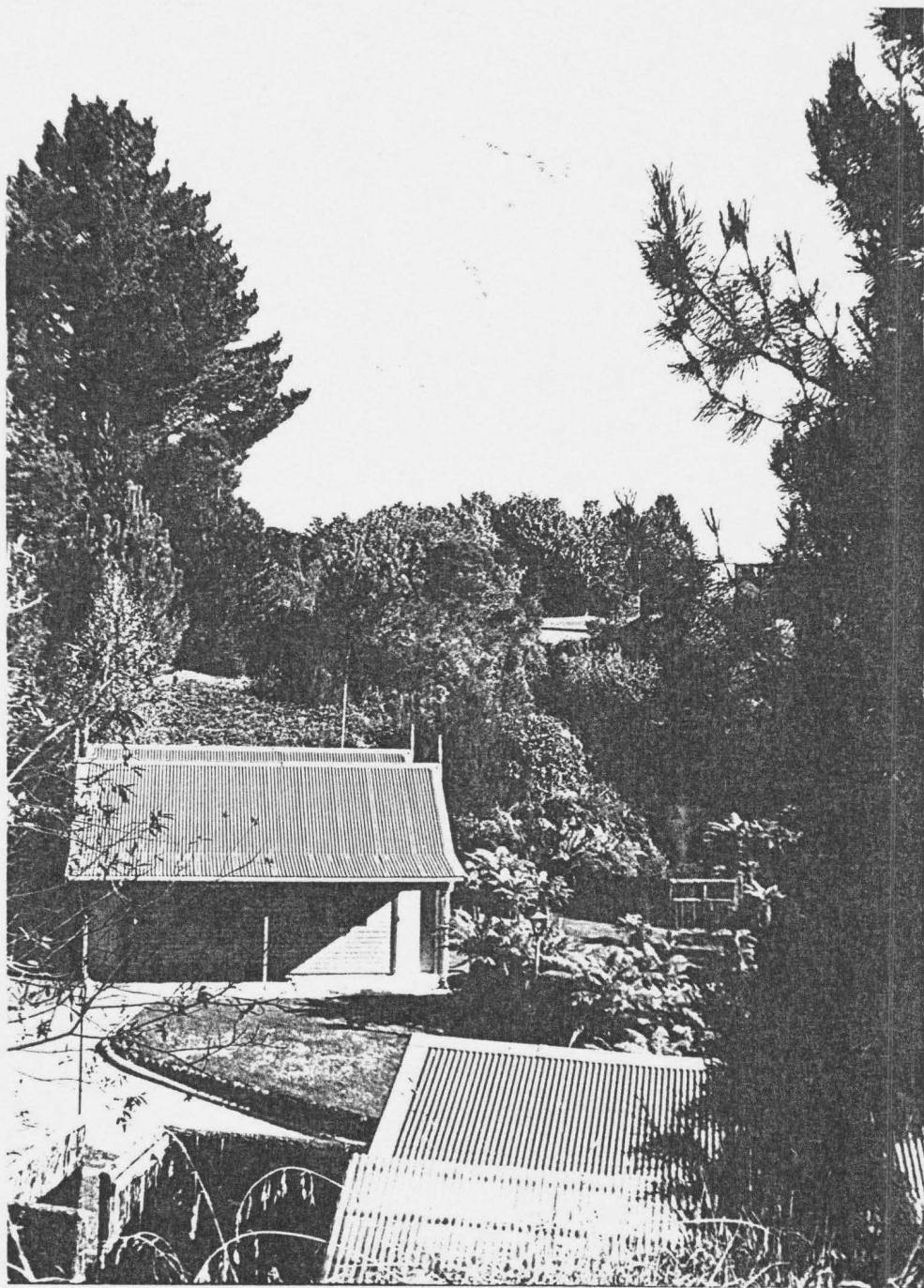
In the 1970's major landscaping of the park has occurred and the carpark has been laid down. General maintenance work has been an ongoing practice.

Armed Constabulary Park Management Plan 1993

LEGAL DESCRIPTION : ARMED CONSTABULARY PARK

Legal Description	Date Obtained	Obtained From	Present Status	Area (Hectare)
Section 326 SO 45202 Block II Tauhara Survey District	28/1/71 4/2/71 1974 p 152	Crown Land Taupo Domain <i>vesting in Borough</i>	Recreation Reserve NZ Gazette 1988 p.2087	0.0498
Pt Section 363 SO 46692 Block II Tauhara Survey District	1/5/72 11/5/72 1972 p 1014	Crown Land Taupo Domain <i>vesting in Borough</i>	Recreation Reserve NZ Gazette 1988 p.2087	1.8160
Section 359 SO 46619 Block II Tauhara Survey District	11/4/73 18/4/73 1973 p 793	Crown Land Taupo Domain <i>vesting in Borough</i>	Recreation Reserve NZ Gazette 1988 p.2087	8.1190
Lot 1 DPS 33441	1/5/72 11/5/72 1972 p 1014	Crown Land Taupo Domain <i>vesting in Borough</i>	Recreation Reserve NZ Gazette 1988 p.2087	0.0862
TOTAL				<u>10.0710</u>





RESOURCE INFORMATION

5 RESOURCES

5.1 NATURAL RESOURCES

5.1.1 Topography

Armed Constabulary Park can be separated into four topographic units, each quite different from the others. These units are as follows:

a) The Squash Courts, Carpark, Youth Centre.

This area is largely flat with an altitude of around 408 metres above mean sea level. It has an open aspect.

b) The A C Baths

The topography of this area is very broken and undulating. There is a fairly steep drop down to the Baths from the carpark. This slope has an easterly aspect. The area containing the Baths has been flattened by cutting and filling the swampy A C Stream valley. To the east the land rises again up to another flat area. In the south-east is a small valley containing the sauna complex and an unnamed spring.

c) Kathleen Stream Valley

This valley runs in a north-west/south-east direction with Kathleen Spring surfacing in the south-east. The western side of the valley has a more gradual slope with the eastern side being quite steep in places. The valley floor is at an altitude of approximately 396 metres above mean sea level and is around 10 metres across in places. During heavy periods of rain this valley drains a large area of land to the east and becomes a major flood discharge waterway.

d) The Pines

This area occurs between Kathleen Stream and Spa Road/Centennial Drive. It is a flattish area of open aspect at around 403 metres above mean sea level.

5.1.2 Climate

Taupo enjoys a fairly temperate climate with long periods of settled weather. The area experiences 2,031 hours of sunshine, on average, during a year. The average annual rainfall is 1200mm from 148 days of rain. The table below shows mean daily maximum, minimum and mean temperatures for January, April, July and October in Taupo.

MEAN TEMPERATURES (oC)

	January	April	July	October
Mean Daily Maximum	24	18	11	17
Mean	17	12	6	11
Mean Daily Minimum	11	7	2	6

Taupo does not have a very windy climate although winds do pick up in spring. The prevailing wind is from the south-west and is experienced predominantly during winter and spring. It is commonly associated with colder weather. North-west and westerly winds are more frequent in summer and are usually associated with warm weather and some light rain. North-east winds often bring severe summer thunder storms with short but intense rainfalls. These occur particularly in early summer. South-east winds bring cold, generally fine weather, but can be associated with long drizzle periods.

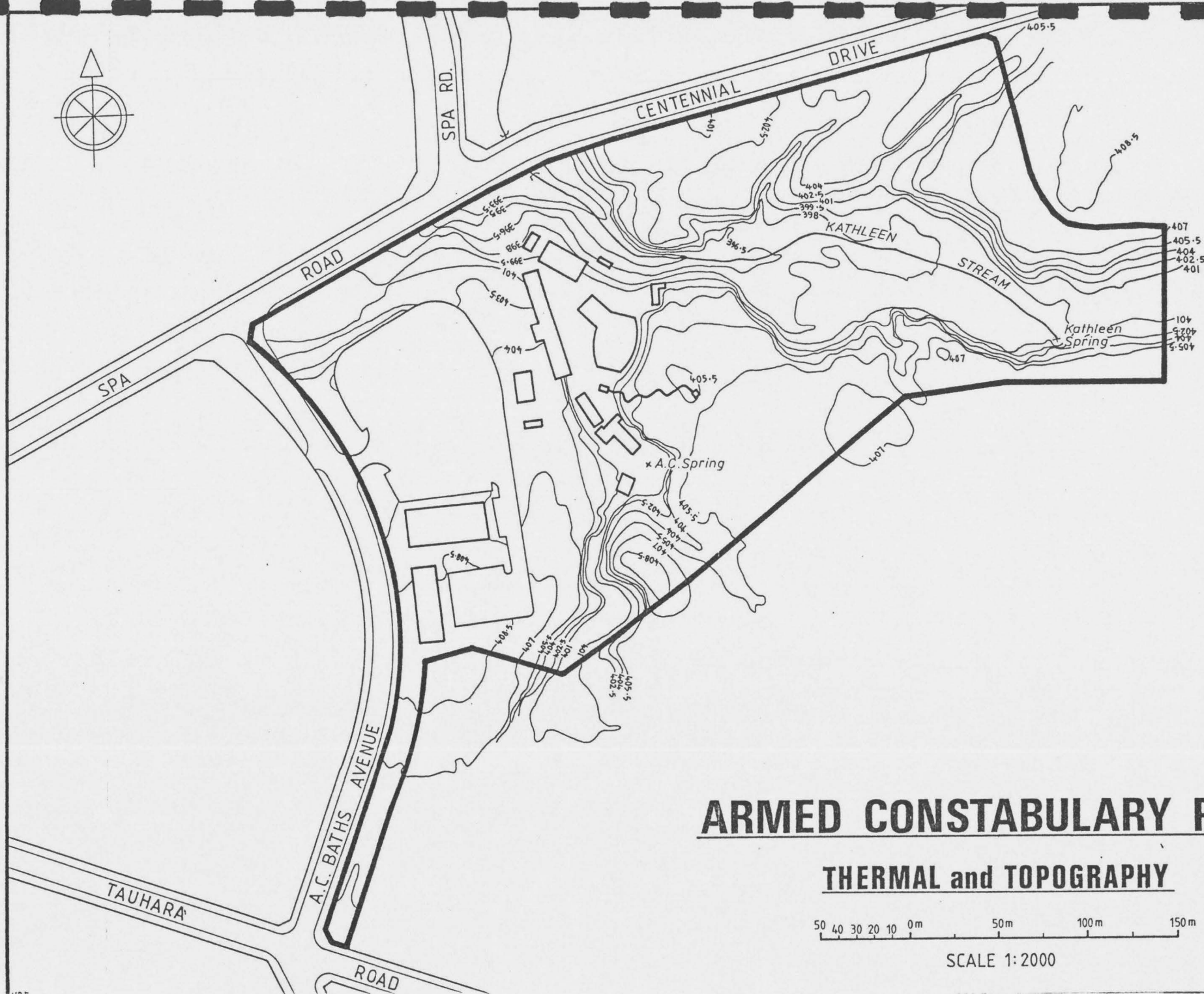
Moderately heavy frosts are fairly common in Taupo in winter. However, they are usually accompanied by calm, clear weather and all day sunshine. Fogs are also fairly common during winter and may take until mid-morning before they lift.

5.1.3 Geology

The geology of the park is linked with the volcanic history of the Taupo area and eruptions of Lake Taupo. The Taupo pumice event which occurred around 1800 years ago was a series of eruptions. Small explosions were followed by several large explosions which formed towering columns of ash many kilometres high. There was time for the lake to refill before the final violent explosion produced the bulk of the Taupo pumice, followed by a brief outburst of gas and ash that spread across the lake.
(Thornton 1985)

The geology of most of the Taupo Basin is related to some degree to these eruptions. The Taupo Pumice Alluvium that makes up Armed Constabulary Park is a result of these eruptions in 120 AD and the subsequent effects of the Waikato River in depositing the pumice as alluvium.

Geothermal activity occurs in the park. Underground hot water areas occur throughout the complex with springs and hot air vents surfacing occasionally. The springs provide water and heat for the Baths complex.



ARMED CONSTABULARY PARK

THERMAL and TOPOGRAPHY

50 40 30 20 10 0m 50m 100m 150m

SCALE 1:2000

5.1.4 Soils

The soils of the park are predominantly Taupo Silty Sands. These are yellow-brown pumice soils formed from coarsely textured Taupo breccia. They are subject to periods of soil moisture deficiency and have a low natural fertility.

[New Zealand Land Resource Inventory Work Sheets - MWD]

In places the soil type changes to thermally altered pumice and clays. These soils generally occur in hotter areas, particularly along Kathleen Stream and near the Sauna complex.

5.1.5 Water

There are three natural thermal springs supplying water to various parts of Armed Constabulary Park:

A C Spring

Water from this spring rises out of the ground at a temperature of approximately 82°C and supplies water to all the Private Pools. There is also a heat exchanger providing heat for the water to the 20 metre Learner's Pool. All excess water is piped under the complex and into the Kathleen Stream.

Kathleen Spring

The main heat supply for the Baths complex is water from a spring in the Kathleen Stream bed. The spring at the head of the stream has recently dried up and a spring lower down the stream is now the main water and heat source. The temperature of the water at the source is approximately 84°C. Water from this source is used to heat by heat exchanger the Lido, 25 metre Swimming, and Learners Pools in the A C Baths. All water used for this heating is returned to the Kathleen Stream.

Unnamed Spring

This small spring rises out of the ground in the south-east corner of the Baths complex, bordering on the 17th hole of the Tauhara Course of the Taupo Golf Club. The present temperature is around 30°C, however it is not used for any purpose.

Water volumes and temperatures from the various springs in the park have reduced over the last few years. Council is currently undertaking investigations into alternative water sources to supply heat for the Baths.

Water supplies for all buildings within the park are connected to the Taupo town supply. The Lido, Learners and Swimming Pools and the slide, are supplied with water from the town

supply. This water is heated by heat exchange using geothermal water.

5.1.6 Vegetation

There are three areas of different vegetative cover. These are as follows:

a) The A C Baths, Squash Courts, Youth Centre and Carpark

This area is the most modified with the vegetative cover being predominantly grass where the land is not built on. Tree planting and landscaping have occurred in some parts. Landscaped portions contain predominantly; tree and ground ferns, toetoe, cabbage tree, flaxes and other native shrubs and heaths. Some flowerbeds have been planted particularly around some of the buildings making up the complex. Scattered trees have been planted also; these have included radiata and pondarosa pines, larch, fur, bottlebrush, cypress, eucalyptus, maple, rhododendron and oak.

b) Kathleen Stream - Gully Areas

This is the most "natural" of the areas. Its vegetative cover is predominantly pampas, blackberry, grasses, manuka, thermal manuka, broom and a variety of other species, including silver birch, radiata pine, bracken, hebe, ragwort, gorse, fivefinger, bind weed, coprosmas, belmia, acacia, Dracophyllum, Himalayan honeysuckle, tree ferns, thermal ferns and ground ferns. Two thermal ferns have been recorded along Kathleen Stream. They are Lycopodium cernuum and Hypolepis punctata (D R Given). The Lycopodium is still fairly abundant along the edge of the stream. The patch of Hypolepis was destroyed during some maintenance work along the creek and is now scarce, if present at all. These ferns are fairly common in thermal areas, however, these areas of thermal vegetation are not common and under threat.

c) The Pines Area

The land between Kathleen Stream and Spa Road/Centennial Drive is largely covered in eucalyptus grasses and radiata pines. Patches of weed and native shrub species also occur. These contain; broom, Himalayan honeysuckle, coprosmas, blackberry, bracken and silver birch seedling.

5.1.7 Wildlife

The environment of Armed Constabulary Park provides a fairly limited range of habitats for birds and other wildlife, thus resulting in a limited number of species found there. None of the wildlife observed were unique to the area or particularly rare.

5.2 MAN MADE RESOURCES

5.2.1 Sports Facilities

Armed Constabulary Park has within its boundaries, facilities for many recreational activities. These include:

a) The A C Baths

Containing swimming pools, private spa pools, sauna, mini golf and a waterslide. Ancillary facilities include : Swimming Club Rooms, Manager's residence, office, changing sheds and 2 pumphouses.

b) The Squash Centre

Containing four squash courts and facilities.

c) The Youth Centre

An indoor sports hall used for basketball, akido, wrestling, volleyball, karate, badminton, table tennis, school holiday programmes, access training and a variety of other activities.

5.2.2 Services

a) Power

All buildings on the complex are connected to the local power supply. The carpark is fully lit when the street lighting is on. The grounds of the pool complex are lit when required.

b) Telephones

Telephone lines are provided to the pool complex and the Youth Centre and Squash Club.

c) Roothing

Although Armed Constabulary Park has two main public thoroughfare roads on its border only one of these, A C Baths Avenue, provides access to the carpark and entrance. A private restricted access road provides a supply route for staff, tradesmen and delivery to the pool complex.

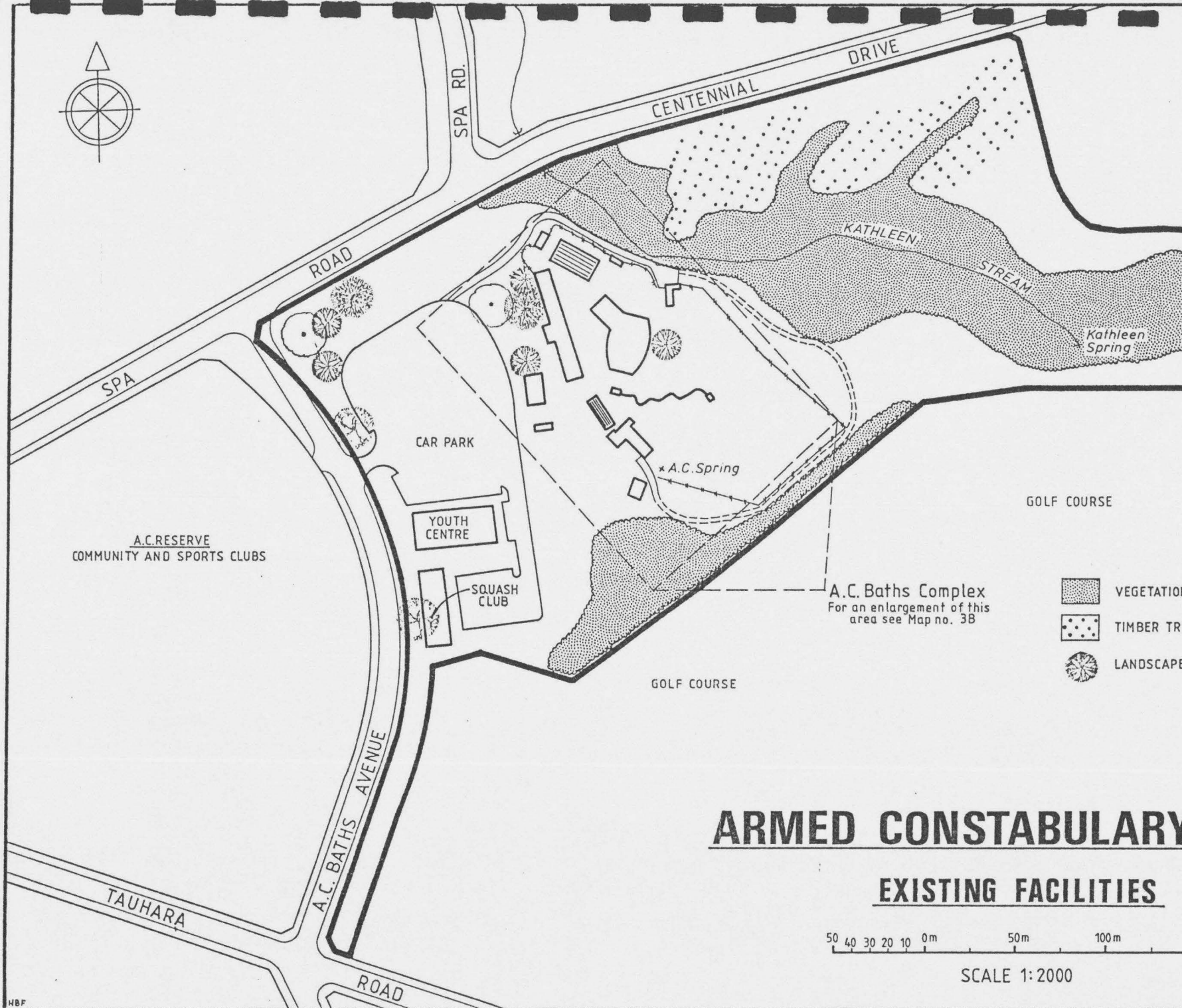
There is no formalised vehicular entry to the land east of Kathleen Stream (Pines Area).

d) **Water**

The Squash Club, Youth Centre and A C Baths are all serviced with water from the town water supply. Water reticulation does not extend to the land east of Kathleen Stream.

e) **Sewerage**

The Youth Centre, A C Baths and Squash Club are connected to the town sewerage network.



GOLF COURSE

A.C. Baths Complex
For an enlargement of this
area see Map no. 3B

GOLF COURSE

- VEGETATION
- TIMBER TREE PLANTING
- LANDSCAPE PLANTING

ARMED CONSTABULARY PARK

EXISTING FACILITIES

50 40 30 20 10 0m 50m 100m 150m

SCALE 1:2000



Kathleen

Stream

OUTFALL

WEIR

PUMP WELL

TREATMENT PLANT

ARMED CONSTABULARY PARK

A.C. BATHS COMPLEX

10 8 6 4 2 0m 10m 20m 30m

SCALE 1:500

- BUILDINGS
- PAVED AREA
- PLANTED AREA
- GRASSED AREA

PLANT ROOM

25m POOL

SWIMMING CLUB ROOMS

STORE

LADIES CHANGING ROOM

ENTRANCE WAY & OFFICE

MENS CHANGING ROOM

SHELTER

SLIDE

WATER SLIDE

KIOSK

COOLING TOWER

PLUNGE POOL

PRIVATE POOLS

SAUNA HOUSE

UNDERGROUND

GARAGE

MANAGERS HOUSE

Mini - Golf Course

LEARNERS POOL

SHELTER

CARPARK AREA



INTERPRETATION & EVALUATION

6 MANAGEMENT CONSIDERATIONS

6.1 HISTORICAL

The history of Armed Constabulary Park is very interesting and worthy of note. It is, however, unfortunate that little of the early Maori history of the area has been documented. This creates a large gap in our knowledge as to who occupied the area and to its early land use history. It is therefore very difficult to know what historical sites of Maori origin may be on the park and be of value to be protected and interpreted to visitors.

The main known historical points of interest in relation to the park are associated with the Armed Constabulary Units use of the area. The original A C Baths were built in 1870, utilising the natural thermal water from the A C Spring. The Baths therefore have an historical association with the park. This fact should be interpreted to the public and should help set the theme of the park.

6.2 LANDSCAPE

The landscape character of Armed Constabulary Park is essentially man made for the most part. The reserve can be divided into four distinct landscape units:

a) The Carpark, Squash Club, Youth Centre area

This is a fairly flat area containing the carpark, squash courts and community hall. Numerous small areas have been planted with shrubs to enhance the visual appeal of the area. There is, however, little of real landscape significance.

b) The A C Baths

The Baths and associated facilities occupy most of the flat land in this area. It has a fairly open character with small areas planted in shrubs occurring primarily on the steeper slopes. Flower beds add to the visual appeal of the area.

The large radiata pines surrounding this portion of the park give it an enclosed and private feel. This impression should be retained.

c) Kathleen Stream and Gully Areas

This area is the most "natural" of the landscape units on this park. Kathleen Stream flows as a narrow, hot stream through a small valley of native grasses, ferns and shrubs, exotic weed species, pole silver birch and pine trees. The valley is bordered on both sides with old radiata pine trees.

Kathleen Stream begins as several small springs bubbling into it as it flows down the valley. The steam rising from the stream

gives the valley a mystical appeal that adds to its landscape character.

The appeal of this area is significant and worthy of enhancement by the removal of the weed species and planting of native trees and shrubs.

d) The Pines Area

This portion of the reserve is located north-east of Kathleen Stream to Spa Road/Centennial Drive. It is presently covered in grasses and radiata pine trees. The radiata pines have been planted as a woodlot and when mature [5-10 years] will be a valuable asset. There is little of landscape significance in the area at present. Due to its prominent location the landscape character of this area should be enhanced.

6.3 CONSERVATION

There are parts of Armed Constabulary Park where some form of conservation is necessary. Of particular importance are the A C and Kathleen Streams and their sources. There is limited water available from these sources. Additional sources of water for heat will need to be identified for use at the A C Baths.

The rare thermal ferns and algae along Kathleen Stream are also worthy of protection.

6.4 RECREATION

Many recreational pursuits are able to be enjoyed and participated in at Armed Constabulary Park. The primary use of the reserve is for recreational purposes. Activities presently undertaken on the reserve include :

- In the Baths complex : Swimming, sauna, soaking in thermal pools, mini golf, waterslide rides, scuba diving, canoeing, underwater hockey, canoe polo, Swimming Club activities, Triathlon Club, etc.
- In the Squash Courts and Youth Centre : Squash, basketball, indoor soccer, judo, wrestling, karate, volleyball, badminton, indoor hockey.

According to the attendance records the Baths complex alone is used by up to 2,000 people a day over the Christmas/New Year period, with an average of 1,710 per day recorded between 25 December 1992 and 10 January 1993. The Baths complex is therefore patronised very highly by people seeking to undertake recreational activities.

In addition to the above uses the area holds potential for further recreational activities to be developed. These activities could be water based, amusements, sporting facilities or many other types of recreational pursuits.

A variety of suggestions have been made as to additional facilities for the park. These include : Diving pool and boards, large thermal pools, luge, canoe waterway, video games, movies, massage facilities, fitness centre, rollerskating rink, go-cart track, paddle boats, remota boats, cafe/restaurant, tables and seats, a children's adventure playground containing swings, flying fox, climbing frames, trampolines, see-saws, slides, etc.

Most of these activities could be located on some part of the park. It would be preferable to place the water related activities within the A C Baths complex, so that supervision by staff is retained, facilities like changing sheds, etc, can be shared and heated water does not have to be pumped long distances. However, it should be noted that there is currently pressure on the water source for heating and additional facilities should not compromise the viability of existing facilities.

It will be important to ensure that any facilities located at the park are in keeping with its purpose and are compatible with other uses.

It has also been suggested that the proposed indoor sports and leisure centre be located on the land between the Youth Centre/Squash Club and the A C Baths and possibly utilising some of the carpark. This would provide for additional recreational activities compatible with activities currently undertaken at the Youth Centre and A C Baths.

6.5 TOURISM

The A C Baths are one of Taupo's main tourist and recreational attractions. This is evident by the large number of holiday-makers visiting them.

The Squash Club and Youth Centre are used for tournaments which also bring domestic visitors to Taupo and the park.

The Baths are the main tourist feature on the park and obviously have a great deal of appeal to tourists visiting Taupo. There is potential to increase the number of tourists visiting the park through better advertising directed at potential user groups and through added attractions in the Baths complex and on the park as a whole.

6.6 EDUCATION

Armed Constabulary Park is used for a variety of educational activities. The Baths are used for learn-to-swim classes, school swimming sports, canoeing lessons, scuba diving lessons and other such water-based activities. In this respect the Baths are an important educational asset in the community. They are also the home for the Taupo Swimming Club.

The Youth Centre is a valuable asset for training and education relating to indoor sporting activities like badminton, indoor soccer, etc.

6.7 SOCIAL

A great deal of social benefit is obtained from the park by residents of Taupo and tourists visiting the area. The Baths give people the opportunity to swim and therefore improve their fitness and health. The thermal pools have therapeutic value for people suffering a variety of medical problems including rheumatism, back-ache and other aches and pains.

The Youth Centre and Squash Courts provide venues for a variety of sporting activities which enable people to improve their fitness and state of health and provide opportunity for social contact.

All of the facilities on the park provide places for people to interact and communicate, thereby improving their quality of life and social skills.

6.8 COMMERCIAL RECREATIONAL ACTIVITIES

Armed Constabulary Park has potential for use for commercial recreational activities as it is located along a main access route into Taupo and is surrounded by attractions that would bring people to the area.

There are portions of the park that could be used for various commercial recreational activities. These are the pines area east of Kathleen Stream, and the eastern side of the A C Baths complex. Each of these areas has its own character and certain constraints that make it suitable to particular activities. The type of activities suited to each area are as follows :

6.8.1 The Pines Area

This area has the potential to be used for a variety of commercial recreational activities. There are around three hectares of available land that could be used for these purposes. Some tree clearing may be required, however, prior to clearing and granting consent to use of the area, due consideration needs to be given to the commercial value of the trees and appropriate timing for felling.

There are however certain problems with utilising this area, which include :

a) Access

As Centennial Drive is a main route into the town, provision of access to the area is a major consideration. It may not be desirable to make any further intersections off Centennial Drive, thus if access was to be obtained off this road it may need to be provided through the existing Golf Club entrance directly alongside the park. Such access into the pines area would have to be negotiated with the Club. The intersection would require upgrading to cope with the added traffic.

Foot access to the pines area could alternatively be provided off A C Baths Avenue through the existing entrance to the park. A walkway could be taken from the north-east corner of the carpark across the Kathleen Stream into the pines area or alternatively from the south-east corner of the carpark, behind the A C Baths complex and across Kathleen Stream. Both these options are expensive due to bridging and the provision of a suitable walkway.

b) Stormwater

The Kathleen Stream is prone to flooding. Any development of the pines area which could increase the amount or speed of runoff into Kathleen Stream could heighten peak floods. This is particularly important with respect to downstream effects on the Spa Hotel.

Hence any developments that occurred in the pines area would either have to be of a nature that would not effect runoff from the area, or provision of stormwater drainage would be necessary.

c) Utility Services

The area presently has no power, telephone, water or sewerage services. These would have to be provided to the area before development could be undertaken.

Thus although the pines area has potential for leasing for commercial recreational activities, it does have certain inherent problems that have to be solved. The suitability of the area would really depend on the type of activities seeking to locate there.

Any developments in the area will be on a fairly small scale due to the limited amount of land available. It is most suited to independent operators of activities like bumpy, paddle or remote boats, mini cars and bikes, a maze, golf driving range, mini golf, rowing pond or some such activity. The feasibility of activities locating in this area would greatly depend on financing the required services.

6.8.2 Eastern Side of A C Baths Complex

This area would be suited to development in conjunction with the A C Baths. Activities in this area should be compatible and in keeping with the theme of the Baths. Any commercial activities would have to cope with being within the complex and the entry charges into the area, unless the pricing structure was altered.

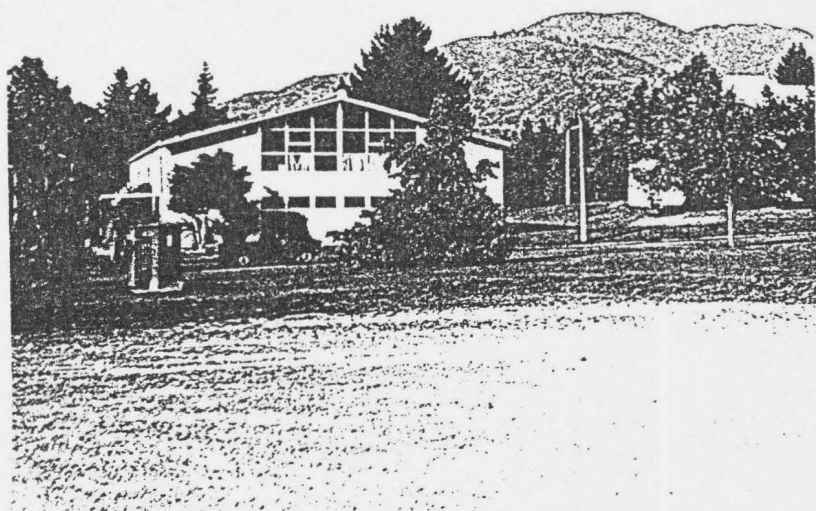
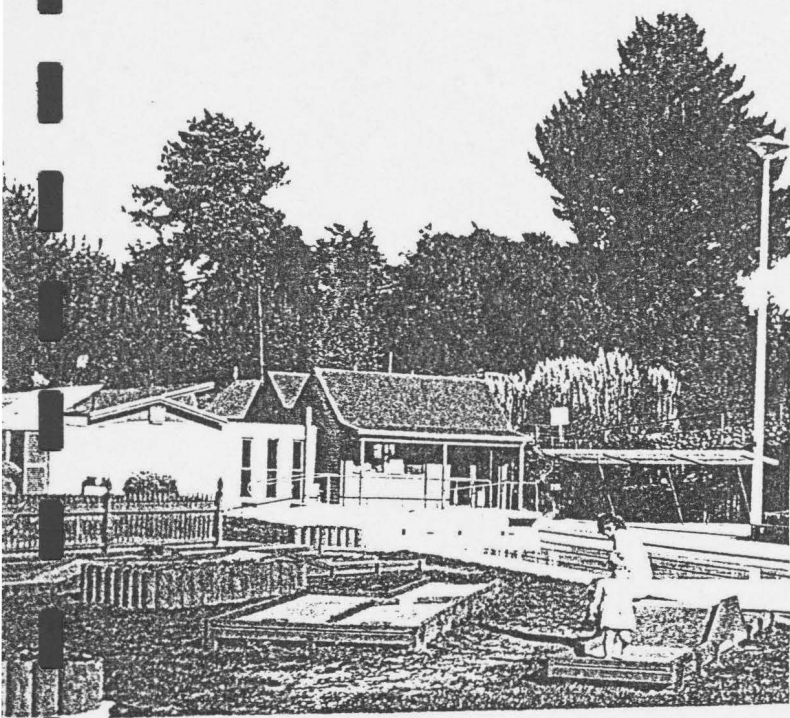
6.8.3 General Matters

Any commercial recreational activities that are located at Armed Constabulary Park must give effect to the provisions set out in Section 17 of the Reserves Act 1977 and be in accordance with lease provisions set out in Section 54 and the First Schedule of the Act.

There may also be a demand for other commercial activities and leases at the park for example a child care creche, cafe or fitness gym. These facilities could be associated with a new indoor sports centre or occur on their own.

6.9 COMMITMENTS

There are two commitments on this park that must be honoured. One is the lease to the Taupo Squash Rackets Club over Lot 1 DPS 33441 for a period of 25 years from 30 June 1983. The second is the lease to the Taupo Swimming Club for a period of 14 years from 1 January 1991.



MANAGEMENT DEVELOPMENT

Armed Constabulary Park Management Plan 1993

The Management Development part of this management plan has been divided into two sections. Section A relates to Armed Constabulary Park, excluding the A C Baths and Section B relates solely to the land in the A C Baths complex. This division has been made for ease of management and to enable the reader to understand exactly which areas are being discussed.

The goal, objectives and policies for future management of these two areas are outlined below.

As the terms goal, objective and policy are often interpreted in a variety of ways, they have been defined here as they are used for the purposes of this management plan.

GOAL An all encompassing statement of what is desired to be achieved, the purpose, destination or object of effort.

OBJECTIVE Outlines what is to be achieved in each policy sector in order to attain the goal.

POLICY May be a position statement or a proposal for action.

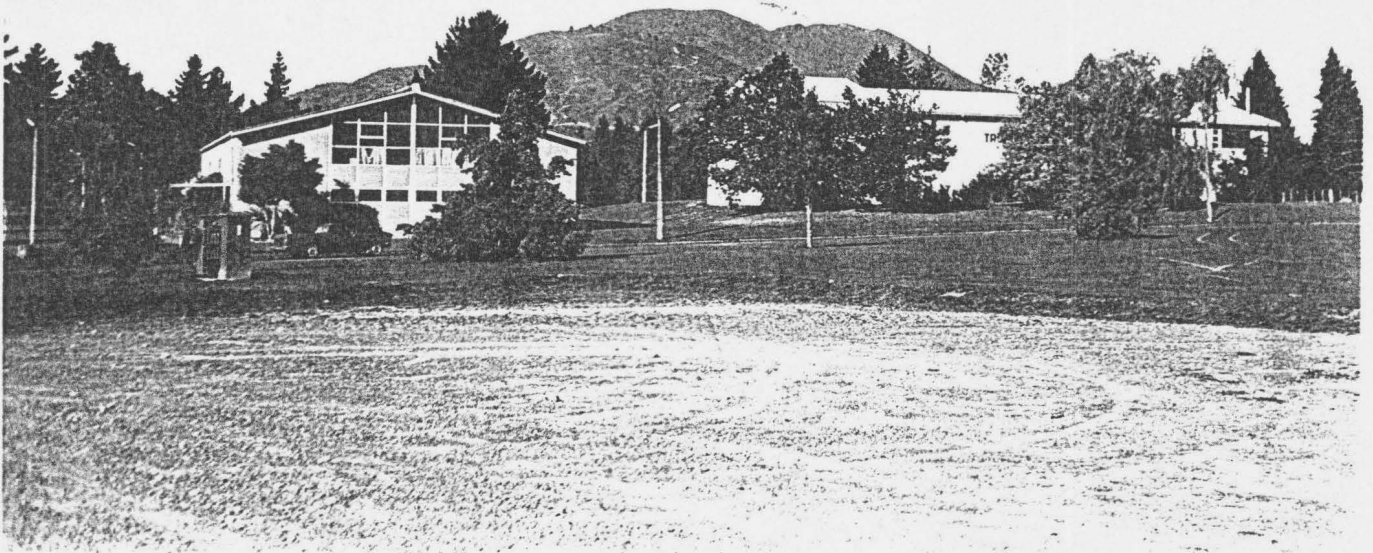
A policy is comprised of three sections:

- 1) The policy statement.
- 2) The explanation : Reason for adopting the policy provides background information and considerations taken into account while formulating the policy.
- 3) Implementation : How the policy is to be implemented, management action to be undertaken.

7 MANAGEMENT GOAL

ARMED CONSTABULARY PARK (EXCLUDING A C BATHS)

The development of Armed Constabulary Park as a Recreation Reserve for the purpose of providing areas for recreational and sporting activities, public enjoyment, physical welfare, and for the protection of the natural environment, with emphasis on development for water related and indoor recreation.



MANAGEMENT OBJECTIVES

AND

POLICIES



7.1 GENERAL MANAGEMENT

Objective

To manage Armed Constabulary Park as a reserve for primarily water-related and indoor recreation in accordance with the principles set out in the Reserves Act 1977.



POLICIES

7.1.1 Administration and Control

Policy: To administer Armed Constabulary Park as a Recreation Reserve under Section 17 of the Reserves Act 1977 and in accordance with this management plan, with control being vested in the Taupo District Council.

Explanation: Armed Constabulary Park has been gazetted as a Recreation Reserve under Section 17 of the Reserves Act 1977. Control of the park was vested in the Taupo District Council. Within the Taupo District Council management of the Youth Centre is handled by the Community Services Division and management of the park is the responsibility of the Parks and Recreation Manager and staff, with policy decisions being taken by the Council.

Implementation: Armed Constabulary Park will be administered by the District Council and its staff, in accordance with the requirements of the Reserves Act 1977 and the objectives and policies outlined in this management plan.

Any activity or development not provided for under the policies of this management plan should facilitate a review of this management plan.

Maintenance and management of the park, and Youth Centre, excluding the A C Baths complex, will be the responsibility of the Community Services Division.

If the proposed indoor sport and leisure centre is built on the park, the management of the Youth Centre, and the new centre may be undertaken by on-site management. There is a possibility that the A C Baths may be included under such a management regime to provide a comprehensive leisure centre under joint management.

Where the policies in this management plan conflict with the Reserves Bylaws, the management plan shall prevail.

7.1.2 Buildings

Policy: To permit on the reserve only those buildings required for efficient management and servicing of the park and to provide recreational facilities to enable public enjoyment of the area and in keeping with the park concept.

Explanation: Buildings are generally incompatible with reserves and should therefore be restricted to those necessary for public enjoyment of the park and to ensure its efficient management. As Armed Constabulary Park is to be used for active and indoor recreational activities, some buildings may be necessary. It is important, however, to ensure that all buildings are essential before they are constructed and to ensure their design, construction, colouring, etc, is compatible with the park.

Implementation: Buildings will be provided where a genuine need exists to ensure public enjoyment and safety, for efficient management of the park, and to extend or provide appropriate recreational facilities and enable them to be run efficiently.

Siting, design, colours and materials of buildings shall take into account landscape design and be in harmony with the park.

Buildings may be permitted in the allocated site on the Concept Plan for an indoor sports centre, fitness gym, restaurant/cafe, creche or other like activities.

Buildings and structures may also be permitted in the pines area where associated with appropriate commercial recreational activities.

7.1.3 Roads and Carparking

Policy: To provide roading and carparking necessary to service the activities of the park, while ensuring roading and carparking is in keeping with the purpose and theme of the park.

Explanation: At present the carpark is of a sufficient size to cope with parking demands in most instances. If, however, development of the eastern side of the Kathleen Stream occurs and activities are located in this area, appropriate roading and carparking will need to be provided. Further carparking could also be required on the western side of the park if long-term developments in that area increase demand.

Implementation: Existing and future roads and carpark will be maintained at a standard suitable to allow public access to the park and to cope with average levels of demand.

Provision of further roading, particularly to the eastern side of the Kathleen Stream, will require detailed engineering studies, to determine the most suitable access route.

Where roading is required for access to the pines area the Council will either provide the roading and recover the costs in the lease or licence agreement or require the Lessee or Licensee to provide what is required.

7.1.4 Provision of Services

Policy:

- 1 To ensure utility services are provided where necessary for public use, enjoyment and efficient management of the park.
- 2 To ensure that any utility services for the District provided through the reserve are placed underground and located where they will not compromise reserve values or uses and to ensure that the servicing authority enters into an easement agreement for the right to lay services in the reserve.

Explanation: At present services like power, telephone, water, sewage, etc are provided to parts of the park. Some services may have to be extended particularly if development occurs on the eastern side of the Kathleen Stream.

Implementation:

- 1 Where provision of utility services is deemed necessary they shall be designed and located so that their impact on the park's visual and recreational values is minimised.

Where practicable services placement shall be underground and sited with regard to the park's existing facilities.

Where services are required to areas under licence or to leased areas the Council will either provide the necessary services and recover the costs in the lease or licence agreement or will require the Lessee or Licensee to provide necessary services.

2

Placement in the reserve of utility services to service the District and not the reserve, is not desirable, however, if such services must be located in the reserve, the servicing authority will be required to enter into an easement agreement pursuant to the provisions of the Reserves Act 1977. Where this easement is to be granted for a function of Council the easement will still be required, but will not need to be registered on the title to the reserve.

7.1.5 Signage

Policy: To erect sufficient signs at Armed Constabulary Park and in appropriate places throughout Taupo to ensure adequate directions for the public and to interpret features of the park.

Explanation: Additional signs are required at the park to outline the facilities available.

Implementation: Signs should be constructed in a manner and materials to minimise the potential for vandalism.

Signs should be of a design, shape, size colour, etc to be in harmony with the park. They should also be of a consistent design and format.

All signs must conform with the requirements of the Taupo District Plan.

Signs will be constructed to outline the facilities available at the park, *ie* Youth Centre requires identification.

7.1.6 Public Safety

Policy: To promote public safety within the reserve.

Explanation: There are a number of potentially dangerous situations on the park, particularly the geothermal streams.

Implementation: Signs will be erected at the access to Kathleen Stream warning people of the danger from the hot water.

7.1.7 Flood Protection

Policy: To retain the vegetative cover along Kathleen Stream and to ensure the uses of the park do not lead to an increase in peak flows in the Kathleen Stream.

Explanation: Kathleen Stream is prone to flooding during intense periods of rainfall. There is potential for this to have major effects downstream. It is therefore imperative that any developments at Armed Constabulary Park do not lead to an increase in the peak flows in Kathleen Stream.

Implementation: The vegetation in the Kathleen Stream Gully will be retained except for a narrow cleared strip along the stream edge necessary for stream course control.

Any developments undertaken on nearby portions of the park will be required to have previous ground cover to allow "natural" ground soakage to occur, or alternatively adequate stormwater drainage must be provided with detention as deemed necessary.

7.1.8 Vandalism

Policy: To prosecute anyone found to be undertaking offence on the park as listed in Section 94 of the Reserves Act 1977.

Explanation: The Council will bring a prosecution against anyone found undertaking an offence on the park. Reserves are for the enjoyment and use of everyone in perpetuity. Vandalism and offences against a reserve can often threaten the long-term viability of the area and can lead to great costs to the Council and its ratepayers. The Council therefore intends to prosecute offenders.

Implementation: The Council will lay charges against any person found undertaking an offence against the reserve.

7.1.9 Vehicles

Policy: To prohibit the use of vehicles on the park outside the roads and carpark.

Explanation: Vehicles are not compatible with other uses of the park and for this reason they are prohibited on the park in areas other than carparks and roads, unless specific permission has been granted by Council or appropriate staff.

Implementation: The unlawful use of vehicles is prohibited on the park. Anyone found undertaking such activities may be prosecuted.

7.1.10 Livestock Dogs and Horses

Policy: To prohibit all livestock, dogs and horses on the park.

Explanation: Dogs, horses and grazing of livestock is not compatible with the present or future uses on the park, therefore they will not be permitted.

Implementation: Applications to lease all or any part of Armed Constabulary Park for the grazing of livestock will not be accepted by Council.

Any dogs, horses or livestock found on the park will be removed and owners may be prosecuted.

7.1.11 Charging

Policy: To permit free public access to the park subject to the provisions of Sections 53 and 54 of the Reserves Act 1977.

Explanation: The public will generally be allowed free access to the park. There may however be instances where Council will require a fee from people wishing to use the park and its facilities. Fees are charged for use of the Youth Centre and Squash Courts.

NOTE: This policy does not apply to the A C Baths.

Implementation: There will generally be no charge to members of the public visiting the park on an informal basis.

Where Council determines it appropriate charges will be imposed for use of facilities on the park, as is currently done with the Squash Courts and Youth Centre.

7.1.12 Camping

Policy	Camping will not be permitted on the park.
Explanation	Council feels this park is not suitable for camping. There are camping grounds nearby that adequately cater for campers.
Implementation	Unauthorised camping will not be permitted on the park and anyone found doing so will be removed by Council staff or the appropriate authorities and may be subject to prosecution.

7.2 RECREATION

Objective

To promote, develop and utilise Armed Constabulary Park as an area for active and passive recreation, with emphasis on water-based and indoor recreational activities.



POLICIES

7.2.1 *Recreational and Sporting Activities*

Policy: To develop and utilise Armed Constabulary Park as an area for recreational activities and sports, primarily indoor recreational activities.

Explanation: Armed Constabulary Park is presently used for a variety of indoor recreational activities. Public opinion gauged from submissions for the preparation of this management plan favoured retaining the area for such activities. It is not a playing field, therefore development of facilities for outdoor sports is unlikely on this park, with the possible exception of the pines area.

Implementation: The park will be developed and utilised as an area for primarily indoor recreational activities and commercial recreational activities as illustrated in the park concept.

Recreational and sporting activities will be encouraged at the park where feasible and where they are compatible with the park concept.

7.2.2 Recreational Facilities

Policy: To foster the provision of further facilities and equipment compatible with the purpose of the park as demand requires and finances permit.

Explanation: Further recreational facilities and equipment could be provided on the park if demand is sufficient and if funding can be arranged. Some of these facilities and equipment will be provided solely by Council while others will be provided either solely by Clubs or private groups, or jointly with Council. All new facilities should be compatible with the concept of the park.

Implementation: Maintenance of the Council owned recreational equipment on the park will be undertaken as required.

Other recreational equipment and facilities in keeping with the park concept may be provided if demand is sufficient and funding can be arranged.

Provision is made in the Park Concept to allow the construction of the proposed indoor sport and leisure facility, if this is deemed the most appropriate location for such a facility. The indoor sport and leisure centre would compliment the existing indoor recreation facilities [*ie* Youth Centre and Squash Club] existing on the park.

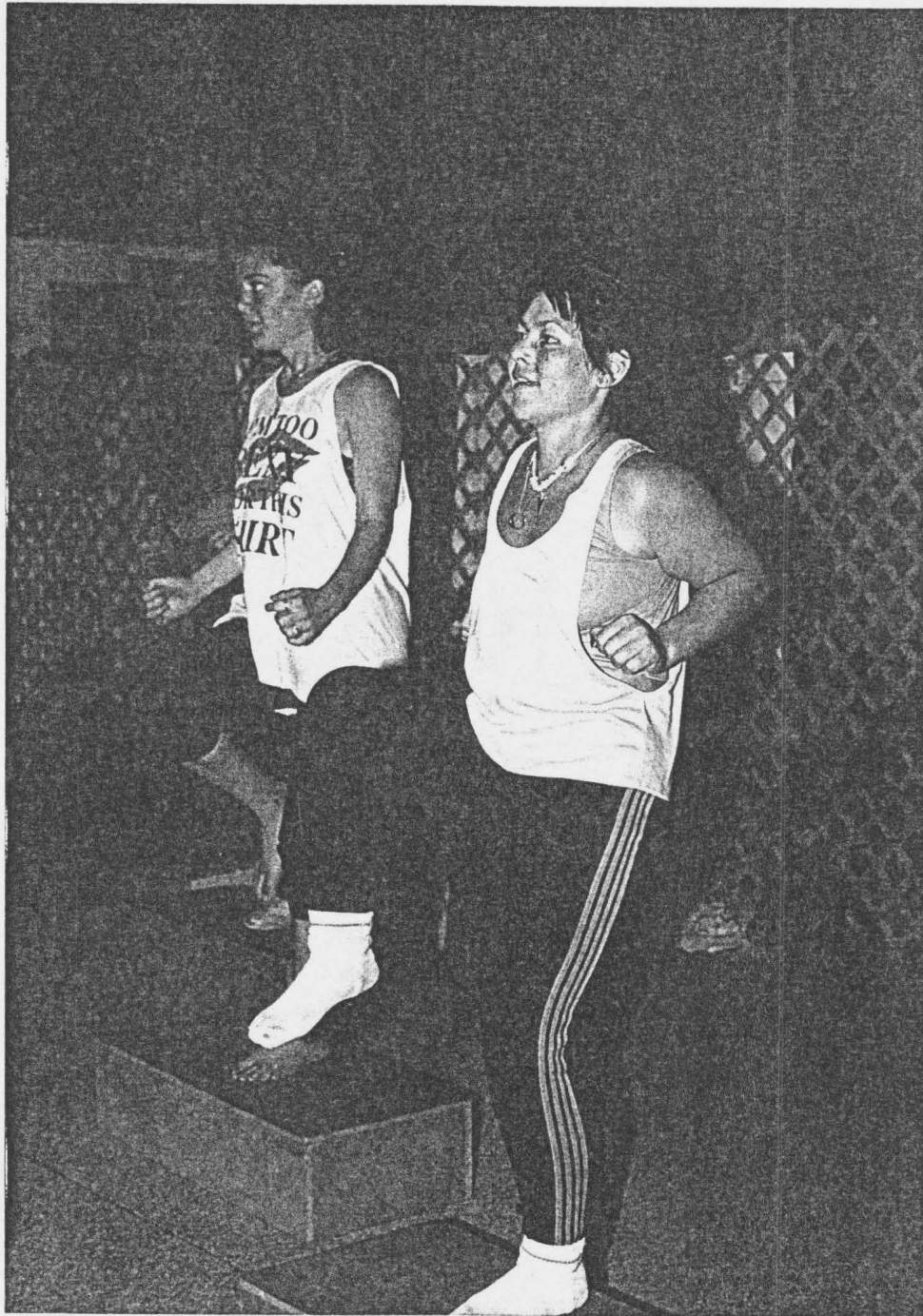
Service groups and community organisations will be encouraged to help with the provision of equipment and facilities.

Where facilities and equipment are provided in association with leases or licences on the park, the Lessee or Licensee will be responsible for their maintenance.

7.3 SOCIAL

Objective

To enhance the social and physical welfare, knowledge and enjoyment of the public through their utilisation of Armed Constabulary Park.



POLICIES

7.3.1 Social Aspects

Policy: To enhance the social well being of the public through the development of Armed Constabulary Park as an area for indoor recreational activities and commercial recreational activities.

Explanation: The park offers social benefit to its users as it provides a place where people can relax and undertake various activities which enhance their quality of life. The activities provide social and physical well being to users.

Implementation: The park will be retained as an area where people can undertake a variety of recreational activities to improve their quality of life and social well-being. It enables people to obtain benefit through social contact with other park users.

7.3.2 Health

Policy: To promote the health and physical well being of the public by encouraging sporting and recreational activities to be undertaken at the park.

Explanation: By undertaking sporting activities in the park, the health, fitness and physical well being of the park users is enhanced. Recreational and sporting activities generally increase the users quality of life and state of health.

Implementation: The park will continue to be used for recreational and sporting activities where people can improve their fitness, state of health and general quality of life.

7.3.3 Education

- Policy:** To encourage the use of the park for the coaching, teaching and demonstration of various indoor recreational activities.
- Explanation:** The park has been used in the past by a variety of individuals and groups for various educational purposes. People have learnt to play a variety of sports at the park.
- Implementation:** Consideration will be given to all applications from educational, youth or other such groups to use Armed Constabulary Park for education purposes. Where these applications are compatible with the purpose of the park and other uses being undertaken there, applications will generally be given a favourable response although Council retains the right to give conditional consent.

7.3.4 Historical Sites

Policy: To identify and protect any historic sites or other historic features on the park and where possible to interpret these to the public.

Explanation: There are some historic sites and features that have been identified on the park. These are largely associated with the Armed Constabulary's use of the area.

There are likely to be other sites on the park that as yet have not been identified. This applies to Maori sites in particular.

Implementation: The history of the park will be interpreted to the public as part of the overall interpretation plan.

Where historic sites and features are identified they will be interpreted to the public.

All historic sites are protected under the provisions of the Historic Places Act 1980.

7.4 ENVIRONMENT

Objective

To protect features of scenic, geological, geothermal, ecological and scientific importance found in Armed Constabulary Park and to enhance the park's landscape character.



POLICIES

7.4.1 Vegetation Management

Policy a): In Gully Areas : To enhance the existing vegetation and promote the re-establishment of native vegetation and promote conservation principles within these areas.

 b):
 In Other Areas : To provide shade, shelter, aesthetic value and diversity to the park through the planting of vegetation in appropriate areas.

Explanation: Armed Constabulary Park consists of both conservation areas and areas available for various types of development. In the conservation areas the aim is to eventually phase out exotic trees and plants and replace them with indigenous vegetation to achieve a more "natural" look. The aim in other areas is to landscape around buildings and other structures and to plant vegetation for shade, shelter and improve the visual appeal of the park. This will be based on landscape planning practices and may consist of both native and exotic plants as deemed appropriate.

Implementation: In Gully Areas -

Management of trees, bush and other vegetation in the areas shall be in accordance with the requirements of Section 42 of the Reserves Act 1977, and Noxious Plants Act 1978.

Exotic vegetation will gradually be phased out through active removal of exotic plants.

Pruning and extraction of trees or bush shall have minimal impact on the park and where appropriate provision shall be made for replacement planting or restoration.

All replanting will be of native vegetation, unless exotics are required for specific engineering functions, ie erosion control, etc.

Weed control will be undertaken where necessary and in accordance with the Noxious Plants Act 1978.

In Other Areas -

Management of trees, bush and other vegetation on the reserve shall be in accordance with the requirements of Section 42 of the Reserves Act 1977 and the Noxious Plants Act 1978.

Planting of native and exotic vegetation will be undertaken for amenity, ecological and engineering purposes and to enhance the visual appeal of the park and its buildings.

Landscape planning practices will be used when undertaking planting on the reserve.

Pruning and extraction of trees and bush, where necessary, shall have minimal impact on the park and where appropriate, provision shall be made for replacement or restoration.

Fertility, water supply, drainage and general conditions of the soil shall, as far as practical, be managed to ensure that desirable plant life is sustained in good health.

Weed control will be undertaken as required and in accordance with the Noxious Plants Act 1978.

7.4.2 Weed and Pest Control

Policy: To undertake weed and pest control necessary for the protection and general well being of the park.

Explanation: Some weed and pest control will be necessary at Armed Constabulary Park to ensure protection of indigenous flora and fauna.

Implementation: Weed control will be undertaken by the Council staff as required, including the pampas in the Gully Areas.

Pest control will be undertaken by Council staff and/or the Pest Control Authorities.

7.4.3 Soil Conservation

Policy: To manage Armed Constabulary Park in such a way as to minimise soil and streambank erosion.

Explanation: At present there is very little soil or streambank erosion occurring. Vegetation has been retained or replanted in areas with erosion potential in order to aid soil stability.

Implementation: Vegetation will be retained in areas prone to erosion.

Environment Waikato will be consulted during the preparation and implementation of erosion control plans.

No development will be approved for the Kathleen Stream area (except for planting of trees) without advice on soil conservation matters from Environment Waikato.

7.4.4 Architectural Controls

Policy: To ensure that all buildings and structures are in harmony with the natural environment.

Explanation: The visual harmony of buildings and other structures with the natural environment is very important to the park's character. It is therefore necessary to control the design, colour and materials of which buildings are constructed to ensure their compatibility with the environment.

Implementation: All buildings will be designed to be compatible with their environment.

Natural building materials should be used where possible and feasible.

The colour of all buildings and structures will be such that they blend into the surrounding area.

7.4.5 Geothermal Activity

Policy: To interpret to the public the geothermal features of the park, particularly the hot streams and springs, while promoting public safety in potentially dangerous areas.

Explanation: The hot streams pose a threat to public safety, particularly the Kathleen Stream. For this reason the public should be discouraged from wandering near the stream.

Implementation: Where safety permits, geothermal areas will be open for public access and interpretation.

Any developments that occur will be in accordance with the requirements of the District Plan.

7.5 COMMERCIAL

Objective

To provide for commercial recreational activities compatible with the overall theme of the park within the provisions of Sections 17 and 54, and the first schedule of the Reserves Act 1977.



POLICIES

7.5.1 Licences to Occupy the Pines Area

Policy: To permit commercial recreational activities including amusements in keeping with the provisions of the Reserves Act 1977, on the portion of Armed Constabulary Park east of Kathleen Stream. (Pines area).
[See Concept Map for location.]

Explanation: This area has been identified as being potentially suitable for commercial recreational activities including amusements, provided adequate roading, drainage and other services are established.
[See Section 6.8.]

The type of activities located in this area would have to be compatible with neighbouring land uses.

Implementation: Council will consider applications to lease or grant a licence to occupy the portion of Armed Constabulary Park east of Kathleen Stream for commercial recreational activities in keeping with the provisions of the Reserves Act 1977. Each application will be assessed on its merits.

Before any leases or licences are granted, Council will ensure that adequate servicing has been or will be provided.

Council reserves the right to apply conditions on each consent and lease or licence agreement to protect the park or for any other reason.

All activities must be compatible with neighbouring activities.

Provided the activities proposed comply with the park concept, any associated leases or licences to occupy the park will not require further public notification.

7.5.2 Indoor Sports Facility Area and Carpark

Policy: To allow suitable indoor sports facilities, creche or restaurant/cafe and carpark on the land occupied by the Youth Centre, Squash Club and the carpark.
[Shown as "Indoor Sports Facility Area" on the Concept Plan.]

Explanation: This site is in an important and high profile location. Any use of the area must be compatible with use of the Youth Centre, Squash Club and A C Baths. In order to ensure this compatibility and to assess suitable applications for this area, a list of conditions each application should fulfil are given below. This area could include the land on which the Manager's house and garage presently stand, if they are relocated.

Implementation: Council will consider each application for use of this area on its merits and in relation to the following conditions and only approve applications that fulfil these conditions:

- 1 Each application must be in accordance with Sections 17 and 54 of the First Schedule of the Reserves Act 1977.
- 2 Applications must be compatible with the uses of the Youth Centre, Squash Club and A C Baths.
- 3 Applications must not constitute or lead to any form of nuisance under the Resource Management Act 1991.
- 4 Applications must conform with the type of activity Council sees as being suited to the site, in that it must be along the lines of a gymnasium, fitness centre, restaurant or Indoor Sports Centre, creche, cafe, etc. Activities like the restaurant, creche and cafe will only be permitted where they are ancillary to the recreational activities on the reserve.
- 5 Services must be provided to cope with the demands of the use, eg roading, carparking, water, sewerage, etc.

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- 6 Buildings must fit in with the theme of the park, be well designed, aesthetically pleasing and appropriately landscaped.
- 7 Adequate carparking must be provided to accommodate users of the facilities and the A C Baths.
- 8 Management of any new Council owned Indoor Sports Centre may be by Council staff, management contract or lease.

7.5.3 Gully Areas

Policy: To prohibit the use and/or development of the Gully Areas for and commercial and/or recreational activities.

Explanation: The Gully Areas are environmentally sensitive and should not be used or developed for any purpose other than conservation.

Implementation: Applications to use or develop the Gully Areas will be declined.

8 PARK CONCEPT

Armed Constabulary Park is a recreation reserve for primarily water-related, indoor and commercial recreational activities. Development of the park to date has concentrated on water-related recreational activities within the A C Baths Complex and on provision of indoor recreational facilities including the Youth Centre and Squash Courts.

Other developments include provision of carparking, a woodlot on the Pines area and landscaping. A need has been identified for further indoor recreational activities. It is the intention to make provision for such facilities and activities at Armed Constabulary Park.

Within Armed Constabulary Park areas have been identified as being suitable for specific facilities and activities. The A C Baths Complex is one obvious area and the concept for use and development of the complex is the subject of Section 10 of this plan. The remainder of the park will be examined in more detail in this section. However, it is important to note that there is a link between the A C Baths and the remainder of the park and the two cannot always be treated in isolation. The link is particularly relevant when examined in light of the proposed indoor sport and leisure centre which could be located on the park and could subsequently impact on the Baths with respect to options for management, development of combined facilities [*ie* creche, reception, cafe, etc], promotional activities, carparking, etc.

The concept plan for Armed Constabulary Park shows four other distinctive areas, as follows :

- 1 Indoor Sports Facility Area and Carpark
- 2 Gully Areas
- 3 Pines Area
- 4 Segregation strips.

Each of these areas has specific development opportunities and constraints.

1 Indoor Sports Facility Area and Carpark

The utilisation and development concept for this area is to provide for indoor sports facilities and ancillary activities. Facilities permitted in this area will be an indoor sport and leisure centre, the Youth Centre, gymnasium, squash courts, fitness centre, creche, restaurant/cafe and like facilities. Carparking and facilities ancillary to those listed above will also

be permitted. Any developments must be compatible with adjacent uses and be attractively designed.

2 Gully Areas

It is important that the major gully systems are protected. The Kathleen Stream Gully is prone to flooding with resultant impacts on downstream users. The stream is also essential as a heat source for the A C Baths pools. Geothermal activity in the gullies is a major constraint on use of the areas. The gullies are considered to be environmentally sensitive areas and in the long-term planting of native species will be undertaken.

3 Pines Area

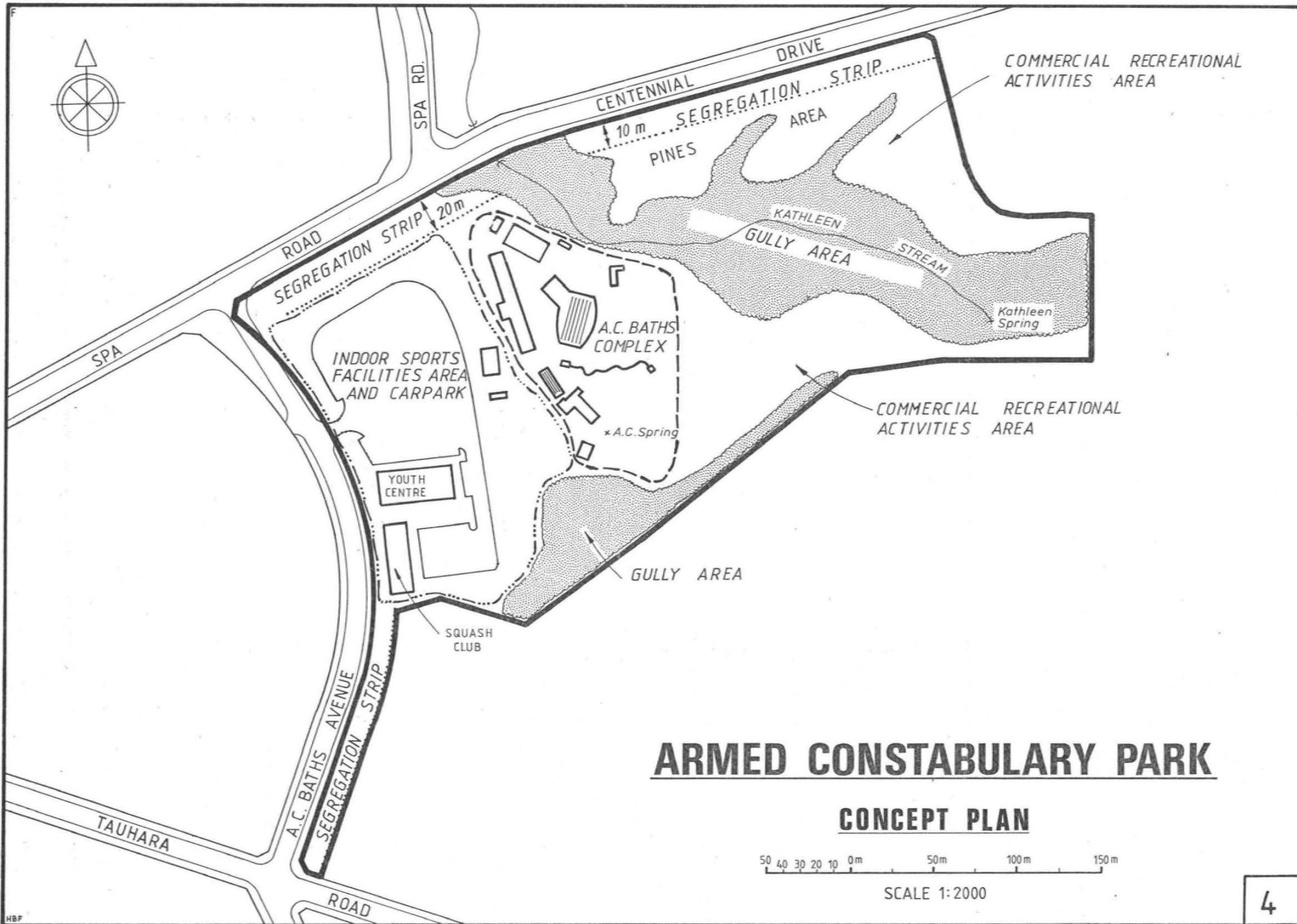
This area is not large, however, it does lend itself to use for commercial recreational activities and facilities due to its location along a main access road and close proximity to other recreational activities. There is generally a lack of Council land that could be made available for commercial recreational activities. Leases or licences to occupy the land could be granted for appropriate commercial recreational activities. There are however, some constraints which must be overcome before development of the land for such activities, these include the clearance of the woodlot, access to the site and assurance that development will not increase the flooding problem in the Kathleen Stream.

The utilisation and development concept for this area is to make land available, on lease or licence to occupy, for commercial recreational activities compatible with the requirements of the Reserves Act 1977, subject to the constraints being overcome.

4 Segregation Strips

These areas have been identified to ensure a buffer between Spa Road and developments on Armed Constabulary Park. The strips will be retained as open space areas planted with some trees and shrubs for amenity and aesthetic value. Entry point(s) may be required in the segregation strip adjacent to the Pines Areas to enable access to the site.

This concept for the utilisation and development of Armed Constabulary Park has been derived following public input in submissions for the preparation of this management plan and following consideration and assessment of land-use, environmental and social aspects.

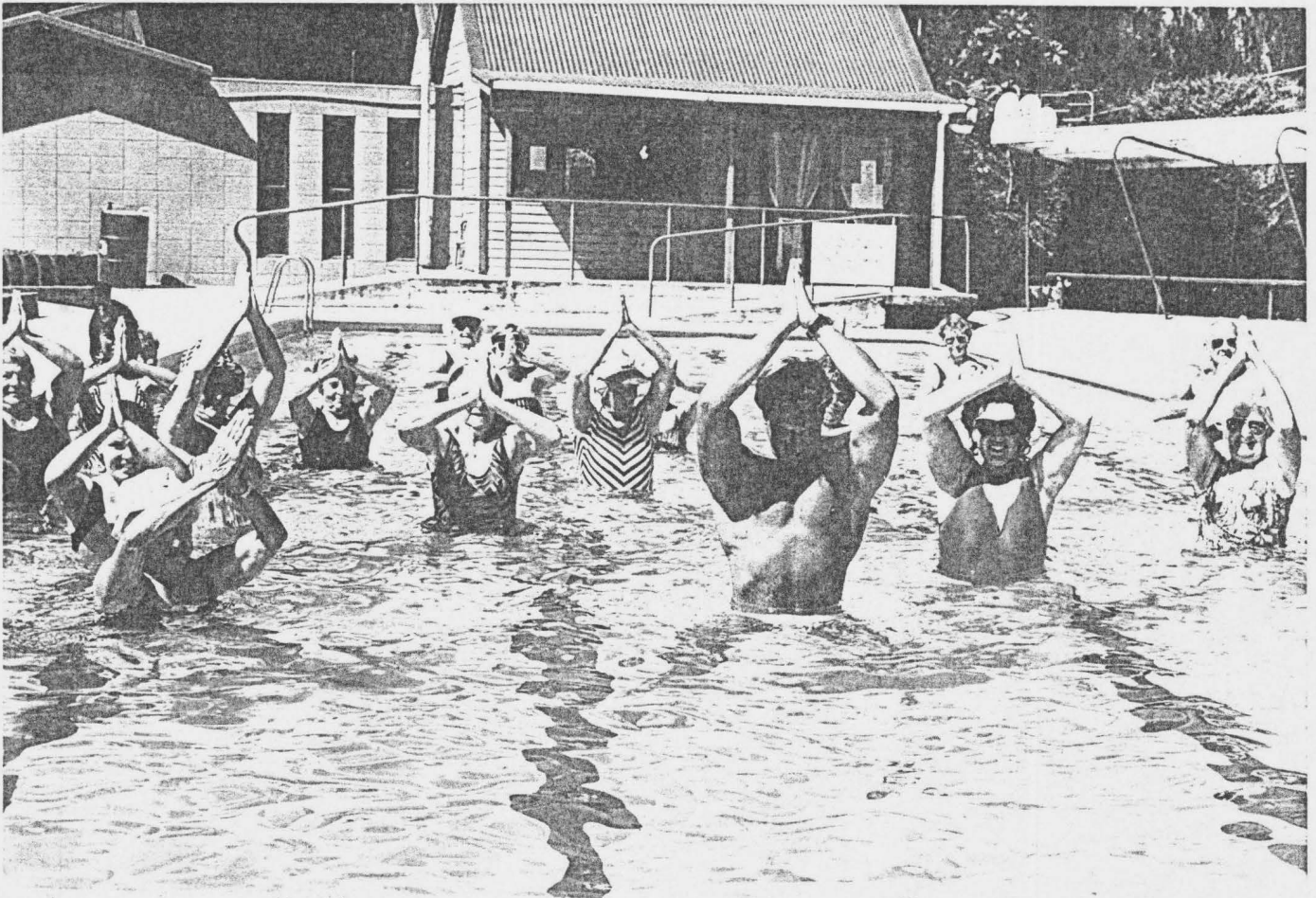




9 MANAGEMENT GOAL

A C BATHS

The development, utilisation and administration pursuant to Section 17 of the Reserves Act 1977 of the A C Baths as a public facility for water-related and outdoor recreational activities for the enjoyment and physical well-being of the public.



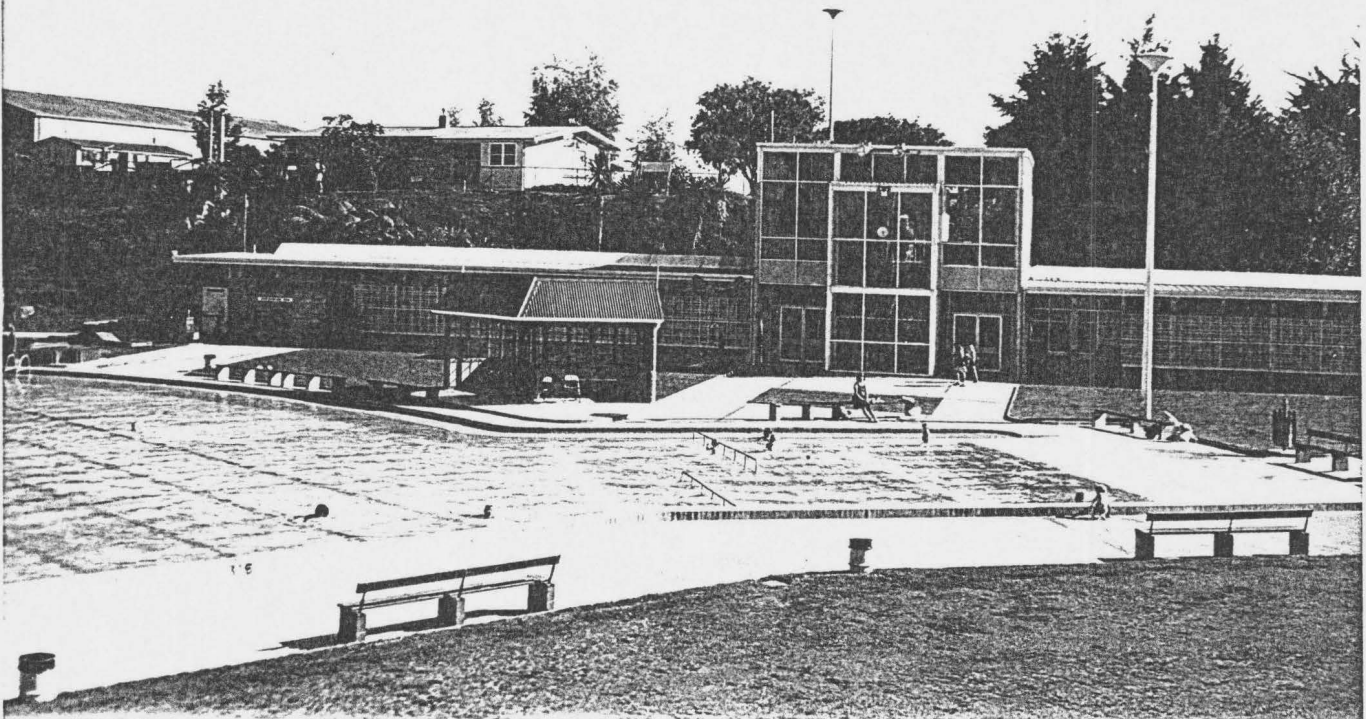
9.1 GENERAL MANAGEMENT

Objective

To manage the A C Baths as a public facility for predominantly water-related and other recreational and social activities in accordance with the principles set out in the Reserves Act 1977.

NOTE :

There is a possibility that the A C Baths may be managed in conjunction with a leisure centre on Armed Constabulary Park, if the centre is proceeded with. The policies in this plan will not preclude joint management of the A C Baths and the indoor sport and leisure facility.



POLICIES

9.1.1 Operational Approach

Policy: To operate the A C Baths in the most economical way consistent with its status as a public facility.

Explanation: The A C Baths is currently a self funding operation.

Implementation: Council is currently investigating the most appropriate management approach to lead to the fulfilment of the management goal. There are several options for management of the A C Baths which could achieve the goal, including:

- a) A management contract for the facility.
- b) Leasing the management of the facility.
- c)
 - i) Council control as occurs currently under the Finance Division or;
 - ii) Council control under the Community Services Division.
- d) The establishment of a company of LATE to manage the Baths.
- e) Or variations of the above.

NOTE :

Should an indoor sport and leisure facility be built on the adjacent reserve land, management of the A C Baths and the leisure facility may be undertaken jointly to enhance the viability of both facilities.

Sale of the A C Baths facility is not an option.

The most appropriate management approach for the A C Baths will be assessed on:

- a) The ability to maximise use and enjoyment of the Baths.
- b) Ensuring community and Swimming Club access.
- c) Provision for educational activities, training, recreational programmes, health and therapeutic activities and other services.
- d) Ensuring the Baths remain affordable and sound financial practice in a competitive environment is undertaken.
- e) Maintenance of high standards at the facility.
- f] Ensuring maintenance of health and safety standards.
- g] Continued marketing of the A C Baths as a tourist attraction.
- h] Ensuring responsible management and use of the geothermal resource.
- i] Ensuring responsiveness to the needs and demands of the users.
- j) Ensuring management in accordance with all other principles of the Reserves Act 1977.
- k) Maximising the return from the Baths, taking into account the above matters.

Once the management approach is determined it will be implemented.

9.1.2 Permitted Uses

Policy: To permit recreational and social activities compatible with the intent of the Reserves Act 1977, with emphasis on water-related and other types of recreation.

Explanation: As the A C Baths complex occupies land declared as recreation reserve, all activities occurring at the complex must comply with the requirements of the Reserves Act 1977. The A C Baths complex provides an ideal venue for water-related recreation, for community events and for social activities.

Implementation: Future use and development of the A C Baths complex will comply with the Reserves Act 1977 and be primarily for water-related and outdoor recreation.

Events such as community and social activities, school holiday programmes compatible with the Reserves Act will continue to be permitted.

Applications to utilise the A C Baths complex will be treated on their merits and Council and Baths Management reserve the right to apply conditions to any consent.

9.1.3 Entrance and Buildings

Policy:

- 1 To upgrade the entranceway to the A C Baths Complex making it more visible and attractive to patrons.
- 2 To ensure that the theme of the Armed Constabulary is retained within the complex.

Explanation: The entranceway should be made more attractive and visible.

The Armed Constabulary theme should be developed more within the complex. This may include : displays, design, sculptures, etc.

Implementation: The entranceway will be and made more attractive and visible from the carpark.

The Armed Constabulary theme will be further developed within the complex.

Additional buildings may be provided where a genuine need exists to ensure public use and enjoyment of the A C Baths or for management of the complex.

Any new building or structures will be of a high quality of design and of materials, colour and style to be in harmony.

Due to other possible developments at Armed Constabulary Park the Manager's house may be relocated in the future.

9.1.4 Roads

Policy: To ensure adequate roading is provided and maintained at a level sufficient to provide adequate access.

Explanation: There is presently a road around the northern and eastern sides of the A C Baths which is used for servicing the complex. A small section is tarsealed with the remainder being pumice. This road could require upgrading to improve access to the area.

Carparking and road access to the A C Baths complex is currently adequate and is maintained by Council as part of Armed Constabulary Park.

Implementation: The road around the northern and eastern side of the complex may be maintained to a level suitable to provide access for users and may require upgrading during the currency of this management plan.

9.1.5 Provision of Services

Policy: To ensure adequate utility services are provided where required for efficient management and public enjoyment of the complex.

Explanation: At present services like power, telephone, sewerage and water are provided to the Baths complex. Some services may have to be extended and/or upgraded if developments occur within the Baths area.

Implementation: Where provision of utility services is deemed necessary they shall be designed and located so that their impact on the visual appeal and recreational values of the area is minimised.

Where practicable services placement shall be underground and sited with regard to the existing facilities in the area.

Where services are required or need to be upgraded to provide licensees in the complex with services, the licensee may be required to cover the costs of providing the services.

9.1.6 Promotion

Policy: To promote the A C Baths complex to Taupo residents and tourists, as an area for water-based and outdoor recreation and relaxation.

Explanation: The A C Baths complex is a major visitor attraction in Taupo. If the complex is to run efficiently, some publicity is necessary to make the public aware of what is offered in the area.

Implementation: That a marketing and promotion programme be prepared and implemented annually.

Publicity for activities not run by the Management will be the responsibility of the respective owners or organisers, although this does not preclude the Managers of the Baths from undertaking joint promotional activities, where both the Baths and the private operations are being publicised.

9.1.7 Signage

Policy: To erect sufficient signs at the A C Baths and in appropriate places throughout Taupo Township to ensure adequate directions to the public and to interpret features and facilities of the park to the public.

Explanation: There is a need for a sign or map illustrating activities offered at the A C Baths. Some displays and signs interpreting features and the history of the park may also be necessary.

Implementation: Signs showing the existing facilities and features of the A C Baths should be erected at strategic locations.

Signs should be constructed in a manner and materials to minimise the potential for vandalism.

Signs should be of a design, shape, size, colour etc, to be in harmony with the A C Baths theme. They should also be of a standard design and format.

All signs must conform with the requirements of the Taupo District Plan.

All licensees will be responsible for their own signs within the criteria set by Council and the District Plan.

9.1.8 Hygiene and Safety

Policy: To maintain a high standard of hygiene and safety and cleanliness within the Baths complex.

Explanation: It is important that a high standard of hygiene is maintained in the Baths at all times to ensure the protection of public health.

Implementation: The A C Baths will be maintained to a high standard of hygiene, safety and cleanliness.

9.1.9 Swimming Club Lease

Policy: To provide a site for a clubroom for the Taupo Swimming Club and to permit them to lease the land occupied by the clubroom, pursuant to Section 54 of the Reserves Act 1977.

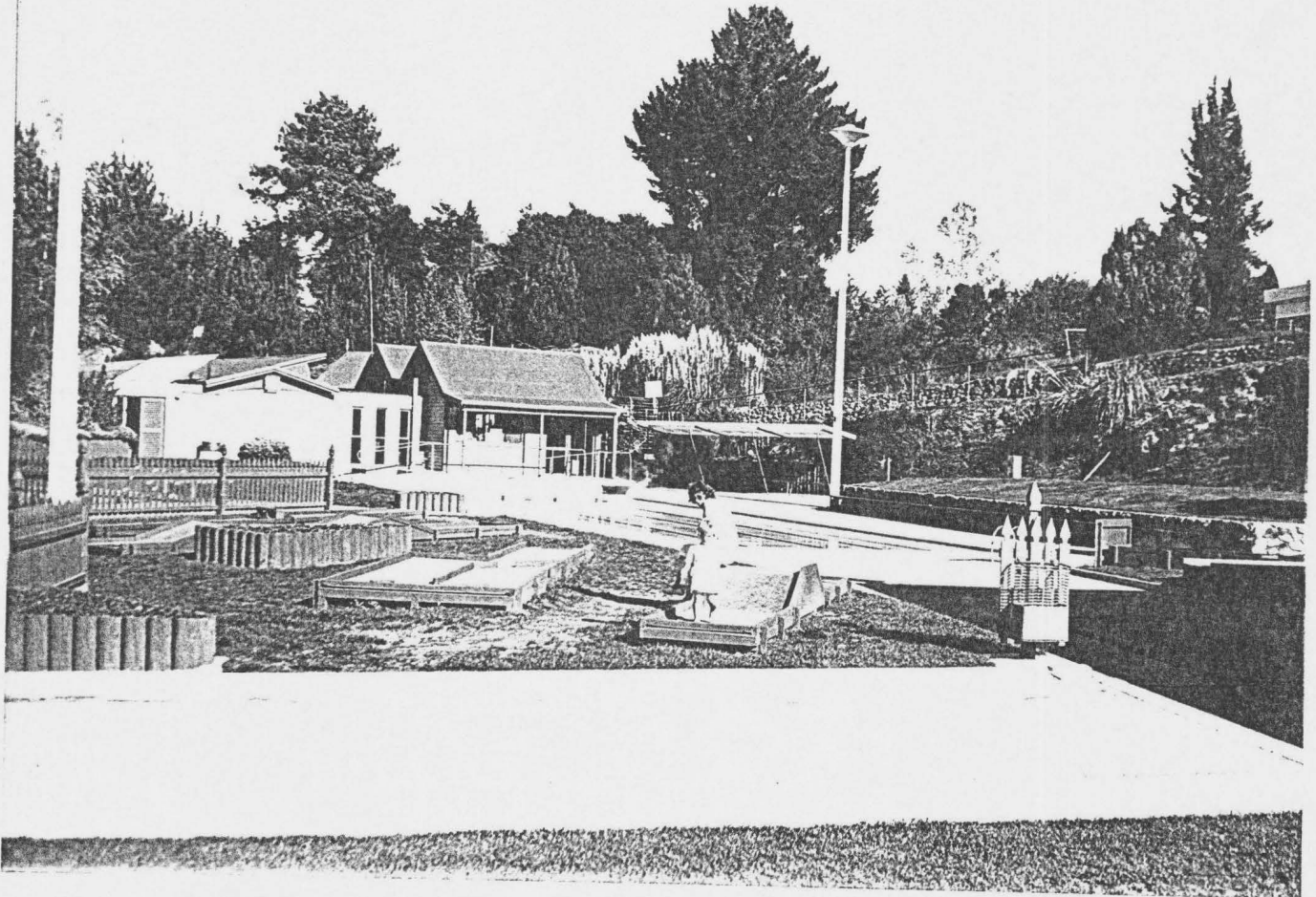
Explanation: The Taupo Swimming Club currently lease a portion of the park for a term of 14 years from 1 January 1991. It is anticipated that this lease will be continued while the Swimming Club require a clubroom at the park.

Implementation: That a site will be available on lease, to the Taupo Swimming Club for a clubroom and associated club activities.

9.2 RECREATION

Objective

To develop and utilise the A C Baths complex as an area for predominantly water-related and other recreational activities in accordance with Section 17 of the Reserves Act 1977.



POLICIES

9.2.1 *Recreational Activities and Facilities*

Policy: To develop and utilise the A C Baths as a complex for predominantly water-related and outdoor recreational activities in keeping with the overall theme of the Baths.

Explanation: The Baths are currently used for a variety of water-related recreational activities. Future developments should be based on this concept to take advantage of the facilities already present in the complex. Various other complimentary non water-related, outdoor recreational facilities could be provided in the complex to provide added attractions and to enhance the public's enjoyment of the area.

Implementation: Water-related and other compatible outdoor recreational activities will be encouraged in the A C Baths complex.

Recreational and other facilities will be provided, where feasible.

Applications for clubrooms, from clubs utilising the A C Baths Complex will be assessed on their merits, sharing of clubrooms will be encouraged.

Only facilities that enhance the public's enjoyment of the A C Baths complex and are compatible with the intended uses of the complex, will be permitted.

Applications to utilise the A C Baths complex or develop facilities will be treated on their merits and Council and the Baths Management reserve the right to apply conditions to any consent.

9.2.2 *Learner's Pool*

- Policy:** To remove, replace or redevelop the Learner's Pool when it is considered uneconomic to repair and continue to use.
- Explanation:** The Learner's Pool is nearing the end of its useful life. It will not be long before it needs removing, replacing or redeveloping.
- Implementation:** The Learner's Pool will be removed, replaced or redeveloped when its useful life is over or when the site it occupies is required for some alternative use.

9.2.3 Thermal Pools

Policy: To provide thermal pools in the A C Baths complex for the enjoyment and relaxation of the public and for their therapeutic value.

Explanation: The private thermal pools are popular for people to relax in and are compatible with the theme of the Baths. They are fed from the thermal waters of the A C Spring. The demand for use of the private thermal pools is quite high. At peak periods a great deal of congestion occurs around these pools. The provision of one or two large outdoor thermal pools will help alleviate the pressure on the private pools and provide pools where individuals or groups can soak in the thermal water.

Implementation: The Management of the A C Baths will investigate the demand for and feasibility of providing outdoor thermal pools and work towards providing them if appropriate and as finances permit.

The private thermal pools will be retained and maintained to a high standard.

9.2.4 Lido Pool

Policy: To retain and maintain the Lido Pool as a large recreational and soak pool.

Explanation: The Lido Pool is the largest pool in the Complex. It is filled with town supply water that is heated by thermal water from Kathleen Stream through a heat exchanger.

Implementation: The Lido Pool will be retained and maintained as part of the A C Baths complex.

It will be kept at a temperature appropriate for the seasons and to enable patrons to use it for relaxation and general recreational activities.

In order to maintain a suitable temperature in the Lido Pool it is intended to supplement the current heat source from a geothermal bore.

9.2.5 25 Metre Swimming Pool

Policy: To retain and maintain the 25 metre pool as a swimming and training pool.

Explanation: The 25 metre pool was constructed as a swimming and training pool. The Taupo Swimming Club assisted with some of the finance towards construction of the pool on the basis that they would retain access to and use of the pool for training, competitions and Club events.

Implementation: The 25 metre swimming pool will be retained and maintained as part of the A C Baths complex.

Baths management shall ensure that in allocating pool space and time on an annual basis for use by various groups, [ie Swimming Club, public, coaches, etc] that due consideration is given to the demands for pool space and time by all pool users.

9.2.6 Diving Pool

Policy: To periodically review the need for and feasibility of providing a diving pool at the A C Baths complex.

Explanation: Baths Management will periodically review whether or not it should provide a diving pool.

Implementation: Council will periodically investigate the feasibility and demand for a diving pool.

If a diving pool is feasible, Council will endeavour to provide one as finances permit.

9.2.7 Sauna

Policy: To retain, maintain and update the sauna.

Explanation: The sauna is compatible with the recreation and relaxation theme of the Baths. It is fairly well used, although demand does not presently exceed the capacity for use.

Implementation: The sauna will be retained as part of the A C Baths complex.

9.2.8 Children's Play Equipment

Policy: To provide children's play equipment on the area identified for this activity on the Concept Map for the A C Baths complex.

Explanation: Play equipment would be an added attraction to the A C Baths and would be compatible with the other uses in the complex.

Implementation: Council may provide children's play equipment at the A C Baths.

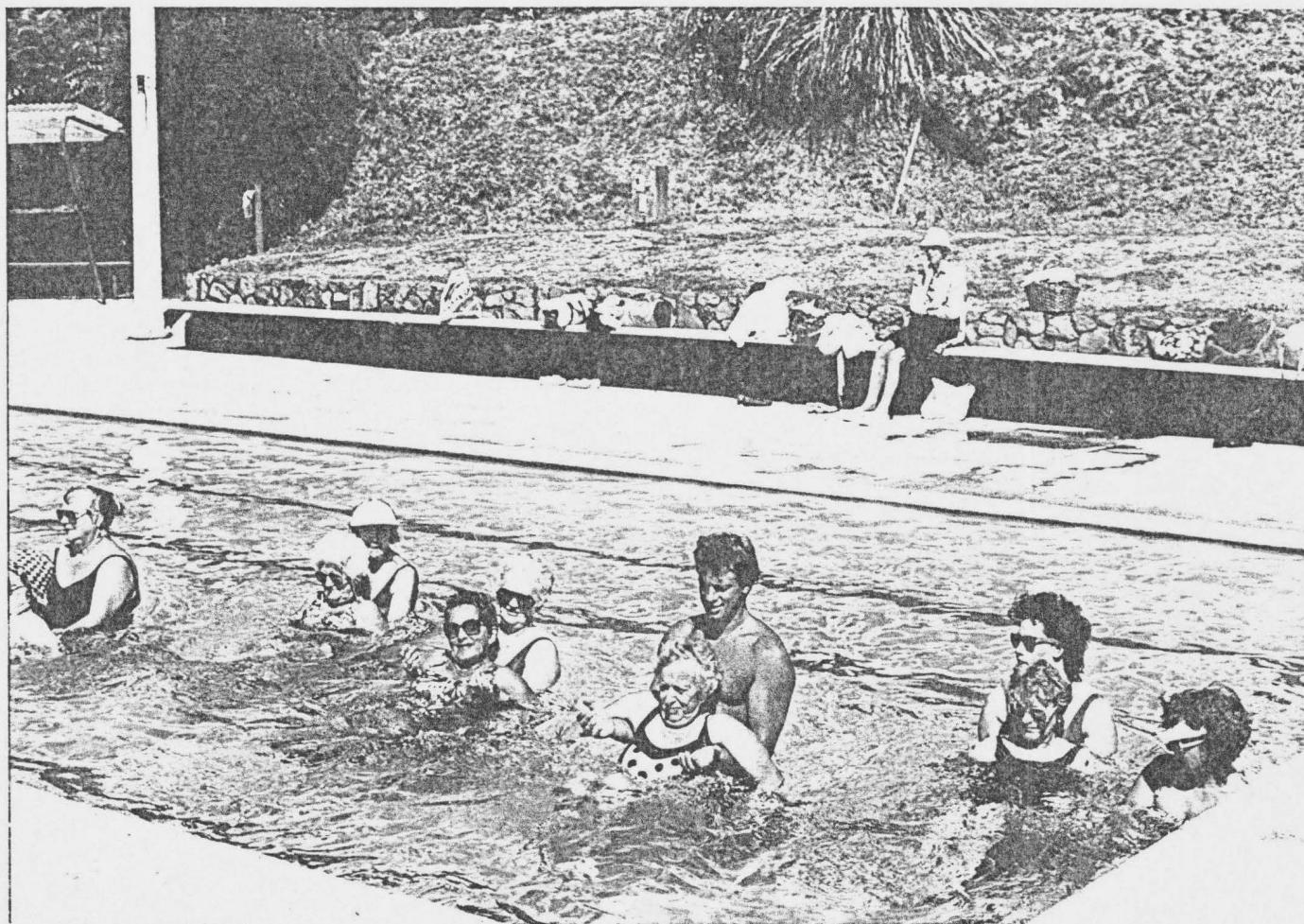
Service groups and community organisations will be encouraged to help with the provision of equipment.

Provision of the play equipment may be undertaken as finances permit.

9.3 SOCIAL

Objective

To enhance the physical welfare and social well-being and enjoyment of the public through their utilisation of the A C Baths.



POLICIES

9.3.1 Social Aspects

Policy: To enhance the social well-being of the public through their use of the Baths for recreation, social activities and relaxation.

Explanation: The Baths offer social benefit to users, as they provide a place where people can relax and undertake a variety of activities which enhance their quality of life.

Implementation: The A C Baths will be retained as an area where people can relax, obtain benefit through social contact, undertake recreational activities to improve their quality of life.

9.3.2 Health

Policy: To promote the health and physical well-being of the public by encouraging them to undertake recreational activities at the Baths and to use the thermal waters for their therapeutic value.

Explanation: The thermal pools have therapeutic value for people suffering various medical problems including rheumatism, back-ache and other aches and pains.

Implementation: The A C Baths will be promoted as an area where people can undertake recreational activities to improve their fitness and where they can obtain therapeutic value from the use of the thermal pools.

9.3.3 Historical Sites

Policy: To identify and protect any historic sites or other historic features in the A C Baths complex and where possible to interpret these to the public.

Explanation: There are some historic sites and features that have been identified in the Baths complex. These are largely associated with the Armed Constabulary's use of the area.

Implementation: The history of the Baths will be interpreted to the public.

Where historic sites and features are identified they will be interpreted to the public.

All historic sites are protected under the provisions of the Historic Places Act 1980.

9.3.4 Education

Policy: To encourage the use of the A C Baths complex for coaching, teaching and demonstration of various water-related and outdoor recreational activities.

Explanation: The A C Baths offers educational value to the community as it provides a venue for coaching, teaching and demonstration of various water-related recreational activities, like swimming, scuba-diving, canoeing, yachting, underwater hockey and lifesaving.

Implementation: The Baths Management will encourage educational uses of the A C Baths.

9.4 ENVIRONMENTAL

Objective

To protect features of scenic, geological, geothermal, ecological and landscape importance found in the Baths complex.



POLICIES

9.4.1 Vegetation Management

Policy: To provide shade, shelter, aesthetic value and diversity to the Baths area through the planting of vegetation in appropriate areas.

Explanation: The intent of vegetation management in the Baths complex is to landscape around buildings and other structures and for shade, shelter and to improve the visual appeal of the area.

Implementation: Management of trees, bush and other vegetation in the area shall be in accordance with the requirements of Section 42 of the Reserves Act 1977 and the Noxious Plants Act 1978.

Tree planting is to be undertaken for shade and shelter.

Pruning and extraction of trees, where necessary, shall have minimal impact on the area and where appropriate, provision shall be made for replacement or restoration.

Weed control will be undertaken as required and in accordance with the Noxious Plants Act.

9.4.2 Landscape

Policy: To enhance the landscape character of the A C Baths complex.

Explanation: The landscape character of the area is important to its appeal to the public. The area should be well landscaped and maintained and be aesthetically pleasing.

Implementation: The grounds of the complex will be maintained.

Development and planting will be in accordance with landscape planning practices.

9.4.3 Geothermal Activity

Policy: To interpret to the public the geothermal features of the A C Baths, particularly the hot springs and streams and their use by the Armed Constabulary Unit based in Taupo.

Explanation: The A C Baths were originally established on this area because of the geothermal hot springs that occurred there. The Baths were built for use by the Armed Constabulary Unit in 1870.

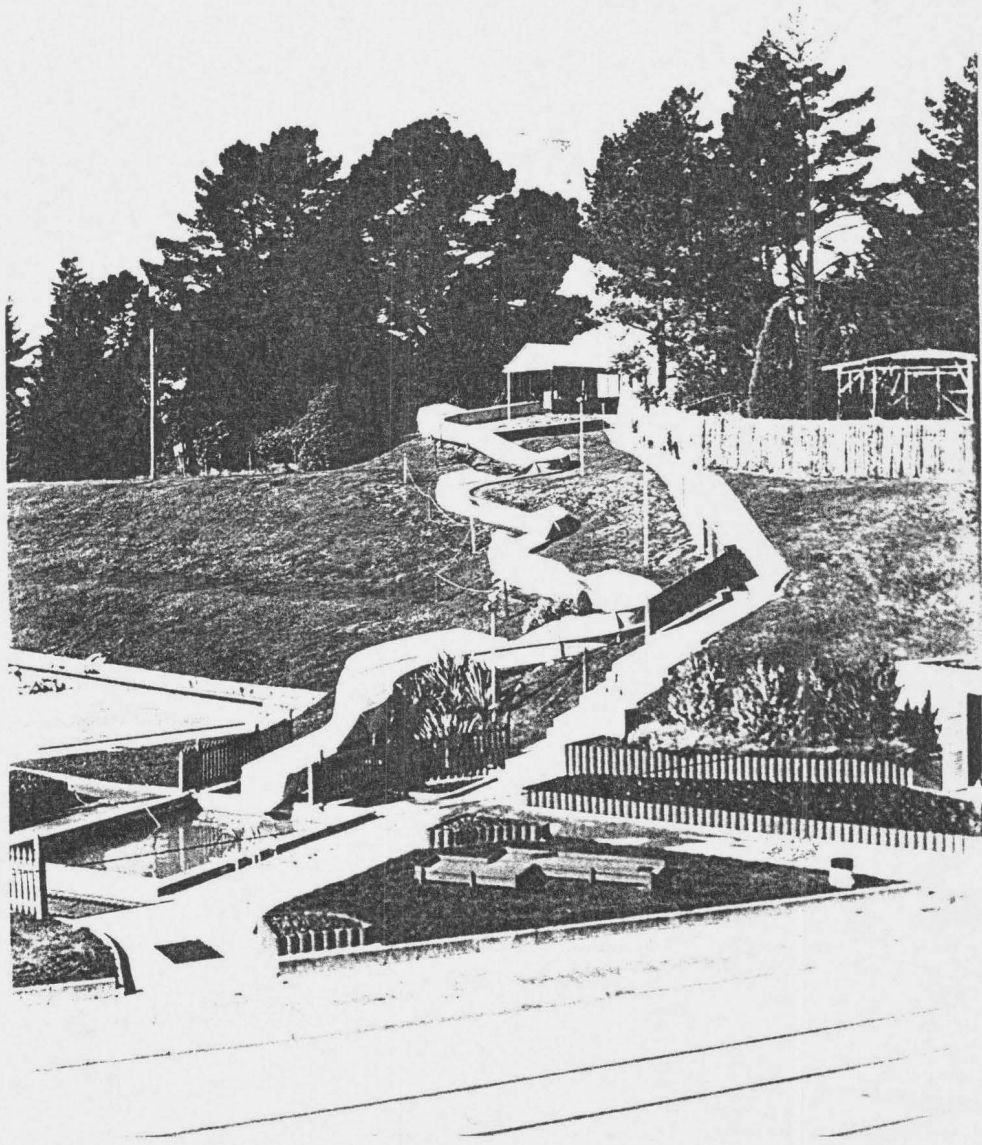
The history of the Baths is therefore strongly linked with the geothermal activity and use by the Armed Constabulary.

Implementation: The historical association with the Armed Constabulary's use of the park due to the geothermal hot springs, will be interpreted to the public.

9.5 COMMERCIAL

Objective

To provide for commercial recreational activities compatible with the overall theme of the A C Baths within the provisions of Sections 17 and 54 and the First Schedule of the Reserves Act 1977.



9.5.1 Commercial Recreational Activities within the A C Baths Complex

Policy:

- 1) To approve commercial recreational activities that are desirable and will increase the recreational appeal of the area and enable the public to obtain the benefit and enjoyment of the reserve with emphasis on activities that are water-related or outdoor recreation.
- 2) To grant a licence to occupy land for approved commercial recreational activities within the Baths complex.

Explanation:

Part of the eastern portion of the A C Baths complex has the potential to be utilised for commercial recreational activities. As the area is within the Baths complex, any activities would have to be able to cope with the entrance fee into the complex. Therefore it is likely that such activities would be compatible with activities occurring at the A C Baths.

Other commercial activities that promote public enjoyment of the complex and are for the convenience of the persons using the complex may also be approved where they are determined to be desirable. Such activities may be to run a snack bar, ice-cream stand or like activity. Licences to occupy the reserve may be granted for these activities.

Implementation: Council will examine each application for a licence to occupy the land within the A C Baths complex. Each application will be assessed on its merits and the following criteria which must be met before approval is granted:

- 1 Each application must be in accordance with Sections 17 and 54 of the Reserves Act 1977 and must be necessary to enable the public to obtain the benefit

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and enjoyment of the reserve or for the convenience of people using the reserve.

- 2 Applications must be compatible with the other uses in the Baths complex and the park as a whole.
- 3 Applications must not constitute or lead to any form of nuisance under the local Bylaws and relevant Acts of Parliament.
- 4 Applications must conform with the type of activity Council sees as being suited to the site and should preferably be water-related or outdoor recreation.
- 5 Services must be provided to cope with the demands of the use, eg water, power, etc, at the applicant's expense.
- 6 Buildings must fit in with the theme of the park, be well designed, aesthetically pleasing and appropriately landscaped. Building should be kept to a minimum.
- 7 A business plan must accompany each application.

A licence to occupy the land will be granted for approved activities, with the maximum term permitted being 5 years.

Leases of the land will not be granted.

Applications for sports fields or tracks or for indoor recreational activities will not be approved, as these can be accommodated on other reserve areas.

10 A C BATHS CONCEPT

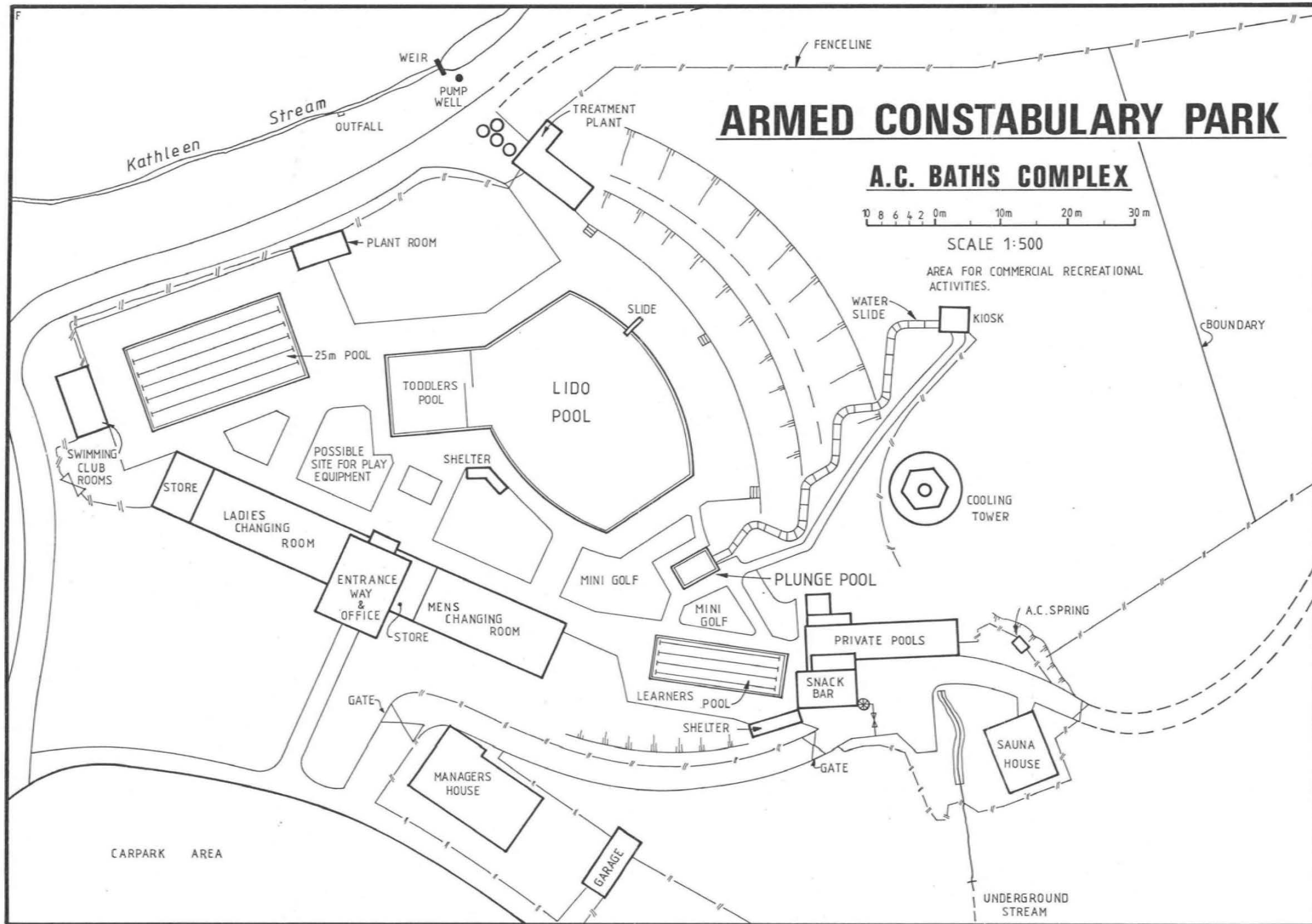
The utilisation and development concept for the A C Baths is as a public swimming and leisure facility containing primarily water-related recreational activities. The Baths currently provide for a variety of swimming and leisure activities. Future management and development of the complex should enhance and build on the existing facilities. The A C Baths has a great deal of potential as a major recreation leisure and tourist facility within the Taupo District.

Future developments within the Baths Complex will be based on water-related and other recreational activities. Some of these may be commercially operated having licences to occupy the land. Any extra water-related activities will only be provided if they do not compromise the water and heat source for existing facilities. Future developments within the Baths Complex could include : additional planting of trees, upgrading the entranceway, additional signage, displays and interpretation material outlining the history of the A C Baths and their association with the Armed Constabulary Unit, children's play equipment, picnic tables, BBQ's, a diving pool, large outdoor soak pools, etc. Any developments or commercial recreational activities must comply with the provisions of the Reserves Act 1977.

In recent years the geothermal water providing the heat source for the A C Baths has been reducing in volume and temperature which has meant that an alternative source of geothermal water has to be found. This will probably be in the form of a geothermal bore. It is important to ensure that the geothermal resource is managed wisely.

Investigations are also being undertaken into the most appropriate form of management for the Baths. Once this is identified, it may be implemented.

The implications of the proposed indoor sport and leisure centre will need to be considered if it is to be located at Armed Constabulary Park, as the centre could impact on management options for the A C Baths Complex.



II ACTION PLAN

In order to fulfil the aims and objectives of this management plan, the following proposals may be actioned during the currency of the plan once the plan has been adopted and when finance is available. These also summarise the features of the Concept Plans.

ARMED CONSTABULARY PARK (excluding A C Baths)

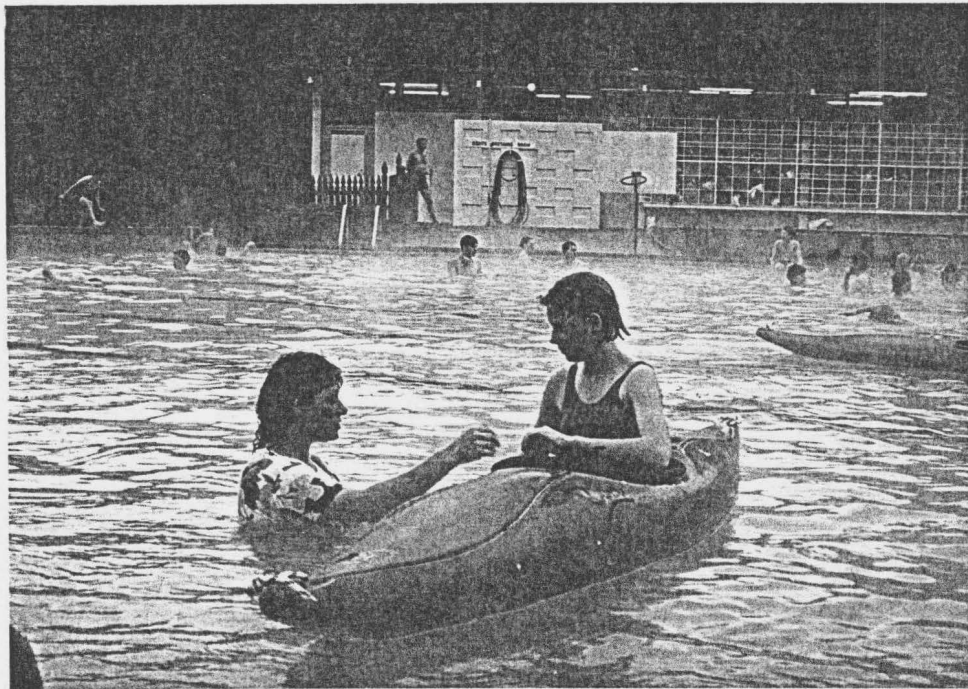
- Undertake a feasibility study on the proposed indoor sports centre, including an evaluation of potential sites to determine if the park is to be the site for the sports centre (1993/94).
- Undertake required signposting.
- Undertake additional planting, as required.
- Undertake promotion of the park and include the park and its facilities in brochures outlining attractions in Taupo.

A C BATHS COMPLEX

- Investigate an alternative heat source.
- Upgrade entranceway.
- Undertake promotion of the A C Baths complex.
- Investigate the most appropriate management approach for the Baths and implement recommendations.
- Interpret the history of the Baths and their association with the Armed Constabulary, to the public.
- Plant additional shade trees in the Baths complex.
- Undertake required signposting.
- Provide play equipment.
- Investigate the need for a diving pool.
- Investigate the feasibility and demand for outdoor thermal soak pools.

12 PLAN REVIEW

This management plan will be kept under continuous review as circumstances affecting the management of the reserve change. This is necessary to ensure its continued relevance to management of the reserve. Minor adjustments can be made by publicly advertising changes during its currency, but major changes in policies and objectives would require a complete review. A complete plan review will generally be undertaken at 5 yearly intervals to ensure its continued relevance to management and public requirements.



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