I hereby give notice that an extraordinary meeting of the Franklin Local Board will be held on:

**Date:** Tuesday, 30 April 2019  
**Time:** 9.30 am  
**Meeting Room:** Local Board Chambers  
**Venue:** Pukekohe Service Centre  
82 Manukau Road  
Pukekohe

Franklin Local Board  
Proposed commercial licence to Adrenalin Forest Ltd  

HEARINGS AGENDA

MEMBERSHIP

*Chairperson*  
Angela Fulljames

*Deputy Chairperson*  
Andrew Baker
Malcolm Bell
Alan Cole
Brendon Crompton
Sharlene Druyven
Amanda Hopkins
Murray Kay
Niko Kloeten

(Quorum 5 members)

Denise Gunn  
Democracy Advisor - Franklin

24 April 2019

Contact Telephone: (09) 295 3706  
Email: denise.gunn@aucklandcouncil.govt.nz  
Website: www.aucklandcouncil.govt.nz

**Note:** The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
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1  Welcome
The Chair will open the meeting and welcome everyone present.

2  Apologies
At the close of the agenda an apology from Brendon Crompton on leave of absence had been received.

3  Declaration of Interest
Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

4  Proposed commercial licence to Adrenalin Forest Ltd
Te take mō te pūrongo
Purpose of the report

1. To provide background information and a summary of public submissions to the hearings panel, applicant and submitters prior to the hearing on an application for a licence to occupy by Adrenalin Forest Limited at the Stone Road Forest and Quarry Reserve.

2. The scope of the report is to provide information on the licence to occupy arrangement to assist the Hearings Panel in making a decision on the granting of the commercial licence.

Whakarāpopototanga matua
Executive summary

3. At its business meeting on 8 May 2018, the Franklin Local Board considered a report regarding the proposed commercial licence to Adrenalin Forest Limited and a community lease to Franklin County Archers Incorporated on the Stone Road Forest and Quarry Reserve (Attachment A).

4. Approval for both the commercial licence and community lease was granted subject to the terms outlined in the local board report, including public notification and if necessary a hearing of submissions.

5. Public notification of the proposed licence and lease were published on 20 November 2018 in the Franklin County News and the Auckland Council website inviting submissions, with a closing date of 19 December 2018.

6. A public hearing of submissions on the proposed licence and lease will occur on 30 April 2019. The Franklin Local Board, as the Hearing Panel, will receive submissions and may make a decision or call for a further report following the public hearing.

7. This report summarises the submission information into themes and provides background information and the policy framework, to assist the hearing panel in its review and consideration of the submissions received.

Ngā tūtohunga
Recommendation/s

That the Franklin Local Board as the Hearings Panel:

a) consider the public submissions and the submissions summary in this report in relation to:
   - the proposed community lease to Franklin County Archers Incorporated for a portion of Stone Road Forest and Quarry Reserve as indicated in the site plan Attachment A.
   - the proposed commercial licence to Adrenalin Forest Limited for a portion of Stone Road Forest and Quarry Reserve as indicated in the site plan Attachment A.

b) make a decision with regard to the lease and licence or call for a further report on the proposed lease and licence.
Horopaki
Context

8. A report was considered and approved by the Franklin Local Board on the 8th May 2018 – (Attachment B – Resolution). Below are the summarised terms of the approved report:

Franklin County Archers Incorporated

i) Term – 10 years commencing 1 June 2018 with one 10-year right of renewal

ii) Rent - $1.00 plus GST per annum if requested

iii) Exclusive use of the area indicated on the site plan as A and shared use of the area indicated on the site plan as B with Adrenaline Forest Limited. The terms of the shared use to be:

A. Exclusive use of the land outside the main practice range at all times.

B. Exclusive use of main practice range Mondays to Saturdays until 10:00 a.m. (unless pre-arranged and mutually agreed otherwise to allow for early Adrenaline Forest school group starts at 9:30 a.m.), Sundays until 11:00 a.m., and all days after 18:00.

C. Additional use of main practice range and entire parcel for 4 full Sundays and 1 full weekend per year, to be advised no less than 9 months in advance and to take place between May and October if at all possible, but never between November 1 December and 31 January.

D. Archers to allow Adrenaline Forest staff only use of kitchen in clubrooms. (Adrenaline forest may wish to upgrade the building and use for ticketing purposes, subject to approval from both parties).

E. Archers to relocate targets 2 and 7 to alternative site for safety purposes.

iv) A Community Outcomes Plan as approved and attached as a schedule to the lease

v) The public notification of the intention to lease the land under the Reserves Act 1977, with any submissions bought to a hearing of the local board if required

vi) The inclusion of a treaty clause to acknowledge underlying Crown ownership of the land

vii) All other terms and conditions in accordance with the Reserves Act 1977 and the Auckland Council Community Occupancy Guidelines 2012.

Adrenalin Forest Limited

iv) Term - five years commencing 1 June 2018 with two 3-year rights of renewal

v) Final expiry date of 30 May 2029 (if all rights of renewal are exercised)

iii) Rent - $8,000 plus GST per annum plus 4% of gross turnover

iv) Annual Consumer Price Index rent reviews and market reviews on renewal

v) Shared use of the area indicated on the site plan as B with Franklin County Archers Incorporated. The terms of the shared use to be:

A. Exclusive use of shared area B on Mondays to Saturdays from 10.00 to 18.00 and Sundays from 11.00 to 18.00 unless pre-arranged and mutually agreed with Franklin County Archers Incorporated

B. To allow the additional use of shared area B by Franklin County Archers Incorporated for four full Sundays and one full weekend per year to be advised no less than nine months in advance between the months of May and November

C. Adrenalin Forest staff allowed use of the kitchen in the Franklin County Archers Incorporated clubroom
Proposed commercial licence to Adrenalin Forest Limited

D. Adrenaline Forest to provide fencing of the shared area and signage which indicate use by both parties

vi) The inclusion of a treaty clause to acknowledge underlying Crown ownership of the land

vii) The public notification of the intention to lease the land under the Reserves Act 1977, with any submissions bought to a hearing of the local board if required

viii) All other terms and conditions in accordance with the Reserves Act 1977.

9. Auckland Council Resource Consents Department have approved a resource consent for land use activities (establishment and operation of an adventure park) on the reserve on 6 September 2018 (reference numbers LUC60318112) – (Attachment C).

10. The resource consent was granted subject to the following summarised conditions:

i. The total number of visitors on the subject site at any one time must not exceed 150 visitors

ii. The hours of operation shall be:

a. Summer period (1 October to 20 April): 10am to 6pm
b. Winter Period (21 April to 30 September): 10am to 5:30pm

iii. The commercial operation shall not operate the activity at the same time as the Franklin County Archers

iv. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader Southern Monitoring.

v. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity that in the opinion of the Team Leader Compliance and Monitoring (South) is noxious, offensive or objectionable.

vi. The upgraded 6m wide vehicle crossing shall be designed and formed in accordance with the Auckland Transport Code of Practice 2013.

vii. The two accessible parking spaces shall be identified and marked with a sign in accordance with New Zealand Standards NZS4121-2001.

viii. The bus parking area shall be identified and marked with a sign.

ix. Car parking spaces shall be managed reasonably to allow staff and visitors to utilise this parking at all times. Storage items shall not be placed within the parking and manoeuvring aisles at all times.

x. Rubbish shall be stored within the designated areas at all times except when emptying. Any outdoor rubbish storage area shall be screened from public view and to the satisfaction of the Team Leader Compliance and Monitoring South.

xi. The consent holder shall install and maintain permanent demarcation fencing to show the boundary of the Significant Ecological Area (SEA) overlay. The demarcation fencing shall consist of safety-capped waratahs.

xii. The consent holder shall appoint a suitably-qualified arborist to supervise all tree-related aspects of the activity, including the removal, trimming or alteration of trees.

xiii. Noise from the activity must not exceed the following limits when measured at or on the notional boundary on the site:

The approved Resource Consent plan of the land is Attachment D.
### Time

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<tr>
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<td>50d8 LAeq</td>
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<tr>
<td>Sunday 9am - 6pm</td>
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<td>All other times</td>
<td>40d8 LAeq</td>
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### Tātaritanga me ngā tohutohu

#### Analysis and advice

11. A total of 45 submissions were received regarding the proposed license to Adrenalin Forest Limited and lease to Franklin County Archers Incorporated – (Attachment E).

12. One of the submissions was received late and the Hearing Panel can choose to consider this submission with the others in the attachment, or disregard it.

13. Of the submissions received, 19 were in favour of the commercial licence to Adrenalin Forest and 24 were opposed to it or concerned about the possible impacts. One submission was in favour of the Franklin County Archers lease and none against it, with support also offered within some of the other submissions. The final late submission offered alternatives to how the two groups may be able to work together successfully, as did two of the other submissions.

14. A summary of points from the submissions have been grouped below.

   **Support of the proposed commercial licence:**
   - Widen the enjoyment and use of the public space
   - Benefits particularly for school aged children where there are not a large amount of similar activities
   - Increase in activity/tourism to the Bombay area
   - Sustainability of their operations/activity and their care of the natural environment

   **Opposition to proposed commercial licence:**
   - Traffic concerns on Stone Road, number of vehicles and width of the road
   - Parking issues with extra vehicles coming down the road
   - Privacy and noise concerns to the residential housing in the area
   - Impact on the archery club’s activities
   - Lack of discussions with the neighbours for the activity
   - Reserve land should not be used for a commercial activity
   - Shared terms of use do not provide sufficient clarity

   **Support of the proposed community lease:**
   - Low impact and sustainable activity
   - Length of time on land and success of club training in sport

   As noted there were no submissions against the proposed community lease.

### Summary of submissions in support

15. **Increase use and enjoyment of the reserve land**

   - The majority of submitters in favour of the commercial activity noted the benefits of the recreational activity. The activity is seen to be complimentary to the land and the high ropes activity is an outdoors activity that is not common in Auckland as a whole.
   - Two submitters noted that this would be of benefit to their school groups who were interested in using the ropes course for school excursions.
One submitter raised the concern of 'nimbyism (not in my backyard)' and the effect this would have on the benefits that the proposed commercial activity would have to the region.

16. Increase in activity to the Bombay area
   - Two tourism group submissions noted the benefits of the activity on the area’s tourism offering and the potential benefit to local business because of the increase in activity bought to the area through this commercial operation.

17. Sustainability of their operations and care of the natural environment
   - Twelve submitters supported the proposed activity because of the care and enhancement of the natural space. A number of submitters also referenced the applicant’s present activities with successful operations in Wellington, Christchurch and the Bay of Plenty.

18. Benefits to of the activity to individuals
   - Two submitters raised the benefits of having an outdoors adventure course as being of benefit to physical wellbeing and a new type of physical activity/hobby that is not currently present in the area.

Summary of submissions against

19. Traffic and Parking
   - A total of 14 of the submitters who opposed the commercial licence raised concerns about the increased activity on the road and whether the infrastructure will be able to cope with the increased vehicle movements.
   - One submitter was particularly concerned with the assumptions that were made in the traffic impact assessment which the submitter did not agree with.
   - A consistent theme of the submissions was the concern of the increased traffic on Stone Road. Of particular concern was the width of the road and concerns around large commercial vehicle movements on the road. It was noted that the bridge on the road is a priority give way bridge which may not be appropriate for the volume and type of vehicle using the road.
   - Concerns that parking that will be established on site will not be adequate were raised as it would result in spill over into the surrounding road creating further issues for vehicle movements on Stone Road.

20. Privacy and noise concerns
   - A submitter who is one of the closest residential occupants surrounding the reserve advised that some residents have views to the reserve and felt there would be a reduction in privacy should the activity go ahead.
21. Impact on the archery club’s activity
   - Five submitters opposed the commercial activity because of the impact sharing may have on the Archers. The Archers may have to move some of their targets/practice areas and this may affect their ability to host national events on the site.
   - One submitter was of the view that having shared use with a commercial activity would affect the growth of the sport.
   - Some submitters believe that health & safety may be detrimentally impacted by having shared use of the reserve at the same time as archery activity is taking place.

22. Commercial activity on reserve land
   - Submitters raised concerns that a commercial activity was able to take place on Department of Conservation (DOC) Land that is vested in Auckland Council. They believe that for-profit activities should not take place on DOC land and DOC land should be for public use.

23. Shared terms of use do not provide sufficient clarity
   - Two submitters who were happy with the proposed activities on the site were concerned around the ‘shared use’. The submitters thought that there could be much clearer defined areas and clarify the terms of the shared area, and how to resolve conflicts. One late submission provided an alternative proposal to the shared days of use that would better accommodate the archers.

Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera

Council group impacts and views

24. Community Facilities and Panuku Development Auckland have worked together during the process of establishing both a commercial and community tenants to ensure both tenants and the public are able to have safe and fair use and access to the site.

Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe

Local impacts and local board views

25. Authority to grant approval of commercial and community leases on Stone Road Forest and Quarry Reserve is delegated to the Franklin Local Board.

26. The board, at the business meeting on 8 May 2018, resolved to grant a commercial licence and a community lease subject to conditions (Resolution FR/2018/61). This report deals with the result of public notification and iwi consultation.

Tauākī whakaaweawe Māori

Māori impact statement

27. In conjunction with the public notification of the proposed lease and licence consultation in writing was carried out with eight iwi groups with potential interest in the area on 14 December 2018. A summary of the proposal, copy of the resolution and site plan was sent. Due to the Christmas period consultation was open for five weeks.

28. Council staff received a reply from a representative of Ngai Tai ki Tamaki stating it had no issues with the application and a verbal reply from a representative of Ngati te Ata with a concern that the Franklin County Archers not be displaced through any commercial activity on the reserve. There was a question from one iwi with regard to costs for consultation with no further comment received. No formal objections or submissions were received to the proposed lease and licence.

29. During the earlier process of reclassification of the reserve, iwi consultation of both the land classification and the intention to offer a commercial and community lease was undertaken by Land Advisory Services.
30. Eight relevant Iwi groups were contacted, with two responses from Ngati Tamaoho, and Ngati te Ata expressing concern over commercial activity on the reserve. A meeting was held on site on 14 July 2017 to discuss the proposal. Iwi expressed that they were happy with the stewardship of the reserve by the current tenant and were concerned that commercial use could dominate the reserve. At the conclusion of the meeting the groups were in agreement as to the reclassification of the reserve and commercial and community leases as long as buildings and impact on the reserve were contained within the proposed licence area. No formal objections or submissions were received at that time.

Ngā ritenga ā-pūtea

Financial implications

31. As part of granting the licence, neither Panuku Development Auckland nor Auckland Council will be making any financial contribution or incentives to the prospective tenant to enter into the licence. The proposed tenant has previously produced financial statements and has undergone a credit check on the company and director to minimise risk to council. Panuku Development Auckland will require a security bond to be paid by the tenant and held in trust should the tenant not be able to meet its obligations under the licence.

32. Costs for the preparation of the lease and licence are borne by Auckland Council.

Ngā raru tūpono me ngā whakamaurutanga

Risks and mitigations

33. The risks for the commercial licence are minimal as the tenant would be doing minimal works to the environment, with the exception of improving a small area for parking.

34. The prospective tenant relies on the quality environment (tree and land) to be able to provide the service and it is in their best interest to keep it protected and in its best condition.

35. With the nature of these activities there is the risk of injury to individuals on the site. Adrenalin Forest is an established business, which has a strong track record of running safe activities. Health and safety requirements are addressed within the Auckland Council licences.

Ngā koringa ā-muri

Next steps

36. The Hearings Chairperson and the members of the Franklin Local Board, as the Hearings Panel, shall consider any submissions received and make a decision on the granting of the commercial licence and community lease at the Stone Road Forrest and Quarry Reserve.

37. Auckland Council and Panuku Development Auckland will inform the prospective tenant of the local board’s decision.

Ngā tāpirihanga

Attachments

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### Ngā kaihaina

**Signatories**

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<tbody>
<tr>
<td>Author</td>
<td>Matthew Jones - Commercial Property Manager</td>
</tr>
<tr>
<td>Authoriser</td>
<td>Nina Siers - Relationship Manager</td>
</tr>
</tbody>
</table>
Attachment A: Site Plan for community lease for Franklin County Archers Incorporated and commercial licence for Adrenaline Forest Limited – shared use of reserve

Stone Road Forest and Quarry Reserve, Bombay.

Reserve outlined in light blue
Leased area to Franklin County Archers outlined in light blue and marked A. Main practice range area to be shared with Adrenalin Forest Limited outlined in red and marked B.
For Action

MEMO TO: Matthew Jones - Commercial Property Manager
COPY TO: Pene Jackson
FROM: Denise Gunn – Democracy Advisor
DATE: 09 May 2018
MEETING: Franklin Local Board Meeting of 8/05/2018

Please note for your action / information the following decision arising from the meeting named above:

FR/2018/61 New community lease and commercial licence at Stone Road Forest and Quarry Reserve, Bombay
CP2018/02467

FILE REF 18

AGENDA ITEM NO. 18

New community lease and commercial licence at Stone Road Forest and Quarry Reserve, Bombay

Resolution number FR/2018/61
MOVED by Chairperson A Fulljames, seconded by Member B Crompton:
That the Franklin Local Board:

a) Grant a new community lease to Franklin County Archers Incorporated for a portion of Stone Road Forest and Quarry Reserve as indicated in the site plan Attachment A subject to the following terms and conditions:

i) Term – 10 years commencing 1 June 2018 with one 10-year right of renewal

ii) Rent - $1.00 plus GST per annum if requested

iii) Exclusive use of the area indicated on the site plan as A and shared use of the area indicated on the site plan as B with Adrenaline Forest Limited. The terms of the shared use to be:

- Exclusive use of the land outside the main practice range at all times.
- Exclusive use of main practice range Mondays to Saturdays until 10:00 a.m. (unless pre-arranged and mutually agreed otherwise to
allow for an early Adrenaline Forest school group starts at 9:30 a.m., Sundays until 11:00 a.m., and all days after 18:00.

- Additional use of main practice range and entire parcel for 4 full weekends and 1 full weekend per year, to be advised no less than 9 months in advance and to take place between May and October if at all possible but never between November 1 and 31 January.

- Arches to allow Adrenaline Forest staff only use of kitchen in clubrooms. (Adrenaline forest may wish to upgrade the building and use for ticketing purposes, subject to approval from both parties).

- Arches to relocate targets 2 and 7 to alternative site for safety purposes.

iv) A Community Outcomes Plan as approved and attached as a schedule to the lease

v) The public notification of the intention to lease the land under the Reserves Act 1977, with any submissions bought to a hearing of the local board if required

vi) The inclusion of a treat clause to acknowledge underlying Crown ownership of the land

vii) All other terms and conditions in accordance with the Reserves Act 1977 and the Auckland Council Community Occupancy Guidelines 2012.

b) Grant a new commercial licence to Adrenaline Forest Limited for a portion of Stone Road Forest and Quarry Reserve as indicated in the site plan Attachment B subject to the following terms and conditions:

i) Term - five years commencing 1 June 2018 with two 3-year rights of renewal

ii) Final expiry date of 30 May 2029 (if all rights of renewal are exercised)

iii) Rent - $8,000 plus GST per annum plus 4% of gross turnover

iv) Annual Consumer Price Index rent reviews and market reviews on renewal

v) Shared use of the area indicated on the site plan as B with Franklin County Archers Incorporated. The terms of the shared use to be:

   Exclusive use of shared area B on Mondays to Saturdays from 10.00 to 18.00 and Sundays from 11.00 to 18.00 unless pre-arranged and mutually agreed with Franklin County Archers Incorporated

   To allow the additional use of shared area B by Franklin County Archers Incorporated for four full Sundays and one full weekend per year to be advised no less than nine months in advance between the months of May and November

   Adrenaline Forest staff allowed use of the kitchen in the Franklin County Archers Incorporated clubroom
Adrenaline Forest to provide fencing of the shared area and signage which indicate use by both parties

vi) The inclusion of a treaty clause to acknowledge underlying Crown ownership of the land

vii) The public notification of the intention to lease the land under the Reserves Act 1977, with any submissions brought to a hearing of the local board if required

viii) All other terms and conditions in accordance with the Reserves Act 1977.

CARRIED

SPECIFIC ACTIONS REQUIRED:

Please note for your action / information the following decision arising from the meeting named above:
Decision on notification of an application for resource consent under the Resource Management Act 1991

Non-complying activity

Application number: LUC60318112
Applicant: Adrenalin Forest Limited
Site address: Stone Road, Bombay
Legal description: ALLT 235 PARN OPAHEKE
Lot 11 DP 175132, Lot 4 DP 157526, Lot 5 DP 157526, Lot 6 DP 164150, Lot 8 DP 164150

Proposal:
This application seeks Resource Consent to establish and operate an ‘adventure park’ within Stone Road Forest and Quarry Reserve. Approximately 0.82 hectares of land is proposed to be used.

The adventure park falls under the definition of ‘Rural tourist and visitor activities’ which includes outdoor obstacle courses.

The resource consents required are:

Land use consents (s9) – LUC60318112

Auckland Unitary Plan (Operative in part)

Chapter H7 – Open Space Zones (Conservation zone)

- A ‘Rural tourist and visitor activity’ is a non-complying activity as the activity is not provided for in the Open Space - Conservation zone pursuant to rule H7.9.1(A1).
  
  Note: The adventure course(s), the ticketing office and the toilet blocks will all be located within the Open Space Zone only.

- The ‘Construction of vehicle access and parking areas’ within the Open Space – Conservation zone is a discretionary activity pursuant to rule H7.9.1(A50).

Chapter E12 – Land Disturbance – District

- General earthworks between 1000m² and 2500m² require restricted discretionary consent pursuant to rule E12.4.1(A5). Earthworks of 1242m² are proposed.

Chapter E16 – Trees in Open Space Zones

- Tree trimming or alteration that does not comply with Standard E16.6.1 is a restricted discretionary activity pursuant to rule E16.4.1(A6). The proposal potentially involves the removal of branches with a diameter greater than 100mm at severance.
• Tree removal of any tree greater than 4m in height or greater than 400mm in girth is a restricted discretionary activity under rule E16.4.1(A10). The proposal potentially involves the removal of trees greater than 4m in height or greater than 400mm in girth.

Chapter E27 – Transport

• Parking, loading and access which is an accessory activity but which does not comply with the standards for parking, loading and access is a restricted discretionary activity pursuant to rule E27.4.1(A2)

  o Note: the proposed carpark and access ways are not proposed to be sealed which does not comply with E27.6.3.6.

Overall the application is a non-complying activity.

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent(s). I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on notification.

Public notification

Under section 95A of the RMA this application shall proceed without public notification because:

1. Under step 1, public notification is not mandatory as:
   a. the applicant has not requested it
   b. there are no outstanding or refused requests for further information, and
   c. the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977.

2. Under step 2, public notification is not precluded as:
   a. there is no rule or NES that specifically precludes public notification of the activities, and
   b. the application is for an activity other than those specified in s95A(5)(b).

3. Under step 3, public notification is not required as:
   a. the application is for an activity that is not subject to a rule that specifically requires it, and
   b. the activity will have or is likely to have adverse effects on the environment that are no more than minor because of the following reasons:
      i. The proposed activity will be located amongst large mature trees and along with the topography of the site this means that the proposed outdoor recreation activity will not be visible within the wider environment or from any public place outside of the reserve itself.
ii. The amenity of the site and its conservation qualities will be maintained due to the low intensity of the activity and that no modification to the existing landform is proposed. The existing building located on site and the proposed toilet, given their small size and location well amongst the mature trees, will not be visible from outside of the site.

iii. The ropes, cables and small platforms to be suspended from the trees will have few solid components, and will overall have a minimal visual impact.

iv. The existing vegetation will help screen the carpark area when viewed from the road. The carpark has been designed to ensure no trees will be removed along the site road frontage. The carpark will not appear as a visually dominant feature when not in use as it will be metal and unsealed, which will be visually consistent with the surrounding environment. The proposed activity will take place during the day, therefore no lighting for the carpark area is proposed or required.

v. The activity can be established without adversely impacting on the function, capacity or safety of the surrounding road network.

vi. In relation to parking demand, the likely maximum number of visitors on site at any one time will be 100 and will vary throughout the day and year. Most visitors will arrive by bus or car share, and the 25 car parks provided will be appropriate for the scale of the activity. Any parking spill-over on Stone Road would be infrequent, of limited duration and therefore of minimal adverse effect.

vii. Any noise generated by the proposed activities is likely to be intermittent in nature and be predominantly human speech, and is unlikely to have noticeable adverse effects beyond the trees in which the activity will be situated.

viii. The area of works avoids the SEA on site. Tree removal to clear dead or potentially diseased trees for safety purposes will not materially affect the overall health and arboricultural qualities of the bush as a whole, or change its potential as an ecological habitat.

ix. The proposed activity will be appropriately serviced by wastewater and water supply. There will be no discernible stormwater generated and the appropriate earthworks controls will be applied to manage erosion and sedimentation risks.

c. Under step 4, there are no special circumstances that warrant the application being publicly notified because there is nothing exceptional or unusual about the application, and the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

**Limited notification**

Under section 95B of the RMA this application shall proceed without limited notification because:

1. Under step 1, limited notification is not mandatory as:

   a. there are no protected customary rights groups or customary marine title groups affected by this proposal, and
b. no persons to whom a statutory acknowledgement is made is adversely affected by this proposal.

2. Under step 2, limited notification is not precluded as:
   a. there is no rule or NES that specifically precludes limited notification of the activities, and
   b. the application is for an activity other than those specified in s95B(6)(b).

3. Under step 3, limited notification is not required as:
   a. this application is not for a boundary activity or prescribed activity, and
   b. there are no adversely affected persons because any adverse effects on any person will be less than minor for the following reasons:
      • The proposed activity will be located amongst large mature trees and along with the topography of the site this means that the proposed development will not be visible from persons located on the street or surrounding properties; and
      • The proposed activity will generate intermittent noise by way of vehicular traffic and visitors and staff on site. There will be no generators or motorised equipment, nor any form of sound reinforcement or amplification, such as from a speaker system. Overall, this noise will not be constant, steady or unreasonably loud, and will have a less than minor adverse effect on any persons at neighbouring sites.
      • In relation to persons at 10 Stone Road, which is 10m from the closest site boundary and within 100m of the proposed car parking space: the majority of vehicle movements within the car park occur between 12 noon and 3pm in summer, during peak season, and there will be limited vehicle movement after 5pm. The nature, frequency, timing and duration of vehicle movements in the carparking area will comply with the permitted noise standards of the Auckland Unitary Plan: Operative in Part, be when vehicle movements are normal and expected, and when persons at 10 Stone Road are not likely to be particularly sensitive to noise. For these reasons, noise effects from the car park to persons at 10 Stone Road or wider afield will be less than minor.
      • Conditions regarding noise and hours of operation, which have been incorporated into the application by the applicant will also further limit any adverse effects on adjacent persons.
   c. No iwi are considered to be affected parties in relation to this application:
      • Consultation with iwi was undertaken and three iwi responded: Ngati Tamaoho, Ngai Tai Ki Tamaki, and Ngati Te Ata. Ngai Tai Ki Tamaki had no interest in the application. Ngati Tamaoho opposed the commercial occupation of the Stone Road Quarry Reserve and did not raise any specific concerns in relation to mana whenua values or any other effects from the proposed activity.
      • Ngati Te Ata noted that they were not concerned with the “activity and philosophy of what is being proposed” but opposed the commercial occupation of land which they claim to have an interest in, and before their disputes with the Crown have been
resolved, discussed or considered. They also raised concerns around the potential adverse effects from the activity on the land itself and nearby waterways.

I note that, for Ngati Te Ata and Ngati Tamaoho, the central concerns raised are not related to the specific effects of this particular proposal, but more broadly relate to a principled opposition to the commercial occupation of the land in general. I note that those central concerns have not been expressed in terms of actual adverse effects (that can be assessed in a resource management context), and I have accepted advice from the Council’s planning officer that these concerns sit outside the scope of s.95B of the RMA.

In terms of the specific effects identified by Ngati Te Ata in terms of effects on land and nearby waterways, I also note that, as per the above assessments for public notification, the proposed activity will have less than minor adverse effects on the wider environment, including the land itself and nearby waterways. In the absence of further details from Ngati Te Ata, to explain how the activity’s impact on land and waterways will specifically affect iwi cultural values in this instance, I have accepted the assessment of the Council’s planning officer that adverse effects on iwi values will be less than minor.

4. Under step 4, there are no special circumstances that warrant the application being limited notified to any persons because there is nothing exceptional or unusual about the application, and the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

Accordingly, this application shall proceed on a NON-NOTIFIED basis.

Ian Munro

Duty Commissioner

3 September 2018
**Decision on an application for resource consent under the Resource Management Act 1991**

**Non-complying activity**

**Application number(s):** LUC60318112  
**Applicant:** Adrenalin Forest Limited  
**Site address:** Stone Road, Bombay  
**Legal description:** ALLT 235 PARH OPAHEKE  
Lot 11 DP 175132, Lot 4 DP 157526, Lot 5 DP 157526, Lot 8 DP 164150, Lot 8 DP 164150

**Proposal:**

This application seeks Resource Consent to establish and operate an ‘adventure park’ within Stone Road Forest and Quarry Reserve. Approximately 0.82 hectares of land is proposed to be used.

The adventure park falls under the definition of ‘Rural tourist and visitor activities’ which includes outdoor obstacle courses.

The resource consents required are:

- **Land use consents (s9) – LUC60318112**

**Auckland Unitary Plan (Operative in part)**

**Chapter H7 – Open Space Zones (Conservation zone)**

- A ‘Rural tourist and visitor activity’ is a *non-complying* activity as the activity is not provided for in the Open Space - Conservation zone pursuant to rule H7.9.1(A1).

  *Note: The adventure course(s), the ticketing office and the toilet blocks will all be located within the Open Space Zone only.*

- The ‘Construction of vehicle access and parking areas’ within the Open Space – Conservation zone is a *discretionary* activity pursuant to rule H7.9.1(A50).

**Chapter E12 – Land Disturbance – District**

- General earthworks between 1000m² and 2500m² require restricted discretionary consent pursuant to rule E12.4.1(A5). Earthworks of 1242m² are proposed.

**Chapter E16 – Trees in Open Space Zones**

- Tree trimming or alteration that does not comply with Standard E16.6.1 is a *restricted discretionary* activity pursuant to rule E16.4.1(A6). The proposal potentially involves the removal of branches with a diameter greater than 100mm at severance.
- Tree removal of any tree greater than 4m in height or greater than 400mm in girth is a **restricted discretionary** activity under rule E16.4.1(A10). The proposal potentially involves the removal of trees greater than 4m in height or greater than 400mm in girth.

**Chapter E27 – Transport**

- Parking, loading and access which is an accessory activity but which does not comply with the standards for parking, loading and access is a **restricted discretionary** activity pursuant to rule E27.4.1(A2)
  - Note: the proposed carpark and access ways are not proposed to be sealed which does not comply with E27.6.3.6.

Overall the application is a **non-complying** activity.

**Decision**

I have read the application, supporting documents, and the report and recommendations on the application for resource consent(s). I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B, 104D and Part 2 of the RMA, the application is **GRANTED**.

**1. Reasons**

The reasons for this recommendation are:

1. The proposal passes the tests under s104D for non-complying activities. As discussed below the proposal is not contrary to the relevant objectives and policies and will have no more than minor adverse effects on the environment.

2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable because:

   i. Any adverse effects on the environment will be no more than minor (and less than minor on any persons) for the reasons outlined in the accompanying notification decision, and which are for completeness adopted.

   ii. Adverse effects have also been suitably avoided, remedied or mitigated through the design of the proposal, volunteered conditions of consent, and additional conditions of consent that have been imposed on the consent.

   iii. The proposal will provide local employment and adventure facilities for the community. Public access to a reserve will also be maintained by the activity. These are positive effects.

   iv. The proposal will allow for an efficient economic use of public land that will maintain its public values, and there is well-established precedent for this (such as golf courses on Council-owned reserve, or pastoral leases of Department of Conservation-owned land). This is a positive effect.

3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is not contrary to the relevant statutory documents. In particular:
Auckland Unitary Plan (Operative in Part)

D9 Significant Ecological Areas

This overlay seeks to ensure that areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision, use and development (Objective One). It is noted that two SEAs affect the site however both are outside the area of works proposed by the activity and arborist conditions have been imposed on the consent to ensure that the activity does not damage or otherwise affect vegetation within the SEA. As such it is considered that the proposal is not contrary to the objectives and policies for this overlay.

D26 National Grid Corridor Overlay

This overlay seeks to ensure that the efficient development, operation, maintenance and upgrading of the National Grid is not compromised by subdivision, use and development. As discussed above in the background section, Transpower have confirmed that the activity will not have an impact on Transpower assets. As such it is considered that the proposal is not contrary to the objectives and policies for this overlay.

E12 – Land Disturbance – District

The proposal includes erosion and sediment control measures and conditions will be applied to ensure that adverse effects are suitably mitigated. As such, it is considered that the activity is not contrary to the objectives and policies of this chapter which seek to ensure that land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies and mitigates adverse effects on the environment (Objective One).

E14 – Trees in Open Space Zones

The proposal is not contrary to the relevant objectives and policies of this chapter. The proposed tree removal will be targeted to establish and maintain the adventure course, and to maintain the safety of the activity and area for participants, staff and other visitors. There will be appropriate removal of dead or dangerous trees, or parts of trees. The trees will be appropriately managed and maintained, and any arboricultural works will be supervised by an appointed works arborist. Overall, the proposed activity enables multiple uses to occur within that open space while also maintaining the amenity values of the site provided by a large quantity of mature trees (Objective One and Policies One and Two).

E27 – Transport

The proposal is also not contrary to the relevant objectives and policies of this chapter. The proposed parking and upgraded vehicle crossing provides safe and efficient parking, and loading and access is commensurate with the character, scale and intensity of the zone (Objective One, Policy Three, Policy 17 and Policy 18). The parking area will not be sealed which is appropriate for its rural location and small nature (only 25 spaces) and safe manoeuvring can be achieved on site for small vehicles. Buses may require multiple movements to enter and exit the site but this will be acceptable given the low traffic volumes in the area. The parking provided will be appropriate for the scale of the activity, will adequately service the parking demand generated by the activity, and will not result in inappropriate parking spill-over onto local roads.

H7 – Open Space Zones (Conservation zone)
The proposal is not contrary to the zone objectives and policies for the following reasons:

Objective H7.4.2 (1) and Policies H.7.4.3 (1 and 2): The proposal will maintain, and will not damage or degrade the natural, ecological and landscape values of the area. No changes are proposed within the SEA and any removal or alteration of dead or dangerous trees will maintain the health of the vegetation and the safety of participants. It is noted that there is little native vegetation on site, with pine trees dominating.

Objective H7.4.2 (2) and Policies H.7.4.3 (4 and 5): The proposal appropriately uses the site and maintains the natural and ecological values of it. The proposal only requires one additional building, being toilet blocks located within the forested area and out of public view. The ticketing office will be located within the existing building on site, repurposed for additional use. This repurposing and the new toilet building will complement the context and character of the area through their size and location and will ensure minimal disturbance to the existing landform and vegetation. No buildings will be built that intrude on the landscape or otherwise detract from the ecological and natural values of the area.

Policy H.7.4.3 (6 and 7): The vehicle access and parking will require minimal land disturbance due to their location close to the road in an already flat area. Vegetation clearance is not required and the formalised parking areas will positively benefit other reserve users. The proposed activity will take place during the day and so no lighting is proposed.

Reserves Act 1977

The proposal is consistent with the Reserves Act which requires that Recreation Reserves:

a. Maintain public entry and access;

b. Manage natural features; and

c. Conserve those qualities of the reserve which contribute to the pleasantness, harmony, and cohesion of the natural environment and to the better use and enjoyment of the reserve.

The proposal does not preclude public access to the site and members of public can access the site and observe the activities or walk within the site.

Vegetation losses will be minimal and are considered acceptable given the trees on site are pine trees which are classified as a pest by Council. There is no evidence that the site has been used for forestry purposes and it is noted that the stand of pine trees is not common in the area. The proposal will also not alter the existing landform and will instead work with the existing layout of the site and the pine trees on site.

4. In accordance with an assessment under s104(1)(c) of the RMA no other matters are relevant to determining the application. Although mana whenua feedback has opposed commercial use of public land, I find that this is not a determinative issue and is not supported by the AUP: OP policy framework that I have preferred to give weighting to.

5. In terms of Part 2 of the RMA, I find that the promotion of sustainable management will be best served by the granting of consent to the proposal. It is likely to enhance the quality and use of the reserve in a way that will conserve natural values in a way that will expose more members of the community to those values.
2. Conditions

Under section 108 of the RMA, I recommend this consent is subject to the following conditions:

1. The adventure park activity (Rural tourist and visitor activity) shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number LUC60318112.

- Application Form and Assessment of Environmental Effects prepared by Harrison Grierson, dated 05/04/2018 – revision 2.

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<thead>
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<th>Report title and reference</th>
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<tr>
<td>LUC60318112 Land Use Resource Consent, Stone Road, Bombay Response to further information request pursuant to section 92 of the Resource Management Act</td>
<td>David Pan of Harrison Grierson</td>
<td>1120-137397-01</td>
<td>16/05/2018</td>
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<td>Report on existing trees for new Adrenalin Forest Park located at Stone Road Reserve</td>
<td>Chris McNamara of Tree Doctors</td>
<td></td>
<td>20/02/2018</td>
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<tr>
<td>Adrenalin Forest Park – Engineering Support</td>
<td>Noel Hanham of TH Consultants</td>
<td>2808-06</td>
<td>20/03/2018</td>
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<td>Traffic Impact Assessment</td>
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<td>March 2018</td>
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<td>Overall Site Plan</td>
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<td>Overall Site Plan</td>
<td>Harrison Grierson Ltd</td>
<td>R2</td>
<td>09/05/2018</td>
</tr>
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<td>Proposed car parking layout plan</td>
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<td>Operational Area and Accessway</td>
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Other additional information

- New Zealand Gazette – Classification of a Reserve 06/12/2017
- Platform and Safety Cable Adrenalin Forest Construction
- Email titled ‘RE: S92 for Stone Road, Bombay LUC60318112’ 16/05/2018
  - Note: regarding activity definition
2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
   a. The consent is given effect to; or
   b. The council extends the period after which the consent lapses.

3. The consent holder shall pay the council an initial consent compliance monitoring charge of $320 inclusive of GST, plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.

   Advice note:
   The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

   Persons on site

4. For the authorised activity, the total number of visitors on the subject site at any one time must not exceed 150 visitors.

   Hours of operation

5. The activity shall be restricted to between the hours of:
   a. Summer period (1 October to 20 April) 10am to 6pm
   b. Winter period (21 April to 30 September) 10am to 5.30pm

   The consent holder shall not operate the activity at the same time as Franklin County Archery Club (FCA) operates.

   Advice note:
   The restriction of hours of operations is specific to visitors and opening hours. This condition does not restrict staff (maximum 10) being on the site outside the above hours.

   The above condition does not include the cross-over period when the FCA activities finish and the Adrenalin Forest activity commences (or vice versa).

6. The proposed activity is to be contained within the 'Proposed Activity Area' and 'Proposed Carpark' and 'Proposed Concrete Access' areas as marked on plan titled 'Overall Site Plan' dated 09/05/2018, Harrison Grierson - R2.

   Earthworks

7. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works...
shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader Southern Monitoring.

Advice note:

In accordance with condition above all earthworks shall be undertaken to ensure that all potential sediment discharges are appropriately managed. Such means and measures may include:

- Catchpit protection
- run-off diversions
- silt and sediment traps
- silt fences

During excavation, the ingress and accumulation of surface run-off water and/or perched groundwater can be minimised by:

- diversion of surface water flow around the works area, and
- regular disposal of the water into an appropriate sediment control device, if ponding occurs within the excavation.

Please note that the diversion of stormwater and/or groundwater may require consent.

It is recommended that you discuss any potential measures with the council’s monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Southern Monitoring on email monitoring@aucklandcouncil.govt.nz for more details. Alternatively, please refer to “Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region”.

8. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity that in the opinion of the Team Leader Compliance and Monitoring (South) is noxious, offensive or objectionable.

Advice Note:

In accordance with condition above in order to manage dust on the site consideration should be given to adopting the following management techniques:

- stopping of works during high winds
- installation and maintenance of wind fences and vegetated strips
- retention of existing shelter belts and vegetation

In assessing whether the effects are noxious, offensive or objectionable, the following factors will form important considerations:

- The frequency of dust nuisance events
- The intensity of events, as indicated by dust quantity and the degree of nuisance
- The duration of each dust nuisance event
- The offensiveness of the discharge, having regard to the nature of the dust
- The location of the dust nuisance, having regard to the sensitivity of the receiving environment.

Transport

9. The upgraded 6m wide vehicle crossing shall be designed and formed in accordance with the Auckland Transport Code of Practice 2013.

Advice note:

Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.

10. The two accessible parking spaces shall be identified and marked with a sign in accordance with New Zealand Standards NZS4121-2001.

11. The Bus Parking area shall be identified and marked with a sign.

12. Car parking spaces shall be managed reasonably to allow staff and visitors to utilise this parking at all times. Storage items shall not be placed within the parking and manoeuvring aisles at all times.

13. Rubbish shall be stored within the designated areas at all times except when emptying. Any outdoor rubbish storage area shall be screened from public view and to the satisfaction of the Team Leader Compliance and Monitoring South.

Arboricultural Conditions

14. The consent holder shall install and maintain permanent demarcation fencing to show the boundary of the Significant Ecological Area (SEA) overlay. The demarcation fencing shall consist of safety-capped waratahs (of at least 750mm high) to be spaced at a rate of one post every 15m.

The demarcation fencing shall be installed along the path shown in the below image (the demarcation fencing is represented by the solid black line located between the SEA overlay and the proposed activity area):
15. The consent holder shall appoint a suitably-qualified arborist (works arborist) to supervise all tree-related aspects of the activity, including the removal, trimming or alteration of trees.

16. The works arborist shall assess and provide an arboricultural justification to the satisfaction of the Team Leader, Compliance and Monitoring South to remove any tree or part of a tree except for where the removal meets one or more of the following criteria:
   a. The tree or part of the tree to be removed is dead wood; or
   b. The removal is for emergency works; or
   c. The tree removal, trimming or alteration is within permitted standards.

This arboricultural justification shall take the form of a memo with suitable photographs.

17. Any tree removal shall be undertaken by a qualified arborist, using sectional felling or other appropriate rigging techniques, to safely fell the trees without causing damage to any other trees.

**Noise**

18. Noise from the activity must not exceed the following limits when measured at or on the notional boundary on the site:

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<td>Monday to Saturday 7am-10pm</td>
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<td>Sunday 9am-6pm</td>
<td>40dB $L_{Aeq}$</td>
</tr>
<tr>
<td>All other times</td>
<td>75dB $L_{A_{max}}$</td>
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*Advice note:*
The above are the permitted standards for the Open Space - Conservation zone contained within Table E25.6.18. of the AUP(OP).

The consent holder is reminded of their general obligation under section 16 of the Resource Management Act 1991 to adopt the best practicable option to ensure that the emission of noise does not exceed a reasonable level.

Review of Conditions

19. Under section 128 of the RMA, conditions 4 and 12 of this consent may be reviewed by the Team Leader, Compliance and Monitoring South, at the Team Leader’s discretion and at the consent holder’s cost, in order:

- to deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage, in particular adverse effects associated with the supply of car parking spaces.

Advice note:

This condition provides for a review in the event that the on-site parking does not accommodate the demand, and adverse off-site effects arise.

Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.

2. For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.

3. For more information on the resource consent process with Auckland Council see the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.

4. If you as the applicant disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).

5. The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
6. If the activity on site ceases, all equipment and toilets/tanks must be removed from the site.

7. A Building Consent is required for (structures, retaining walls, private drainage, demolitions etc) unless exempted under Building Act 2011. Any alterations to the existing building may require building consent.

8. The area proposed for parking is classified as a road. Auckland Transport should be consulted as the landowner.

Advice notes for vegetation removal:

9. This resource consent does not authorise any activities within the SEA overlay and no Adrenalin Forest activities shall occur within the SEA overlay.

10. Dead wood removal is a permitted activity under rule E16.4.1 (A2).

11. Clearance of trees less than 4m in height and less than 400mm in girth is a permitted activity under rule E16.4.1 (A9).

Ian Munro
Duty Commissioner
3 September 2018
Item 4

Attachment D

Proposed commercial licence to Adrenalin Forest Limited
Attachment E: Submissions in relation to the lease and licence of Stone Road Forest & Quarry Reserve, Bombay

Section One: Support of licence for Adrenaline Forest Limited
19 submissions in order of receipt

From: Luke Pilkinton-Ching
Sent: Friday, 16 November 2018 9:24 AM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Re: Support for proposed ease of Stone Road Reserve, Bombay

Dear Matthew,

I strongly support the lease from Panuku (Auckland Council) to Adrenalin Forest Ltd at the above site.

We have had Adrenalin Forest operating in Wellington for many years. It’s been nothing a delight to have the park close to where we live, and have our kids enjoy the challenge of what the park can offer.

Under Section 54 (1) (d) I believe the lease of this reserve should be granted as it will widen the enjoyment of this public space by many more people.

I understand that Adrenalin Forest respects the environment and cares for the trees, but critically a lease won’t restrict the access of any member of the public to the site as the lessee will welcome all members of the public. This means therefore, that the requirements of the above legislation are met if a lease is granted.

Please don’t hesitate to contact me if you have any questions.

Thank you,

Kind Regards

Luke Pilkinton-Ching
Vision Multimedia

From: Toine Houtenbos
Sent: Friday, 16 November 2018 11:57 AM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Support for proposed ease of Stone Road Reserve, Bombay

Dear Matthew,

I strongly support the lease from Panuku (Auckland Council) to Adrenalin Forest Ltd at the above site.
Under Section 54 (1) (d) I believe the lease of this reserve should be granted as it will widen the enjoyment of this public space by many more people.

I understand that Adrenalin Forest respects the environment and cares for the trees, but critically a lease won’t restrict the access of any member of the public to the site as the lessee will welcome all members of the public. This means therefore, that the requirements of the above legislation are met if a lease is granted.

To add to that, I have been at Adrenalin Forest in Christchurch countless times with school groups of all ages. The value that individuals get out of doing this activity is huge. We have seen major changes in confidence levels, simply by letting students decide for themselves how far they are willing to challenge themselves. It is a completely safe environment both physically, using state of the art safety equipment, and also mentally, by emphasising that everything is done on a ‘Challenge by Choice’ basis. Aside from getting individuals outside Adrenalin Forest provides an amazing way for people to learn about themselves and grow confidence. It will be a huge asset to the area.

Please don’t hesitate to contact me if you have any questions.

Thank you,

Toine Houtenbos

From: Doug Haines
Sent: Sunday, 18 November 2018 7:06 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Re: Support for proposed ease of Stone Road Reserve, Bombay

Dear Matthew,

I strongly support the lease from Panuku (Auckland Council) to Adrenalin Forest Ltd at the above site.

Under Section 54 (1) (d) I believe the lease of this reserve should be granted as it will widen the enjoyment of this public space by many more people.

I understand that Adrenalin Forest respects the environment and cares for the trees, but critically a lease won’t restrict the access of any member of the public to the site as the lessee will welcome all members of the public. This means therefore, that the requirements of the above legislation are met if a lease is granted.

Thank you,

Doug Haines

From: June Bug
Sent: Tuesday, 20 November 2018 12:57 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Re: Support for proposed ease of Stone Road Reserve, Bombay

Dear Matthew,
I strongly support the lease from Panuku (Auckland Council) to Adrenalin Forest Ltd at the above site.

Under Section 54 (1) (d) I believe the lease of this reserve should be granted as it will widen the enjoyment of this public space by many more people.

I understand that Adrenalin Forest respects the environment and cares for the trees, but critically a lease won’t restrict the access of any member of the public to the site as the lessee will welcome all members of the public. This means therefore, that the requirements of the above legislation are met if a lease is granted.

Please don’t hesitate to contact me if you have any questions.

Thank you

From: Carolyn Bach
Sent: Tuesday, 20 November 2018 3:24 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Re: Support for proposed ease of Stone Road Reserve, Bombay

Dear Matthew,

I strongly support the lease from Panuku (Auckland Council) to Adrenalin Forest Ltd at the above site.

Under Section 54 (1) (d) I believe the lease of this reserve should be granted as it will widen the enjoyment of this public space by many more people.

I understand that Adrenalin Forest respects the environment and cares for the trees, but critically a lease won’t restrict the access of any member of the public to the site as the lessee will welcome all members of the public. This means therefore, that the requirements of the above legislation are met if a lease is granted.

Please don’t hesitate to contact me if you have any questions.

Thank you,

Carolyn Bach
Pukekohe High School

From: Ryan Hopkins
Sent: Wednesday, 21 November 2018 10:50 AM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Support for proposed lease of Stone Road Reserve, Bombay

Dear Matthew,

I strongly support the lease from Panuku (Auckland Council) to Adrenalin Forest Ltd at the above site.

Under Section 54 (1) (d) I believe the lease of this reserve should be granted as it will widen the enjoyment of this public space by many more people.
I understand that Adrenalin Forest respects the environment and cares for the trees, but critically a lease won’t restrict the access of any member of the public to the site as the lessee will welcome all members of the public. This means therefore, that the requirements of the above legislation are met if a lease is granted.

Please don’t hesitate to contact me if you have any questions.

Thank you,

Ryan Hopkins

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From: Ian Olson  
Sent: Wednesday, 21 November 2018 3:15 PM  
To: Matthew Jones <Matthew.Jones@panuku.co.nz>  
Subject: Re: Support for proposed ease of Stone Road Reserve, Bombay

Dear Matthew,

I strongly support the lease from Panuku (Auckland Council) to Adrenalin Forest Ltd at the above site.

Under Section 54 (1) (d) I believe the lease of this reserve should be granted as it will widen the enjoyment of this public space by many more people.

I understand that Adrenalin Forest respects the environment and cares for the trees, but critically a lease won’t restrict the access of any member of the public to the site as the lessee will welcome all members of the public. This means therefore, that the requirements of the above legislation are met if a lease is granted.

Please don’t hesitate to contact me if you have any questions.

Thank you,

Ian Olson

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From: Wellington i-SITE Visitor Centre  
Sent: Thursday, 22 November 2018 11:55 AM  
To: Matthew Jones <Matthew.Jones@panuku.co.nz>  
Subject: Re: Support for proposed ease of Stone Road Reserve, Bombay

Dear Matthew,

I strongly support the lease from Panuku (Auckland Council) to Adrenalin Forest Ltd at the above site.

Under Section 54 (1) (d) I believe the lease of this reserve should be granted as it will widen the enjoyment of this public space by many more people.

I understand that Adrenalin Forest respects the environment and cares for the trees, but critically a lease won’t restrict the access of any member of the public to the site as the lessee will welcome all members of the public. This means therefore, that the requirements of the above legislation are met if a lease is granted.
Please don’t hesitate to contact me if you have any questions.

Thank you,
Rufha Cash-Paraone
Wellington i-SITE Visitor Centre

From: Travis Ulley
Sent: Thursday, 22 November 2018 12:03 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Re: Support for proposed ease of Stone Road Reserve, Bombay

Dear Matthew,

I strongly support the lease from Panuku (Auckland Council) to Adrenalin Forest Ltd at the above site.

Under Section 54 (1) (d) I believe the lease of this reserve should be granted as it will widen the enjoyment of this public space by many more people.

I understand that Adrenalin Forest respects the environment and cares for the trees, but critically a lease won’t restrict the access of any member of the public to the site as the lessee will welcome all members of the public. This means therefore, that the requirements of the above legislation are met if a lease is granted.

Please don’t hesitate to contact me if you have any questions.

From: Clare Baker
Sent: Monday, 26 November 2018 11:25 AM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Re: Support for proposed ease of Stone Road Reserve, Bombay

Dear Matthew,

I strongly support the lease from Panuku (Auckland Council) to Adrenalin Forest Ltd at the above site. I currently administer a lease to Adrenalin Forest in Porirua, Wellington and thoroughly recommend them as a tenant.

Under Section 54 (1) (d) I believe the lease of this reserve should be granted as it will widen the enjoyment of this public space by many more people.

I understand that Adrenalin Forest respects the environment and cares for the trees, but critically a lease won’t restrict the access of any member of the public to the site as the lessee will welcome all members of the public. This means therefore, that the requirements of the above legislation are met if a lease is granted.

Please don’t hesitate to contact me if you have any questions.
Regards

Clare Baker
Facilities Contracts Officer
Porirua City Council

From: Lou van Jaarsveld
Sent: Sunday, 2 December 2018 12:25 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Adrenaline Forest development

Under the Reserves Act 1977 I believe developing the reserve at Franklin would be an amazing resource for the area. As a primary school teacher in South Auckland, any opportunity to make connections with the natural environment and to positively challenge our students would be utilised.

Mrs Lou van Jaarsveld (Enviro coordinator)
Randwick Park School

From: Greg McInnes
Sent: Friday, 30 November 2018 7:24 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Re: Support for proposed ease of Stone Road Reserve, Bombay

Dear Matthew,

I strongly support the lease from Panuku (Auckland Council) to Adrenalin Forest Ltd at the above site.

Under Section 54 (1) (d) I believe the lease of this reserve should be granted as it will widen the enjoyment of this public space by many more people.

I understand that Adrenalin Forest respects the environment and cares for the trees, but critically a lease won’t restrict the access of any member of the public to the site as the lessee will welcome all members of the public. This means therefore, that the requirements of the above legislation are met if a lease is granted.

Please don’t hesitate to contact me if you have any questions.

Thank you,
Greg McInnes

From: Nicole Woodham
Sent: Wednesday, 5 December 2018 12:43 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Adrenalin forest
Good afternoon,

I would simply like to voice support for this amazing venture. As a former resident of Pukekohe, and now Te Kauwhata of 3 years - bringing awesome opportunities like this to our area is invaluable. As someone who would use it personally and for my own young children to have this within 20 minutes would be game changing. Also for my fitness clients.

Getting to, or through, Auckland (starting from Ramarama), these days is standstill, even off-peak and we just don’t go to any activities past Bombay north any longer.

This will be amazing and very exciting for our area. Our young people (and not so young people!) for tourism, and another opportunity for jobs and industry to start to come out of Auckland.

Warm regards

Nicole Woodham
Thrive Fitness

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From: Matt Watson  
Sent: Thursday, 6 December 2018 12:59 AM  
To: Matthew Jones <Matthew.Jones@panuku.co.nz>  
Subject: Support for proposed lease of Stone Road Reserve, Bombay

Dear Matthew,

I strongly support the lease from Panuku (Auckland Council) to Adrenalin Forest Ltd at the above site. As an employee of the Christchurch Adrenalin forest for over 4 years I have had nothing but positive feedback from the community.

Under Section 54 (1) (d) I believe the lease of this reserve should be granted as it will widen the enjoyment of this public space by many more people.

Adrenalin Forest parks rely on the natural environment to operate, thus sustainability is at the forefront of our operations. A lease won’t restrict the access of any member of the public to the site as the lease will welcome all members of the public. This means that the requirements of the above legislation are met if a lease is granted.

If the lease is granted, the park will no doubt contribute positively to the tourism industry of the Auckland area. As one of the safest operations in New Zealand it would be a great activity for Auckland tourists, locals and schools. As has happened with our Christchurch park, the community has benefited and we have brought more numbers to the Spencerville area, increasing the popularity in an environmentally friendly manner.

Let me know if you have any questions.

Regards  
Matt Trembath  
Assistant Manager  
Adrenalin Forest Christchurch
From: Peter Hunt
Sent: Monday, 10 December 2018 4:26 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Submission for Adrenalin Forest Ltd lease request of Stone Road Forest

Please find attached FTG’s submission for the above.

Thank you

Peter Hunt
Chair
Franklin Tourism Group
Matthew Jones  
Commercial Property Manager  
Panuku Development Auckland  
P O Box 93-343  
Victoria Street West  
Auckland 1042

10th December 2018

Dear Matthew,

Re: FTG’s support for the proposed lease of Stone Road Reserve Bombay.

I am writing to you on behalf of the Franklin Tourism Group, a non-profit (voluntary) organisation run by local operators to support and grow the region’s tourism industry.

Our group’s main objective is to encourage visitors to experience the many wonderful attractions and tourist facilities offered in the large Franklin region. From Waiuku and the Awhitu Peninsula to Pukekohe, Clevedon and across to Marsden and Beachlands as well as North Waitakaruru area from Tukau down to Ranginui and across to Kaitaia and Miranda. Our members include, restaurants, wedding & conference venues, eateries, boutique accommodation, adventure tourism, heritage and history, hobby & sporting interests, tour operators. It also provides a business support network for our members, offering help and assistance in the promotion and growth of their business.

FTG is funded by its’ membership, Local Franklin Board, ATEED and Hamilton & Waikato Tourism, and is in close liaison with the Franklin Local Board and the areas various Business Associations.

We wish to submit our total support for the Adrenalin Forest Limited request to lease Stony Road Reserve. We believe the lease of the reserve will mean more enjoyment of this space by more people, and importantly enhance our region tourist offering.

Based on their other NZ operations, we have total confidence that Adrenalin Forest will respect the environment and care of the trees, as well as respect the general public’s access to the park. It is our opinion it meets the requirements of the governing legislation concerning such leases.

If you have any questions, please don’t hesitate to contact me.

Yours sincerely,

Peter Hunt  
Chair  
Franklin Tourism Group
From: Natasha Grant
Sent: Tuesday, 18 December 2018 3:49 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Cc: Adrenalin Forest
Subject: Adrenalin Forest Submission - RE: support for proposed lease of Stone Road Reserve,
Bombay.

Dear Matthew,

Please find our letter of support attached. RE: Support for proposed lease of Stone Road Reserve,
Bombay.

Kind Regards,

Natasha Grant
PA to Steffan Panoho – Head of Tourism
PA to Duncan Croft – Head of Communication and Media
Auckland Tourism, Events and Economic Development
Tuesday 17 December 2018
Attn: Matthew Jones,
Panuku Development Auckland

RE: Support for proposed lease of Stone Road Reserve, Bombay.

To whom it may concern,

On behalf of Auckland Tourism, Events and Economic Development (ATEED), I am writing in support of Adrenalin Forest Ltd’s bid to lease land from Panuku to develop an Auckland base. Adrenalin Forest have three operating sites in the Bay of Islands, Wellington, and Christchurch, and are now looking to expand its offering into Auckland.

The development of new tourism product in Auckland will furtherbolster the region’s $7.6 billion visitor economy, generating additional expenditure through longer stays and repeat visits.

I believe the creation of this facility in the heart of South Auckland will have multiple socio-cultural and economic benefits for the local community and surrounding region. There are opportunities to foster engagement within the community and boost the local economy through this high-value visitation.

ATEED is committed to supporting the growth of quality jobs around the region and this development will generate jobs from the construction phase through to operations and management of the Adrenalin Forest.

Please don’t hesitate to contact me if you have any questions.

Nga mihi,

Stefan Panoho
Head of Tourism

From: Stephanie Logopati
Sent: Tuesday, 18 December 2018 12:49 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Re: Support for proposed lease of Stone Road Reserve, Bombay

Dear Matthew,

I strongly support the lease from Panuku (Auckland Council) to Adrenalin Forest Ltd at the above site.
Under Section 54 (1) (d) I believe the lease of this reserve should be granted as it will widen the enjoyment of this public space by many more people. I understand that Adrenalin Forest respects the environment and cares for the trees, but critically a lease won’t restrict the access of any member of the public to the site as the lessee will welcome all members of the public. This means therefore, that the requirements of the above legislation are met if a lease is granted.

Please don’t hesitate to contact me if you have any questions.

Thank you,

Steph

From: Chris Roberts
Sent: Wednesday, 19 December 2018 3:28 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Adrenalin Forest Letter of Support

Kia ora,

Please find attached a submission from Tourism Industry Aotearoa supporting the granting of a lease to Adrenalin Forest Ltd to operate at Stone Road Forest and Recreation Reserve.

Can you please acknowledge receipt of this submission by reply email.

Ngā mihi
Chris

Chris Roberts
Chief Executive
Tourism Industry Aotearoa
19 December 2018 by email to matthew.jones@panuku.co.nz

Attention: Matthew Jones
Panuku Development Auckland

To Whom It May Concern

I am writing in support of Adrenalin Forest Ltd’s request to lease land from Panuku to develop an outdoor adventure activity in the Auckland region.

Tourism Industry Aotearoa is the peak body for the tourism industry in New Zealand and with over 1,600 members, we represent a broad range of tourism-related businesses.

Adrenalin Forest, with its existing operations in the Bay of Islands, Wellington and Christchurch, has been a member of TIA for over a decade.

It has a proven offering and operating model. The Auckland region is an obvious choice for further expansion. I understand that the project has been four years in the planning and has obtained resource consent.

The chosen site at Stone Road, Bonibay is a classified recreation reserve and well suited for the establishment of an activity of this sort.

A lease granted under the Reserves Act 1977 will allow more people to enjoy the reserve and its natural environment.

I understand the new Adrenalin Forest is forecast to attract around 30,000 visitors a year, which will have significant flow-on benefits for local businesses and the south Auckland region.

TIA supports a lease being granted for the Adrenalin Forest adventure course in the trees on part of the Stone Road Forest and Recreation Reserve.

Ngā mihi

Chris Roberts
Chief Executive
Tourism Industry Aotearoa
From: Shane Te Pou  
Sent: Thursday, 20 December 2018 11:38 AM  
To: Matthew Jones <Matthew.Jones@panuku.co.nz>  
Subject: Lease of Stone Road Reserve to Adrenalin Forest Ltd

to whom it may concern,

I strongly support the lease of part of the above reserve to Adventure business, Adrenalin Forest.

It’s vital that this decision to lease is made under the relevant sections of the Reserves Act with no consideration given to traffic or “Nimbyism” of any sort of irrelevant or erroneous barriers. Any decision needs to be considered solely under the Act.

The use and enjoyment of this reserve would be enhanced for all Aucklanders, should a lease be granted. Far from being exclusionary, the purpose of reserves is for public enjoyment. Given that Adrenalin Forest don’t propose to restrict public access – and attract around 30,000 visitors to the site every year, their use of the site should in my view be strongly supported by the Franklin Board.

The wider Auckland population would undoubtedly see benefit and use from this reserve if Adrenalin Forest was given access to the site. From my understanding of their proposal – and from knowledge their existing leases of public reserves at existing business sites – the natural environment and the trees would be enhanced.

Shane Te Pou
Section Two: Opposition to licence for Adrenaline Forest Limited due to impact on area or process
17 submissions in order of receipt

From: Jon Marsh
Sent: Friday, 14 December 2018 8:00 AM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Adrenalin Forest Ltd

Dear Matthew,

I strongly object to the lease from Panuku (Auckland Council) to Adrenalin Forest Ltd at the above site.

Under Section 54 (1) (d) I believe the lease of this reserve should NOT be granted as it will have a negative impact on the local community.

I understand that Adrenalin Forest has no ties to the Bombay community, but critically a lease will have a negative impact on traffic within the area and there is no benefit for the local community. This means therefore, that the requirements of the above legislation are NOT met if a lease is granted.

Please don’t hesitate to contact me if you have any questions.

Thank you,
Jon Marsh

From: Tim La Trobe
Sent: Friday, 14 December 2018 3:16 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Stone road

I wish to make it known that I’m strongly against any rope ventures operating in my street We have enough trouble with parking once a month with the archery club Let alone a business that will have a lot of people every day How will the bridge cope where will these buses cars and staff park will there be hold ups getting in and out of our street what about litter that people always drop Why was I not asked about this ?
I only heard it from a friend
This is very disappointing for the council How will it effect the value of our property?
I know I wouldn’t want to buy a property in this street now I am not in a position to be heard verbally so I’m doing it via email I hope this counts and hopefully puts a stop to it.
A big NO from me a rate payer Tim La Trobe Stone road resident / property owner

From: Alison Blom
Sent: Friday, 14 December 2018 3:35 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Stone Road

I am a rate payment and owner of a property on Stone Road.
Ours is a private road.
I have just heard about the proposed rope venture in my street.
I cannot object to this strongly enough.
The entrance of the street is narrow and with a single lane bridge on it.
How will this cope with the vast amounts of traffic that will be using it.
Certainly it won't cope with buses.
It is also a no exit street meaning the entrance of the street will often be blocked to residents.
The start of the street is not private but becomes a private road. I can imagine that there will be cars parked on our road too.
I am also greatly surprised that there was no correspondence to us about this.
Can council just decide to give permission to this sort of venture with no input from the residents of the street concerned?
Please take this as a massive NO to this venture from me. I am sure there are other locations that aren't on someone's street.

Let me know if there is anything else I need to do to stop this from happening.

Alison Blom

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From: Rebecca Sharpe
Sent: Sunday, 16 December 2018 7:38 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: SUBJECT: Object to the proposed lease of Stone Road Reserve, Bombay

Dear Matthew,

I strongly object to the lease from Panuku (Auckland Council) to Adrenalin Forest Ltd at the above site.

Under Section 54 (1) (d) I believe the lease of this reserve should NOT be granted as it will have a negative impact on the local community.

I understand that Adrenalin Forest has no ties to the Bombay community, but critically a lease will have a negative impact on traffic within the area and there is no benefit for the local community. This means therefore, that the requirements of the above legislation are NOT met if a lease is granted.

Please don't hesitate to contact me if you have any questions.

Thank you,

Rebecca Sharpe

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From: RM
Sent: Sunday, 16 December 2018 4:42 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Cc: Christine Benson <Christine.Benson@aucklandcouncil.govt.nz>
Subject: Fwd: Stone Road Forest and Recreation Reserve

Hi Matthew,
To add to my objection below, I wish to be heard in person. Please advise when this is due to occur.

Date: Wednesday, December 12, 2018
ATTN: Matthew Jones (Panuku)

In accordance with the Reserves Act, I object to the proposal to lease part of the reserve at the Stone Road Quarry and Forrest Reserve to Adrenalin Forest.

INTRODUCTION

The ‘Adrenalin forest presentation’ noted in the Auckland Council meeting minutes on the 25/08/15 notes that there will be 6-10 staff. As there is no public transport in the local area and there are no public footpaths or safe areas for staff to walk to this area from other suburbs, it would be safe to assume that each staff member drives to the reserve to work, therefore up to 10 car parks are required solely for staff.

During the ‘peak season’ this would then result in only 15 car parks being available for visitors and one bus park (based on the resource consent drawings).

The Consent issued (LUC60318112) limits visitor numbers to 150 ‘visitors’ (condition 4) at any one time. The traffic impact assessment attached to the Consent is based upon a maximum of 150 visitors per day.

The carpark design appears significantly inadequate for the proposed activity, the Consent issued notes that ‘The parking provided will be appropriate for the scale of the activity, will adequately service the parking demand generated by the activity, and will not result in inappropriate parking spill-over onto local roads.’ This statement appears to be based on assumptions and incorrect information within the traffic impact assessment (TIA).

I note there are provisions within the Consent for re-addressing and reviewing the conditions at a later date however this appears to be delaying a problem that is foreseeable now and will be the frustration of the existing users of Stone Road / Hillview Road.

Stone Road is a rural local road that services rural properties / lifestyle blocks. The carriage way width is variable and no hard shoulder is present. Narrow areas make up a large portion of the road where two light vehicles have to pass with care. A priority give way bridge is located in proximity to the proposal, and a narrow turning circle cul-de-sac is present. Any cars parked on the public road would significantly impact on the safe passage of vehicles, likewise increased traffic numbers/heavy vehicles would also affect the safe passage of existing residents/vehicles.

Currently the safest place for on street parking is within the existing cul-de-sack, however when this occurs this results in heavy vehicles not being able to turn around. Based on the limit provided within the consent this would occur daily during the peak season. Rubbish trucks will not be able to collect rubbish / recycling and dangerous manoeuvring will be required to navigate.

Noise and traffic will significantly increase in the area due to the proposal, this is in direct conflict with the legislation, i.e the Reserves Act “those qualities of the reserve which contribute to the pleasantness, harmony, and cohesion of the natural environment and to the better use and enjoyment of the reserve shall be conserved”. The increase in noise and traffic does not contribute to the pleasantness, harmony and cohesion of the natural environment. It is in direct conflict of it.
Traffic / Parking objections

The below are my objections to this proposal relating to Parking and Traffic:

1) Consent condition four, (within LUC60318112) states:
   "For the authorised activity, the total number of visitors on the subject site
   at any one time must not exceed 150 visitors".
   The Traffic impact assessment states the following:
   "A maximum of 150 visitors are permitted to visit the site per day"

   Likewise all the calculations within the same traffic impact assessment (refer section 4.3 –
   Estimate of traffic generation) are based upon no more than 150 visitors per day.

   The Consent issued is in direct conflict with the Traffic Impact Assessment. I object to this
   proposal as due diligence is significantly lacking within the Consent process. The Consent
   issued does not align with the report (TIA) by Harrison Grierson.

2) I object to the proposal as the Traffic impact assessment is based upon
   assumptions that are not correct. Section 5.1 states that “the traffic volumes that pass
   the site are only associated with eight residential dwellings”. This statement is
   incorrect and a greater number of properties have access through Stone Road. Had
   sufficient due diligence been completed this would be known, access is available for
   some properties on Matthew Whitford drive, through Stone Road.

3) The Traffic impact assessment conflicts with the Consent in regard to staff
   numbers, the Consent states “staff (maximum 10)” will be present onsite (assuming
   during the peak season) this is also reflected within the local board meeting minutes
   (25/08/15) that states “The adventure park will employ between 6-10 staff according
   with the season.

   The Traffic impact assessment noted that there will three to eight staff, this is in direct
   conflict. I object on the proposal based upon this.

   The information relied upon in the Consent is inconsistent. Differing information has
   been supplied to different parties to help the proposal pass through the Consent
   process. i.e when calculating traffic volumes there is mention in the TIA there are
   only up to 8 staff, when mentioned within the presentation to the local board
   regarding local employment, the proposal is to employ up to 10 staff.

4) I object to the proposal as the Traffic Impact Assessment is based upon
   assumptions that would clearly only occur in an ideal scenario.

i) The TIA states that: Every day 10 visitors will arrive by bus. (on days
   when school groups are not present)
   I object as I foresee that during most days of park operation there will be no
   bus present onsite, visitors will arrive by car in smaller groups, traffic
   generation calculations should take into account every scenario, this is a
   significant assumption affecting the number of carparks required.
ii) The TIA states that: Two buses will never be onsite at the same time.
I object as in a situation where a workplace is completing a team building exercise and there are 80 workplace members / visitors, there will be two buses present onsite at any one time, this situation will also occur when there is overlap of groups, or when one group is delayed due to weather or other reasons, this could potentially result in two buses being present. This situation will cause gridlock within the area.

iii) The TIA states that: There will be ample room for a bus to turn around in the area.
I object as there are no tracking curves to support this assumption.

iv) The TIA states that: Existing traffic on Stone Road over the priority give way bridge area is 30-40 Km/hr (the current speed limit is 100km/hr)
I object as this is incorrect, generally traffic is travelling in the 50km per hr region as an average, locals know the local roads and travel speed is reflected in this.

5) I object to the proposal as the Traffic Impact Assessment does not account for staff parking onsite within the ‘Estimate of traffic generation, Section 4.3’ It would be safe to assume that each staff member travels to site in their own car, thus consuming a large volume (up to 10 car parks) of the proposed car parks even prior to ‘visitors’ arriving.

6) I object to the proposal as the Traffic Impact Assessment does not take into account users of the car park, such as overlapping activities (Franklin Archery), local community members that arrive to the site to Walk within the park.

7) I object to the proposal as the clearly inadequate provision for parking does not comply with the unitary plan clause E27.3.17 (a). ‘Require parking and loading areas to be designed and located to: ‘avoid or mitigate adverse effects on the amenity of the streetscape and adjacent sites’ (refer to the above introduction for comments why).

8) The Consent drawings (LUC60318112) do not comply with the unitary plan clause E27.3.18 (a). Heavy vehicles entering the site can only reverse out of the site or reverse in (there is no provision for buses to turn around onsite) I object to the proposal based on Clause E27.3.18 in addition to objecting on clause E27.6.3.4 below for the same reasons.

9) The Unitary plan ‘Require(s) vehicle crossings and associated access to be designed and located to provide for safe, effective and efficient movement to and from sites and minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network.’ (E27.3.20). Vehicles will exit the site and turn directly onto a single lane bridge, it appears that this will be a very tight turning circle for a bus to complete, the vehicle crossing should be relocated to allow for safe lines of sight and a safer turning circle onto this bridge. The limitations of Stone Road result in the proposal being contrary to the relevant policy within the Unitary Plan, specifically E27.3.20.
10) The Consent issued does not comply with E27.6.3.4 as the heavy vehicle (bus) cannot reverse onto and off Stone Road. ‘Reverse maneuvering, (1) Sufficient space must be provided on the site so vehicles do not need to reverse off the site or onto or off the road from any site.’ & ‘(a) four or more parking spaces are serviced by a single access;’ Likewise the Consent drawings within the park do not comply with E27.6.3.3 2) as the loading space has no tracking curves. The Consent states: “Buses may require multiple movements to enter and exit the site but this will be acceptable given the low traffic volumes in the area.” The same Consent states: ‘Most visitors will arrive by bus or car share’. Therefore buses will regularly be completing dangerous manoeuvring in proximity of children (as children will be present in the reserve), pedestrians including cyclists, visitors and other vehicle traffic.

All pedestrians share Stone Road itself with vehicles, including heavy vehicles, as there is no footpath and no berm to allow for foot traffic. The proposal attracts younger visitors due to the nature of the activity.

I object to the proposal on the basis that the proposal is dangerous as it is currently consented and will be a nuisance and hindrance to local traffic/other vehicles arriving at the site. This problem is compounded by the fact the one way bridge is present near the proposed vehicle entry. The proposal is contrary to the objective of the relevant chapter of the Unitary Plan, Specifically E27.2.4.

11) As the proposal promotes vehicles overflowing onto stone Road and significantly increases pedestrian numbers within the area and vehicles, including heavy vehicles, I object to the proposal as it does not comply with the unity plan objective E27.2.5. “Pedestrian safety and amenity along public footpaths is prioritised”. The priority appears to be gaining revenue from leasing the public reserve rather than pedestrian safety. I also note that there is significant foot traffic along Stone Road and onto Hillview Road as this is on the published route of the Te Araroa trail – refer: https://www.teararoa.org.nz/userfiles/file/tracknotes/Auckland.pdf

12) I object to the comment within the Consent that states “Buses may require multiple movements to enter and exit the site but this will be acceptable given the low traffic volumes in the area” I do not find this acceptable, in line with the district plan, or safe. This statement does not comply with a business taking all practicable steps to mitigate health and safety risks and this risk taking behavior is also being supported by the Council via relaxation of district plan rules.

13) I object to the proposal as the development does not comply with the unity plan under clause E7.2 (2) ‘The adverse effects of use and development of open space areas on residents, communities and the environment are avoided, remedied or mitigated’. There is no measures in place within the issued Consent to satisfy this clause of the district plan, the proposal as a whole is of significant detriment to the local residents in terms of traffic and parking, the proposal to only accommodate for 25 carparks when the Council is allowing up to 150 visitors at any one time and up to 10 staff being present onsite appears to be grossly under allowed for. Even if this condition was reduced to 150 visitors per day it would still be inadequate for the proposal.

14) I object to the proposal on the basis that it is significantly contrary to the objectives and policies of this chapter E27.3.18 (A,B & C). I note that it is impossible
for a heavy vehicle to actually park at the nominated parking area for buses, due to the tracking curve, a bus would ‘require multiple movements to enter and exit the site’, the actual turn into the bus park is not physically possible as there is no provision to allow the bus to complete this turn (refer consent drawing SK01 REVA). How is ‘multiple movements to enter and exit the site’ effective, efficient and safe?

15) I object on the basis that the intersection of Stone Road and Hillview Road is already a dangerous intersection, add visitor / tourist drivers who are unfamiliar with the area will result in accidents.

16) Hillview Road south of Stone Road is very steep. The proposal promotes buses with ‘50 children’ travelling down the steep section and then would be required to stop at the bottom of this gradient. Any buses with marginal brakes will struggle in this area and it will be dangerous. This has not been assessed at all in the Consent or the Traffic Impact Assessment. It is important to note that Majestic Horse floats who operate trucks within the area, (opposite and north of Stone Road on Hillview Road) do not travel south by travelling in this direction. (This may be a Consent condition on ‘Majestic Horse Floats’ or they have chosen to not use this portion of Hillview Road due to the fact that they can see that it is dangerous). Auckland Council are effectively saying that it is too dangerous for a horse, but not too dangerous for a child.

17) The two sharp bends on Hillview Road north of Stone Road (approx. 199 Hillview Road) are extremely dangerous to any person who is not familiar with the area, numerous accidents occur within this area, the traffic sign on the corner is regularly replaced due to vehicles crashing into it. I object to this proposal as the high ropes course will result in additional accidents in the area, on roads that are not designed to accommodate the proposal.

18) The traffic generated from the increased traffic to the area is of significant detriment to the pleasantness, harmony and natural cohesion to the natural environment both in the reserve and adjacent to it and the proposal is reckless in terms of safety.

19) I object on the basis that there does not appear to be any back up plan to the parking problem, it is clear that Council have thought about the lack of parking as there is an express condition within the consent: “This condition provides for a review in the event that the on-site parking does not accommodate the demand, and adverse off-site effects arise.”

The Consent should include planned provision for additional parking and where this would be located. I suspect that had a more suitable site been selected in the first instance then additional parking would be included in the Consent.

20) I object to the proposal as the statement within the consent ‘The activity can be established without adversely impacting on the function, capacity or safety of the surrounding road network’ is incorrect.

21) I object to the proposal as it does not comply with the unitary plan E27.8.2 (2) (d) (I), the Council has not adequately considered the relevant assessment criteria regarding parking, in particular “the availability of parking provision in the immediate
vicinity to accommodate existing and future parking demands from surrounding activities”.

22) I object to the proposal as the operating hours promote increased traffic during peak traffic/commuter flow.

The below are my objections to this proposal relating to the Environment:

23) The Adrenaline forest website (Under FAQ) encourages users to bring their own food to site. Even with the use of sealed bins etc this will encourage pests into the reserve (possums, stoats, rats, mice etc), as visitors will drop scraps of food on the ground, this will have an adverse impact to the local environment and the Reserve, the presence of rodents will increase in the local environment. I object to this proposal on this basis.

24) The noise level emitted by visitors will vary depending on the particular visitor(s) present onsite while completing the course in the ‘Adventure Park’.

Auckland Council’s own performance for ‘rapid resolution of noise complaints’ for June 2018 is 55.78%. Council targeted response time to noise complaints in a rural area is 60 min. Visitors(s) noise emissions will be variable. A visitor that is in breach of the noise condition will have potentially finished the course prior to an Auckland Council representative turning up to site (in the scenario of a noise complaint). Based upon the performance of Auckland Council for noise complaints and the time taken to appear at site, I do not believe that the Consent conditions regarding noise will ever be enforced.

The noise generated from the site will be significantly inconsistent with what that is currently produced in the local area and is of significant detriment to the pleasantness, harmony and natural cohesion of the natural environment both in the reserve and to the properties adjacent to it.

I object to the proposal due to the increase in noise, I also note that the consent conditions can never be complied with due to noise levels being measured on the boundary and the activity occurring right on the boundary of 22B Stone Road. A conversation between two people at this location will be in breach of the issued Consent.

No noise management plan is required for this ‘adrenaline’ activity within the Consent conditions, I also object to this proposal as no sound engineer has been engaged to properly assess the effects of noise.

25) I object to this proposal as the noise generated from the increased traffic to the area is of significant detriment to the pleasantness, harmony and natural cohesion to the natural environment both in the reserve and adjacent to it.

26) Given the volume of vehicle movements within the proposed car park, there will be a significant amount of dust generated due to the unsealed carpark proposal. The comment within the consent that ‘The parking area will not be sealed which is appropriate for its rural location’ is inappropriate, houses are within the vicinity that collect potable water via their roof and tanks. Dust is of more concern to rural
communities than those on the water network typically in an urban environment. Based upon this, I object to the proposal. The carpark dust will be a nuisance to local residents. The local roads are chipsealed and the proposal is inconsistent with the local public road network.

27) “The carpark has been designed to ensure no trees will be removed along the site road frontage” implies that the writer of the consent has not visited the site as there are no trees present on the road frontage, (only shrubs and weeds) it more likely appears that the carpark has been designed to fit within the only limited flat area available. I object as the proposal will not comply with E27.8.2 (2) (b) (i) and likewise H7.4.3 as there is no planting or landscaping being proposed to screen the carpark (refer to the attached photo taken from the road that clearly shows the area where the carpark is proposed to be located) There is no provision for landscaping within the consent and therefore the proposal is inconsistent with the unitary plan. Please advise how this proposal complies with: ‘Require areas surrounding buildings, structures and parking areas to be landscaped to mitigate visual impacts’.

28) There is an ambiguous comment within the Consent “the proposed outdoor recreation activity will not be visible within the wider environment”. However, there is no condition within the consent to support the assumption. I object on the basis that there is no visual impact assessment completed and no condition enforcing the high rope facility to screen all activities from neighbouring properties. I object to the proposal on this basis and also on the basis that all neighbours could potentially have tourists peering into the backyards of their properties, this is a significant deterrent to the pleasantness, harmony and natural cohesion to the natural environment both in the reserve and adjacent to it.

Other

29) If this development was on a neighboring property LOT 3 DP 164150 (not a reserve) Adrenaline forest / the developer would be required to pay significant development contributions. I object on the basis that the developer is not contributing an adequate amount in fixing issues that are present in Auckland and is proposing a development that will add to the current issues. The proposal is a commercial activity and normal development contribution rates charges should apply to the company seeking financial gain/profit.

30) I object to the proposal on the basis that the developer/land owner would typically pay rates if the proposal was on private property, as this is a commercial activity for financial gain normal rates charges should be applied.

31) I object to the proposal as the income derived and paid to Auckland Council appears to be significantly less that what would typically be paid for within a competitive commercial environment. It appears that no real due diligence has occurred and Auckland Council is effectively selling our local park to the lowest bidder who is motivated to input the least amount of money/effort to receive a highest gain. I also object on the basis that allowing this proposal is allowing the local government to undercut local landowners on lease pricing to the detriment of local
landowners. Other operators may be prepared to offer more money to lease the site and also offer more benefits to the local community.

There are other ‘high rope’ operators within NZ, however it appears that ‘Adrenaline forest’ have been given sole and preferential treatment.

32) I object to the proposal as the revised hours offered to Franklin Archery Club are not sufficient for them to adequately complete their community based activity. Community activities should be prioritised over commercial activities on public land.

Summary

It appears that the Unitary plan rules have been significantly bent in favor of this proposal at the determent of safety and local residents of Bombay.

The Traffic Impact Assessment (paid for by Adrenaline Forest) makes significant assumptions and has incorrect information within it. The Consent issued also does not align with the Traffic Impact Assessment.

I would support the proposal if all of the above objections were addressed, however based on the geology (lack of flat and public land for parking) and environmental (SEA) restrictions that are currently onsite, I cannot see how the site was even chosen for the proposal in the first instance.

I request my name and personal information to remain confidential to any organisation outside of Auckland Council or Panuku.

I do not permit Auckland Council or Panuku to access or use this objection for any other purpose other than for the objection to the proposed lease at Stone Road forest and quarry reserve to ‘Adrenaline Forest’.

Regards, RM

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From: TM  
Sent: Sunday, 16 December 2018 7:53 PM  
To: Matthew Jones <Matthew.Jones@panuku.co.nz>; Councillor Bill Cashmore <Bill.Cashmore@aucklandcouncil.govt.nz>  
Subject: Stone Road Quarry

Hi Matthew and Bill,

I am emailing you today to advise you of my concerns with the proposed use of the Stone Road Quarry.

I will be following the developments of this endeavour closely as I have read both the consent and the traffic impact assessment and the two documents do not match up, so I have outlined my concerns in the attached letter.

Kind regards, TM
Dear Auckland Council,

I am writing to express my objection to allow Adrenaline Forest into the reserve on Stone Road, Bombay.

I am concerned the increased traffic to the area has not been adequately assessed. Stone Road is a narrow road with a one way bridge. Adrenaline forest expect many of their guests to arrive via bus. There is very little, if enough room at all, for a bus to wait at the Southern side of the bridge and for another to pass across the bridge. Many owners on Stone Road own trucks and there are utility vehicles which will add to the possibility of a bus meeting a truck at this narrow impasse. The visual assessment (in the Traffic Impact Assessment) photo has been taken by a person standing, this is not an accurate assessment as in a vehicle there are obstructions to your view and if a car was to pull out onto Stone Road the car going over the bridge would have nowhere to go except for into the car that has pulled out into their path. The turning circle from the exit to the proposed entry/exit point to the one way bridge is not big enough or safe.

I would like you to also consider the Stone Road and Hillview Road intersection. Cars come extremely fast (100km/hr) down the hills on either side, if a car on Stone Road pulls out onto Hillview Road with any car in sight, that car will very quickly catch up with the Stone Road car. I am worried for the safety of Adrenaline Forest tourists who will endanger themselves on our country roads.

Also on the theme of traffic, I have concerns about where these adrenaline forest guests will park. The math of 25 car parks plus 1 bus carpark and up to 150 visitors max at any one time plus staff of up to 10 members does not add up. I am concerned cars will overflow onto the cul-de-sac and worse, onto Stone Road where the road is already narrow, Adrenaline Forest guests will then put their own safety and those of the public in danger.

I feel the reserve itself may be a good location for the adrenaline forest business but the surrounding land and roadways are simply not adequate and therefore I object to this going forward. Auckland Council, please put the safety of adrenaline forest guests and the locals/public at the forefront of your decisions.

Please keep only my name/address confidential.

Regards

From: Kay Batchelor
Sent: Monday, 17 December 2018 12:22 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Submission Stone Road Forest and Recreation Reserve

SUBMISSION - STONE ROAD FOREST AND RECREATION RESERVE

To Whom It May Concern

We are landowners whose property abuts the Stone Road Forest and Recreation Reserve and have lived on our property for 23 years.
There is currently no fence between our property and this Allotment 235 Parish of Opunake. How do we deal with trespassing? It has been a problem in the past with us finding arrows in our bush block.

We are opposing the proposed Adrenalin Forest New Zealand portion of land for the following reasons:

We have noticed that there is conflicting information and incorrect information between the Traffic Impact Assessment and what the subsequent consent is based upon.

- The TIA has been based on a maximum of 150 visitors per day (not 150 at any one time as noted as per condition 4 of the issued consent).

- We also note the staff levels vary with past information.

- The number of properties that have access to our road is also incorrect.

In a letter dated 17 September 2018 to a resident in Hillview Road, Matthew Jones (Commercial Property Manager) wrote “The parking provided will be appropriate for the scale of the activity, will adequately service the parking demand generated by the activity, and will not result in inappropriate parking spill-over onto local roads.”

Our concern is that if there are 150 visitors at any one time, the parking onsite is definitely not going to be enough and the spill-over will go onto Stone Road and including the turnaround area. The cul de sac was constructed for vehicles to turn around as it is a no exit road. Also the mail van and rubbish truck use this turnaround area. We have also used this turnaround area for deliveries of goods by heavy transport. Residents of Stone Road use this area for the collection of our rubbish bins for ease of pickup for the trucks.

TRAFFIC IMPACT ASSESSMENT:

We differ with the results of this report for the following reasons - Stone Road is a narrow winding road (not a two lane road). It does not have clear traffic vision all the way as stated.

There are more than eight residential dwellings on Stone Road. (See Auckland Council records - 8 mailboxes on Stone Road isn’t proof of this figure).

Road Safety - “No crashes have been reported on the area of Stone Road including the intersection with Hillview Road”. This is not an accurate source of information as we have experienced a lot of near misses that are not recorded. It is only a matter of time before a near miss becomes something more. Traffic Engineers should know that
it’s not the amount of crashes but near misses that should be looked at but unfortunately these are never reported.

Please note we strongly object to being told that we as residents can “plan our journeys accordingly” because of the Adrenalin Park and increased traffic flow. (Page 16 Traffic Impact Assessment).

All the justifications in the Traffic Report seem to be around whether Stone Road itself can support the additional traffic. In this day and age of safety this hasn’t been addressed. It’s not about car parks, accessways, collected data, legal jargon - it’s about SAFETY.

Please note we are very concerned about the extra traffic on the road and driving habits. Not about the road surface. We hope we don’t have to say “I told you so” if this goes ahead.

There are other places this business could be established at around the Franklin Area where the infrastructure is in place. E.g. Waiuku Forest

DR & KR Batchelor

From: Debbie & Steve Willis
Sent: Monday, 17 December 2018 8:23 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Cc: Christine Benson <Christine.Benson@aucklandcouncil.govt.nz>
Subject: Objection to Granting Commercial lease to Adrenalin Forest at Stone Road Forest and Recreational Reserve

Dear Sir / Madam

I object to the granting commercial lease to Adrenalin Forest at Stone Road Forest and Recreational Reserve. **I wish to be heard in relation to this objection.**

We have lived at Stone Road Bombay for @ 30 years
Note how narrow the road is where the give way sign is.

We object to the increase in traffic noise as a result of increased traffic numbers.

The entry to Stone road has a tight blind corner on it. There is no speed reduction, signs or road markings on it. The legal speed limit is 100 kmph. This invariably results in visitors travelling too fast and ending up in the middle of the road on the corner. I have had several near head on collisions on this corner, not by local residents who know the road but by visitors who don’t.
We also have to back out of our drive way to exit our property

In support of proposals applicant; it had been reported that no accidents have been recorded in the NZTA Crash Analysis System the last 5 years. Not all accidents have to be legally reported (unless there has been injuries). I suggest that no accidents is a result of the current low traffic volumes rather than the road being inherently safe.

Increasing the traffic on Stone Road will significantly increase the likelihood of serious injury crashes involving residents.
This is our view from our outside living space

and our master bedroom
Note that the proposed development is in the trees shown. The proposed car park is to the right of the power pole in the foreground. Residents at 8, 22, 22A & 22B will also have a clear view of the proposed development. We object the invasion of our privacy resulting from the proposed development.

While stone road is a public road, it is in affect a private cul-de-sac. There is no reason for the public to travel down Stone Road so they don’t. Publicity associated with the proposed development will change the inherent peaceful, quiet, secluded characteristic of the Stone Road. We object to this and the likely decrease in property values as a result.

Residents are mostly negatively impacted by the proposal when they are home and in particular on on Saturday’s and Sundays.

Adrenalin Forest consent talks about 150 people per day or 150 people at any one time (it is unclear which as their documents contradict themselves), and up to 50,000 visitors per annum. Their proposal only allows for 25 car park and they propose that the overflow parks on Stone road. 150 visitors divided by 3 people per car = 50 cars – 25 car park spaces allowing for 6 staff car park spaces means @ 30 cars parked on Stone Road. There is no way that there is room for any where this number of cars to be parked on Stone Road without having significant negative impact on the ability for the residents to safely access their property. The visitor numbers and the car parking plans will block the roads.
We object to the likely light pollution caused by the permitted operating hours

As far as I can tell Adrenalin Forest’s motivation is not to benefit the wealth and well being of the immediate community, feed the hungry, help the poor, or to home the homeless. Nor as far as I can tell are they a charitable trust. Their motives are self gratuitous and is to make money for them selves at the expense and inconvenience of those most affected by their development. That is that they are in it for the money at the expense and inconvenience of the local residents.

As far as I can see there is nothing so unique about the pine tress at the stone Road site that would prohibit the development being done in any other forestry block. It is a commercial venture which if it has a sustainable business model would not be reliant on lease of public land. I suggest that there is numerous other sites in the general area which have suitable infrastructure, that does not negatively impact on the locals that would love to accommodate this development. Some might include schools which would be a win win for all and others may include privately owned forestry blocks. Commercial ventures need to pay their own way and pay market rates rather than rely on cheaper leases of public / council owned property to be viable.

Adrenalin Forest should find another site with less negative impact on the local residents

Any submissions in favour of the development are still valid for the development if it was any other location in the general area

The submissions / objections of the immediate neighbours who are affected by it the most, and every day should carry more weight than those submissions in favour of the development by those who don’t live in the immediate area and are not impacted by it in any material way. Listen to the people most negatively impacted by the proposal

Yours sincerely
Steve Willis

From the same submitter:

Sent: Thursday, 13 December 2018 8:27 PM
To: Christine Benson <Christine.Benson@aucklandcouncil.govt.nz>
Subject: Submission concerning community lease Stone Road Forest & Recreation Reserve

Hi Christine

I would like to make a submission concerning community lease Stone Road Forest & Recreation Reserve

We have lived at Stone Road for @ 30 years. The Franklin County Archers has used the reserve through out this time and longer
My submission is that the Franklin County Archers have sole and exclusive use of the reserve (without being forced to share it with Adrenaline Forest Limited), for the following reasons:
- I don’t believe that it is possible for both activities to be done at the same place at the same time for safety reasons.
- Sharing it with Adrenaline Forest Limited would restrict and encroach the area and times the Archers could use the reserve.
- They were there first and I believe have established existing use rights (for at least 30 years).
- As a resident at 10 Stone Road I object to the increased traffic past my property on Stone Road, visual impact, created by the activities of the Adrenaline Forest Limited operations.
- I don’t believe that there is anything unique about the Stone Road reserve that makes it the only suitable site for Adrenaline Forest Limited and prohibits them setting up somewhere else, that has better infrastructure and less impact on neighbours and existing users.

Could you please tell me what happens with the submissions, and who and how decision is made concerning this.

yours sincerely
Steve Willis

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From: Debbie & Steve Willis
Sent: Monday, 17 December 2018 9:27 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Cc: Christine Benson <Christine.Benson@aucklandcouncil.govt.nz>
Subject: Objection to Granting Commercial lease to Adrenaline Forest at Stone Road Forest and Recreational Reserve

Hi There

I object to the granting commercial lease to Adrenaline Forest at Stone Road Forest and Recreational Reserve for the following reasons:
- The increased traffic will increase the risk of accidents on Stone Road.
- There will be more traffic noise.
- As a rural community, the movement of stock through Stone road.
- For a bus to come down Stone Road would leave no room for any other vehicles coming through.
- The car park and course is visible from our property. This will change the private secluded characteristic of our property and is likely to have a negative impact on the value of it.
- Likely dust nuisance from the unsealed car park and noise coming from it.
- Lack of car parks causing congestion on Stone Road to residents.
- Operating hours allow operations on the weekend when it impacts us the most and after dark.
- I do not see how this could be of benefit to the locals.
I am very disappointed as locals directly effected by the Adrenalin Forest we were not notified at any stage, where as the Adrenalin Forest were told to get all there paper work started five years ago.
No residents were approached regarding this only residents on Hillview Road were contacted two years ago.
Also a clause in the proposal states after hours operation would be at the discretion of the council.

Yours sincerely
Debbie Willis

From: S Lempriere
Sent: Tuesday, 18 December 2018 1:43 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Submission Proposed Adrenaline Forest Bombay

Hi Matthew

Attached is our submission for the proposed new Adrenaline Forest development in Bombay.

Could you acknowledge by return that you have rec’d this.

Cheers
Simon
Re: Submission for the proposed Adrenaline Forest in Stone Rd, Bombay

Hi Matthew

We are concerned that as neighbours of the proposed venture, we have not been approached by Panuku or Adrenaline Forest.

The Regional Manager Ian Olsen is quoted as saying they always worked closely with local communities. And yet, the first we heard about the proposed venture was in the media 2 weeks ago. I would have thought that it was a requirement that any new building/development would have to consult with neighbouring properties.

There are numerous considerations: what hours of operation are proposed and is there a limit on noise level, etc.

Our small farm boarders the proposed site and we need to know what was proposed in the development of the site and what implications those developments and activities would have on our property; our livestock, the way we farm and our privacy.

We, along with nearby neighbours, are also a concerned that the amount of traffic generated by the expected 30,000 people a year, would have on Hillview and Stone Roads and the level of noise generated.

Hillview Rd is quite steep in parts and narrow and existing traffic negotiates it with care, particularly when faced with typical rural/horticultural vehicles such as tractors, bailers, planters and the large horse floats/trucks of Majestic Horse transporters that have their truck base on this road. In its current form, it is difficult to see how the vehicle traffic from the 30,000 expected users of Adrenaline Forest would not present a safety issue on that road.

It’s a ‘long bow to draw’ if the Franklin Tourism Group are hoping Pukekohe businesses may benefit from the new venture; Pukekohe is 20mins away. In our opinion, any visitors are likely to jump straight back on the motorway and return.

BTW: Peter Hunt of the Franklin Tourism Group may be spatially challenged when he says that the proposed venture is half between Auckland and Hamilton (Stuff.co.nz article). Auckland CBD is 47kms away and it is 83kms to Hamilton CBD.

We look forward to hearing from you.

Yours sincerely

[Signature]

Simon Lempriere
From: Stephanie Walmsley  
Sent: Tuesday, 18 December 2018 3:01 PM  
To: Matthew Jones <Matthew.Jones@panuku.co.nz>  
Subject: Adrenalin Forest

Dear Matthew,

It would appear that for the past four years Panuku has been working towards having a tourist attraction in Bombay, and the first this local hears of it is not directly from the Council, but from the free newspaper.

In the busy build up to Christmas, when many people don’t have time to even read the local paper, let alone write an email, an article appears in Franklin County News. An article which gives people just a few weeks to make a submission.

I don’t think this is acceptable. We need proper consultation with ALL local residents receiving personal letters explaining what is happening and inviting them to a public meeting. This would then give all locals the opportunity to voice their pleasure or displeasure at the proposal. This should have happened years ago, actually, when the proposal was first made.

For myself, I am expressing serious concern about the way things have been approached so far, and also about the suitability of the venture in this peaceful country situation.

Some questions:
1. Have all locals been contacted to invite them to express an opinion on this project?
2. How exactly will Bombay benefit from having Adrenalin Forest here?
3. Where do the members of the Franklin Tourism Group live?
4. Do any of the Franklin Tourism Group members actually live in Bombay?
5. Will any of the Franklin Tourism Group be personally affected by the venture?
6. How suitable is Hillview Road and surrounding road for all the extra traffic caused by 30,000 visitors per annum expected?
7. How much noise will there be from the visitors when they are in the trees having their ‘nerves tested’, using ‘wrecking balls’ and doing “Tarzan jumps”?
8. What visual disturbance will there be for close residents?
9. How much damage to the trees will there be?

I look forward to your response.

Regards,

Stephanie Walmsley

From: Maree Balle  
Sent: Wednesday, 19 December 2018 6:37 AM  
To: Christine Benson <Christine.Benson@aucklandcouncil.govt.nz>  
Subject: Objection to the proposal to grant a new community lease at Stone Road Forest and Recreation Reserve, Stone Road, Bombay.

Dear Christine Benson,
As a ratepayer of Portsmouth Rd, Bombay, I am writing to vehemently object to the proposal to grant a new community lease at Stone Road Forest and Recreation Reserve, Stone Road, Bombay. I have outlined these objections below:

**Noise.** The noise pollution to our property would have a significant impact on our overall health and wellbeing. The absolute stress and anxiety caused by hearing random human screams throughout the day and evening would be frightening, unnerving and completely unsettling for our children and animals. We believe it would be grossly unfair and negligent for Auckland Council to allow a thrill seeking and adrenaline based activity to be granted consent within such close proximity to residential dwellings.

**Privacy.** As per a recent article in the “stuff” newspaper, it is detailed that the company are looking to build 30-40 meters up into the trees. This would mean that climbers would be looking directly into our property. As our property is situated on the hill bordering the Stone Road Recreation Reserve, the trees are only meters away from our property. Our house is located at an elevated location directly above the bordering creek. Around the same height as the proposed location for “Adrenaline Forrest”. This raises significant concerns related to our activities of everyday living, security and the safety of our children.

**Location.** Although, due to financial constraints I was physically unable to visit all “Adrenaline Forrest” sites. I was able, thanks to technology and specifically the use of Google Maps to conduct some research in relation to other sites where “Adrenalin Forrest” is in operation. This concluded that none of the other operating sites were in close proximity to residential areas. This leads to the question. Why us? There are many, far more suitable areas around the Franklin area where such an operation could take place with far less impact on the residents surrounding. In Franklin, we have two large forestry areas that would lend themselves far more suitable. Waiuku Forrest at a size of 1000 hectares and The Hunua Ranges at a size of 25000 hectares. This raises the question as to why an 8.0937 hectare site, with completely inadequate surrounding roads in the middle of residential dwellings was chosen for such an operation.

I do not buy into the idea that this will add any value to the Franklin Community Economy. As this is a rural area, there is no infrastructure close to this location where people can stop and buy lunch or get coffee. I envision that those visiting from Auckland will simply get off the motorway in Ramarama and simply participate in their activity and then head back to Auckland City, it is ludicrous that Auckland Council are suggesting that this will somehow benefit the local economy.

**Environment.** The impact that such an operation would have on the currently pristine environment would be highly detrimental. The birdlife around the Stone Road Forest and Recreation Reserve in its current state is absolutely stunning. We have many native birds including but not limited to Kotare (kingfisher), Kereru (wood pigeon) and Tui. I fear that such an operation would put the habitats of these native birds in jeopardy.

**Traffic.** The roads surrounding the Stone Rd area are inadequate to handle an extra 30,000 visitors per year. They are narrow single lane roads which would require a huge upgrade in order to cope with an increase of the volumes of vehicles projected to use the proposed site. The current road is used by many agriculture vehicles such as tractors by local market gardeners. I have heard it suggested that there will only be space for 25 carparks, will the other cars be parked on Hillview Rd? Or on the one lane Stone Rd? This would lead to absolute chaos for local road users.
In conclusion, for reasons discussed above I am in objection to the proposal to grant a new community lease at Stone Road Forest and Recreation Reserve, Stone Road, Bombay and I would like my submission to be heard in person.

Yours Sincerely,

Maree Balle

From: NP
Sent: Wednesday, 19 December 2018 7:50 AM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Stone Road Quarry and Forest Reserve

Attention: Matthew Jones

In accordance with the Reserves Act, we object to the proposal to lease part of the reserve at the Stone Road Quarry and Forest Reserve to Adrenaline Forest. Our objections are outlined below.

We have lived on Stone Road for over 10 years now. We only heard about the plans for lease from other local residents on Hillview Road. Given the significant detrimental impact on our quiet enjoyment and only access to our property, why were we never consulted or advised of the intention to lease the Stone Road Quarry and Forest Reserve to Adrenaline Forest?

There seems to be a clear conflict between the consent terms and the traffic impact assessment in terms of the number of visitors per day, which also impacts the number of carparks to be provided.

The consent limits visitors to 150 at any one time whilst the traffic impact assessment is based on 150 visitors per day. Under either scenario the carparking provisions in the consent, of 25 carparks, are significantly inadequate for the proposed number of visitors. This is before you even take into consideration the number of carparks that will be required by staff.

It is obvious that the consequences of these inadequate parking provisions will be overflow parking into the narrow cul-de-sac on Stone Road leading to the residence private road. This will not allow for heavy vehicles and others to turn around and rubbish trucks will not be able to collect rubbish and recycling.

Stone Road is a rural local road leading to a private road for the local residences, which I note exceed the 8 properties referenced in the traffic impact assessment. The road is very narrow with no road markings or shoulder and two cars have to pass with care. There is also a narrow one way bridge that visitors must pass over to access the Reserve and with no shoulder available for a vehicle to let another pass, safe movement to and from the site will not be possible.

Given the narrow width of Stone Road buses will take up the whole width of the road in some places and will become a danger for both the residences and visitors to the Stone Road Quarry and Forest Reserve. From the narrow one way bridge into and out of the Reserve is an extremely tight turning for buses and with residents and visitors also in the area this is not providing for safe, efficient and effective movement to and from the site and doesn’t minimise potential conflicts between vehicles, pedestrians and cyclists.
Accessing Stone Road from Hillview Road, which is extremely steep, will be dangerous for buses and cars turning into Stone Road and those following as there is no shoulder available for safe passing. As a resident we already encounter this danger turning into Stone Road, having significantly more people turning into Stone Road will be a danger to those traveling on Hillview Road.

There are many areas where this proposal falls significantly short of protecting the safety of visitors and residences, the quite enjoyment of residences and the natural environment of the Reserve and surrounding areas. It seems that many rules that apply to the ordinary person have been bent in this case for the financial gain of this commercial activity.

I request my name and personal information to remain confidential to any organisation outside of Auckland Council or Panuku.

I do not permit Auckland Council or Panuku to access or use this objection for any other purpose other than for the objection to the proposed lease at Stone Road Quarry and Forest Reserve to Adrenaline Forest.

Regards
NP

From: Annabel Johns
Sent: Wednesday, 19 December 2018 1:06 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Objection Stone Road Bombay

Objection to the proposal to grant a new commercial licence at Stone Road Forest and Recreation Reserve, Stone Road, Bombay.

Dear Matthew

We are the owners of Stone Road. As you will be aware our property borders the southern side of the Stone Road Reserve including road frontage up to the southern end of McDonalds one way bridge. We look directly over the proposed site from the dwelling at the top of our driveway. We have considerable concerns about the impact that this proposal will have on us and have been alarmed as the closest neighbor at the way that this process has been undertaken.

Our first concern is the misinformation provided regarding canvassing of neighbours to the proposed venture. As you will know from the many previous emails from other Stone Road residents this did not happen. This left us with grave concerns about the integrity of the process. We feel that both residents or Adrenaline Forest Limited have been disadvantaged by the poor consultation undertaken by the local council and more specifically Panuku Developments.

Our second concern is in regards to the TIA. Firstly no traffic count data was available or undertaken. The estimates given for both the number of residents using the road and the frequency of trips have no basis in fact. Proper discussion with residents would have highlighted this. Many of the residences on Stone Road have dual dwellings and the TIA did not account for the 2 properties situated before the proposed site (ours being one of those) and as these are both within 200 mts of the site this does impact on the use of the road. Also of concern with the TIA is the proposed parking. It would appear that there is a discrepancy with the maximum number of visitors daily. the TIA states there is a "maximum of 150 visitors daily"
which is contradictory to other documentation that puts it at 150 at any time. This would considerably affect the amount of parking required. There is also some discrepancy on the number of staff and their use of the designated 25 parking spaces. Any overflow cannot be accommodated on Stone Road as this is narrow and would not allow two-way vehicle movement. This is of particular concern to us as it is our property that most closely borders this. There are plans from the previous owner submitted and approved by council for a dwelling to be constructed on this piece of land. We are concerned that the general public attempt to park on the grass verge of the property significantly affecting the ability of the resident to enjoy this quiet property. We fail to see how a narrow country road with a one-way bridge can accommodate the traffic that will be generated in a way that will not significantly impact on the local residents.

A third concern is the noise generated by the proposed Adrenalin park. The only documentation received by us states that the noise level will not exceed 60 dcb - the level of a fridge running. However, we don’t see how this can be maintained with the normal use of the park. By its very name it implies there will be screaming and other spontaneous vocal noises. Our residence is less than 100 mts as the crow flies and on a similar altitude and our large glass sliding doors designed to take in the view look directly at the proposed site. It seems impossible that the owners of the proposed venture will be able to adequately control these variables due to the very nature of the park. These disturbances will significantly disrupt our leisure time in the weekends which is the expected busy times for this venture.

In closing, this letter contains some of our most pertinent concerns. As discussed we are concerned at the lack of clarity surrounding this issue and as time goes on there are other issues that raise concern. We feel with proper consultation between residents, Adrenaline Forest Ltd and Panuku Developments many of these issues could have been mitigated however this courtesy was not offered to us or any other residents so we are now in a position that we must make this formal submission.

We also state that we wish for this submission to be heard in person.

Yours sincerely
Annabel and Lance Johns

From: Dougal and Celia Harding
Sent: Wednesday, 19 December 2018 8:32 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Adrenaline Forest proposal

Dear Matthew,

I am writing to express serious concern about the proposed Adrenaline Forest on Stone Rd in Bombay. I have only just discovered this proposal when I was sorting out some newspapers this evening.

I am unhappy that the process has not been properly discussed with the community and I believe it would negatively impact the area. The proposed 30,000 visitors a year would overwhelm the roads and infrastructure of the area. There would also be the negative impact of the noise and visible disruption of the beauty of the reserve.
I do not think this would be a good thing for Bombay and I would like a proper discussion process and public meetings for the community.

Regards,
Celia Harding

From: Dougal Harding  
Sent: Wednesday, 19 December 2018 9:11 PM  
To: Matthew Jones <Matthew.Jones@panuku.co.nz>  
Subject: Stone Road Adrenalin Forest project

Hello Matthew,

I am writing to lodge an objection to the proposed Adrenalin Forest project proposed for Stone Rd in Bombay.

This has only been brought to my attention today and has not been adequately communicated and to my knowledge there have been no public consultations.

I have serious concerns regarding the ability of the surrounding infrastructure to handle the increased traffic flows.

I am also concerned that this, as a significant commercial operation which is not associated with farming or produce operations, is not a permitted activity under the Auckland Unitary Plan and could expose Auckland Council and Panuku to legal proceedings if it is found that the correct procedures have not been followed under the RMA such as public consultation or the avoidance, remediation or mitigation of negative effects.

I am concerned about potential reverse sensitivity effects on surrounding rural operations by a tourism venture in close proximity to elite soils that act as a vital food production area for Auckland and that generate significant export earnings for the country.

I also question what positive effects would be for the surrounding community as there are no substantial commercial areas close by for such benefits to be realised.

At minimum I would expect a consultation process in line with RMA and Unitary Plan guidelines.

I look forward to your response.

Regards,

Dougal Harding

From: Philip Walmsley  
Sent: Wednesday, 19 December 2018 11:01 PM  
To: Matthew Jones <Matthew.Jones@panuku.co.nz>  
Subject: Adrenalin Forest
Dear Matthew,

I recently became aware of this proposal and wish to lodge my objection to it.

The restricted time frame given for objections after such a lengthy planning phase is really unacceptable.

There have been no public meetings that I am aware of where local residents and other interested parties got a chance to discuss this proposal and learn about the plans.

What is the Franklin Tourism Group? Where do they meet? Are their meetings open to the public? Who are the members?

I would like to see this project given proper public scrutiny before any further work is done. Please let me know how this can be achieved.

I look forward to hearing from you

Regards,

Philip
Section Three: Opposition to licence for Adrenaline Forest Limited due to impact on Franklin County Archers Incorporated and support for this lease 9 submissions in order of receipt

From: Christopher King  
Sent: Friday, 30 November 2018 9:00 AM  
To: Matthew Jones <Matthew.Jones@panuku.co.nz>  
Subject: submission on Adrenalin Forest

Submission to oppose the Adrenalin Forest lease on the Stone Road quarry.

I oppose the council granting a lease to Adrenalin Forest (AF) at the Stone Road quarry for the following reasons:

Franklin County Archers (FCA) has members who represent New Zealand in international competitions and need the training ground to be able to compete at the international level, leasing to AF will prevent that.

National field and 3D archery competitions are held on the grounds, leasing to AF will prevent that.

FCA has archery coaches qualified to national level, and use the grounds to progress young archers through to competition standard, leasing to AF will prevent that.

I do not believe that DoC owned land should be used for the benefit of a private commercial operator.

Submitted by C. B. King

From: Jannie de Vos  
Sent: Friday, 30 November 2018 2:55 PM  
To: Matthew Jones <Matthew.Jones@panuku.co.nz>  
Subject: Submission to oppose Adrenalin Forest

Good Morning Matthew,
I write to you to oppose the council granting the lease to Adrenalin Forest reason being:

Franklin County Archers has been residence to the reserve for 35 years and more. Having been providing the community with new and high-level archers. Which have been representing New Zealand in world competitions. Having Adrenalin forest grant the lease will stunt the development of the sport.

As a club we do practice regularly and every month hold club competitions right throughout the year. Also, various Sundays hosting national competitions. Granting Lease will have a big impact on this.

As an individual I practice every day from an hour to 2 hours a day. Depending on my current work and family commitments. Granting the lease will have an impact on this.

The clubs National Coaches (NZFAA) are running regular couching. Granting the lease will also have a big impact on this.

Having the public entering the reserve (as in the Adrenalin Forest current advertisement) will have a massive Health and Safety risk involved. Members of the public working on the course would be in the line of fire.

https://www.facebook.com/adrenalinforestNZ/videos/341912899926329/

Kind Regards

Jannie de Vos

From the same submitter:

Sent: Monday, 17 December 2018 3:52 PM
To: Christine Benson <Christine.Benson@aucklandcouncil.govt.nz>
Subject: Grant Lease to Stone Road Forest and Recreation Reserve

Good Afternoon Christine:

I would like To put my Submission toward Franklin Country Arshger to utilize the ground. And would like to See the two sharin the ground.

I am Anchery Coach and parent. we enjoy the outdoor and this is in close proximity from where we Live

Kind Regards

Jannie de Vos

From: Jill Gillette
Sent: Saturday, 1 December 2018 11:27 AM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Adrenalin Forests intention to occupy Stone Road Reserve

Kia ora Matthew
I write to you with concerns of Adrenalin Forests intention to occupy the Stone Road Reserve, currently occupied and maintained by Franklin County Archery Club.

FCA (Franklin County Archers) have occupied this land for 35+years. Serving our dedicated community of archers, not only has this club supported and produced National and Internationally ranked archers, it also has supported the training and assessment of National Coaches on site. Through an annual year, the club hosts National and local competitions, where multiple clubs join us on the reserve.

Having AF running as proposed 365 days a year on the reserve halts our ability to be able to support our archers successfully. (If AF is to go ahead with occupying the reserve with us, we will be pushing for sole use Sundays to be able to keep our club alive and users of the High Ropes Course safe.)

As a club and individual, we are very concerned with the advertising coming from AF (Adrenalin Forests) currently, pre a lease being negotiated. Reading through the advertising posted by AF on Facebook 29th November 2018, and on Stuff (refer to the web link below), and Franklin County News, quote “We are looking forward to hopefully being able to open this area up to more users who can enjoy the superb surrounds and trees at the Stone Road reserve. All of our parks are open for members of the public to come and watch at all times, we don’t restrict access ever,” says lan”. In particular, inviting people to ‘wander the reserve’ shows direct disregard to the current established archery activity that is held on the reserve.

https://www.stuff.co.nz/auckland/108821217/high-hopes-for-adrenaline-rope-course-perched-in-bombay-treetops

I have recently raised Health and Safety concern issues with how AF is currently advertising in regards to access to the reserve with Andy Baker (Franklin Board) pre a lease being granted. The comment of we don’t restrict access ever, simply put, endangers lives, there seems to be no regard for the fact there is a live Archery Range situated on the reserve with active Health and Safety procedures.

Due to the fact our club has an outstanding safety record for the time we have occupied the reserve, we have great concern for the future if AF was to have their 365 day operation running. The only way I see to curtail accidents
occurring is to have a sole day per week for the archery club to run its activities.

The high traffic that will be bought onto Stone Road daily, (which has a small one lane bridge pre the reserve entry way) will be nightmarish for the neighbouring properties, and also access to the adjoining quarry for its owner, (this is a working quarry and has trucks in and out all the time, which will have to pass through the proposed car park. I’m sure the quarry owner would not want members of the public who are there to wander the reserve, wandering his quarry site, or affecting access into it).

The reserve is owned by DOC. I do not think it is fair someone can utilise DOC land for commercial gain.

The reserve is only a 15min drive to Pukekohe, and a 5 minute drive to Bombay, the suggested 30,000 visitors per year to the reserve (which I have been told verbally will be more like 50,000 per year), will more than likely be spending their money at the local Bombay Service Station, and not travelling into Pukekohe to shop, location being very close to the Motorway. I have visited the Woodhill treetops course, and packed my own lunch, and didn’t spend a second stopping, other than to use a toilet on the way home in any of local shops.

The club house (donated to FCA in the 1980’s) is where we run all our events from, and keep our Health and Safety Register, our sign in book, induction paperwork, serves the club immensely, sharing this facility with AF, will halt our ability to plan and prepare for training and events run by the club.

Any movement of our current shipping containers, will directly impact on our ability to host and run local and national tournaments, and the prospect of an International event in the future.

We have currently 3 full courses set up amongst the whole property. AF wants us to move targets so they can run their operation. Moving targets, destroys one of our courses which is an Internationally accredited, and there are no other places that are safe to set those targets up and retain the course outline, therefore we lose an Internationally accredited course, which directly halts our ability to host National and Local tournaments, and training.
The proposed toilet layout that AF have in their resource consent plan, constrains vehicles that need to be bought up for a tournament situation, restricting the ability to be able to turn around safely and easily, and also restricts heavy and bulky 3D life sized targets to be moved onto the course for tournaments. FCA owns 2 portalooos (located near the club house) which we have serviced regularly, access to these by our service crew will be constrained by the placement of AF’s operations.

In summary, we have significant Health and Safety concerns resulting from the establishment of AF on site, and grave concerns for the future of our club and members and visiting archers from New Zealand and Overseas club.

I vote to not support AF’s application.

Ngā mihi
Mrs Jill Gillette

National Director of Coaching. New Zealand Field Archery Association
Level 2 New Zealand National Coach, New Zealand Field Archery Association
Level 1 International Coach, International Field Archery Association
Junior and Cub Development Coach
World Masters Double Silver Medallist
World International Field Archery 2016 Medallist
New Zealand Black Arrow Team Member
Current National Bow Hunter Champion 2018/2019
Franklin County Archers Committee Member

From: method studios
Sent: Thursday, 6 December 2018 6:53 PM
To: Info Panuku Development Auckland <info@panuku.co.nz>
Subject: Query from Panuku website

Name: Nigel Thompson

Email:

Message: Adrenalin Forests proposed Bombay site
I was the President of Franklin County Archers 2007-2013 and in that time Adrenaline Forest Ltd was pushing to take over the lease then even when they knew that what they where proposing would close the Archery club down if it went ahead because of safety(you can’t have people wandering around and have Archery going on at the same time), There is not enough room for parking, they want to put the ropes beside the drive where the ground underneath is broken rock, not soft dirt, fall of 1 metre will break bones, also the trees on the property are shallow rooted and even if wired
the rock is too fragmented, trees coming down on this property is a regular occurrence. The trees were supposed to be removed by the Franklin County Council in 2010 because they are unstable but because of the Auckland Super City restructure they have been left to save the council expense of removing the trees that are no longer stable and well past there time. Adrenaline Forest Ltd kept on pushing for this cheap site for their COMMERCIAL OPERATION UNTIL THE TIME ONE OF THEIR CUSTOMER DIED BY FALLING FROM THEIR ATTRACTION at another site. Adrenaline Forest Ltd is a commercial company who do not care about the local community, this proposal is about them making lots of money on council property at a low lease price per year and if it goes ahead it will force the closure of the Franklin County Archery Club which is a community-based organisation which has held the lease and operated there since 1986. It is open to all people of the community who wants to learn and do Archery at a very low price that all of the community can afford, to lose it would be a tragedy for the whole Franklin and South Auckland area. If people want the thrill once in their life of walking on wires high up in the trees there are places that already do it and their are plenty of privately owned forests in the area that they could set up in instead.

From: Lyall Lainchbury
Sent: Tuesday, 18 December 2018 6:31 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>; Christine Benson <Christine.Benson@aucklandcouncil.govt.nz>; franklincountyarchersnz; nzfaa_president
Subject: personal submission re Stone Road Forest and Recreation Reserve

Please accept my submission in support of Franklin County Archers for a continuation of lease as attached

Regards
Lyall Lainchbury

AUCKLAND CITY COUNCIL

A personal Submission regarding Panuku Developments:
Proposal to grant a new commercial licence at Stone Road Forest and Recreation Reserve, Stone Road, Bombay.
As per public notice date: 20 November 2018
Closing date and time for submissions: 19 December 2018, 11.55 p.m.
Interested Parties:
Matthew Jones, matthew.jones@panuku.co.nz
christine.benson@aucklandcouncil.govt.nz
franklincountyarchersnz

With regards to the above proposals, I wish to register the following information in support of the continuation of lease for the incumbent group being The Franklin County Archers. (FCA)

I understand there is a submission for a commercial venture that would see FCAs’ operations either severely curtailed, or, more seriously, halted.

FCA are a Club affiliated to the national body being The New Zealand Field Archery Association, who in turn are affiliated to the World Governing Body being the International Field Archery Association, comprising of 43 Nations.
The NZFAA was founded in New Zealand in 1977, being a totally volunteer based organisation, supporting National Clubs to maintain their visions of providing a venue for this sport that offers benefits to the wider Community by offering participation in a primarily outdoor sport to male and females aged 8 to 80.

Emphasis is placed on an individual sport that is suitable for families, promoting safety, confidence, and the opportunity to compete at any level from Novice through to International Competition.

New Zealand has more than accounted for itself on the world stage in this form of the sport with one archer in particular gaining 9 World Titles, directly as a result of utilising facilities such as offered by FCA at Stone Road.

New Zealand is host to National, International and Pacific competitions, where venues such as this reserve are vital to the continued health of the sport.

Any curtailment in the current operation of FCA would have a devastating effect on the ability to offer the above benefits to the wider Community, and the continuation of the high prominence New Zealand enjoys at World Level, followed by the withdrawal from hosting International competitions.

Whilst this Sports Group lacks the financial backing to counter proposals from commercial operations, I feel it appropriate the council take into account its vision of “SPACES FOR EVERYONE TO ENJOY” in considering joint use of this reserve, and consider the benefits to the community that are provided by a volunteer group as against the monetary gain from a commercial operation.

Should you wish to hear from me in person, I am willing to appear in support of this submission.

Lyall Lainchbury

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**From:** Pete Arthur (via Google Docs)
**Sent:** Wednesday, 19 December 2018 11:23 AM
**To:** Matthew Jones <Matthew.Jones@panuku.co.nz>
**Subject:** Petes Copy of Submission - Adrenalin Forest

**Pete Arthur has shared a link to the following document:**

[Petes Copy of Submission - Adrenalin Forest](#)

Hi Mathew
Please confirm you have received this submission.
Thanks
Peter Arthur

Proposal to grant a new commercial licence at Stone Road Forest and Recreation Reserve, Stone Road, Bombay.

**I DO NOT support** the proposal to grant a new commercial licence at Stone Road Forest and Recreation Reserve, Stone Road, Bombay in its present form due to inconsistencies resulting in unsafe practice and too severe an impact on the current users which will adversely affect the sustainability of the existing archery facility.
I support the Adrenalin Forests proposal with some changes to allow both activities to co-exist without compromising safety and sustainability of either and agree the addition of the ropes course is a desirable addition to the community.

My perspectives are informed by my involvement in education outside the classroom as a secondary school teacher, now retired, and membership in this archery club in which I have been range captain and foundation president. I am not currently a member.

1 Safety concerns.

The Commercial Lease Agreement (AF) seeks to grant ‘Shared use area indicated on the site plan as area (A)’ conflicts with the a key condition granted in the Community Lease Agreement (FCA) granting ‘Exclusive access to Area A’.

**Submission:** Change the AF proposal from ‘shared access to Area A’ to ‘FCA having ‘exclusive access to Area A.

Changing the Commercial lease terms to read ‘exclusive’ is essential to the safe operation of FCA on area A (the larger area). As there is no requirement for AF to enter area A, the archery club must be confident that their strict code of conduct is sufficient to continue their activity in complete safety, and indicate to AF workers and clients that they cannot casually wander into an active archery area. Should AF need temporary access to Area A to maintain fences etc, this should be arranged through contact with FCA, so notice can be given and the area made safe for the period required.

2 Sustainability concerns.

2.1 Access to the FCA clubroom. Area B is shown differently in each of the proposals and the original submission from AF is ill defined. The language of the proposals show the FCA clubhouse to be within Area B, and the ‘Exclusive use of Area B’ by AF in their allotted times would clearly prevent archers access to their own facility.

The clubroom was obtained by FCA and erected with the knowledge of Franklin County Council.

It is used to enable archers to assemble, maintain and store their equipment while on the course, as a shelter and all weather eating place and is a key facility in their operation.

**Submission:** Draw the boundary of Area B around the FCA clubhouse to allow full time use by FCA during the AF allotted time, and use of the kitchen area by AF staff at any time.

The shared access road goes right to the clubhouse, so this is a very minor change, and does not affect the AF operational area at all.

2.2 Defining the AF Area B (below) to allow successful operation without unnecessarily compromising the essential functioning and sustainability of the archery club activities.

The FCA is already losing access to their practice and tuning up range, which is where coaching an induction on new members occurs and incurring costs for the redevelopment of their courses so every effort should be made to avoid compromising their ongoing activities.

**Submission:** Draw the boundary of Area B to the East on the left side of the access track which separates Area B from the larger part of Area A to the right, and include the track where it meets the Area B boundary as shared.
This track is accessible by quad bike, and would provide valuable access for AF and essential non-conflicting access for FCA to move to and enter their area, move shooting buts (full wool sacks) and other equipment to maintain their courses.

It also provide a clear visible boundary between the areas to both user groups with an obvious safety benefit.

3: Establish a communication and conflict resolution process between the groups.

4: Consider having AF contribute to the costs incurred by FCA in having to accommodate their new commercial venture.

I hope both can proper for the benefit of our community. I am happy to be contacted should it be desired.

Peter Arthur

From the same submitter:

Sent: Wednesday, 19 December 2018 4:41 PM
To: Christine Benson <Christine.Benson@aucklandcouncil.govt.nz>
Subject: Proposal to grant a new community lease at Stone Road Forest and Recreation Reserve.docx

Hi
This is a Word copy of the G Doc I shared.
Thanks
Peter Arthur

Proposal to grant a new community lease at Stone Road Forest and Recreation Reserve, Stone Road, Bombay

I support the proposal to grant a new community lease at Stone Road Forest and Recreation Reserve, Stone Road, Bombay, with redress to the following concerns.
It appears to propose in both language and tone to create the dual use of this public land in a way that allows both groups to function effectively according to their needs, with the exception of the following conflicts most of which arise from the differing language in the commercial proposal from AF.

In its present form the inconsistencies will result in unsafe practice and may have too severe an impact on the current users which will adversely affect the sustainability of the existing archery facility.

to allow both activities to co-exist without compromising safety and sustainability of either and agree the addition of the ropes course is a desirable addition to the community.

My perspectives are informed by my involvement in education outside the classroom as a secondary school teacher, now retired, and membership in this archery club in which I have been range captain and foundation president. I am not currently a member.

1 Safety concerns.
The Commercial Lease Agreement (AF) seeks to grant 'Shared use area indicated on the site plan as area (A)’ conflicts with the key condition granted in the Community Lease Agreement (FCA) granting ‘Exclusive access’ to Area A.’

Submission: Change the FA proposal from ‘shared access to Area A’ to ‘FCA having ‘exclusive access to Area A

Changing the Commercial lease terms to read ‘exclusive’ is essential to the safe operation of FCA on area A (the larger area). As there is no requirement for AF to enter area A, the archery club must be confident that their strict code of conduct is sufficient to continue their activity in complete safety, and indicate to AF workers and clients that they cannot casually wander into an active archery area.

Should AF need temporary access to Area A to maintain fences etc, this should be arranged through contact with FCA, so notice can be given and the area made safe for the period required.

2 Sustainability concerns.

2.1 Access to the FCA clubroom. Area B is shown differently in each of the proposals and the original submission from AF and is ill defined. The language of the proposals show the FCA clubroom to be within Area B, and the ‘Exclusive use of Area B’ by AF in their allotted times would clearly prevent archers access to their own facility.

The clubroom was obtained by FCA and erected with the knowledge of Franklin County Council.

It is used to enable archers to assemble, maintain and store their equipment while on the course, as a shelter and all weather eating place and is a key facility in their operation.

Submission: Draw the boundary of Area B around the FCA clubhouse to allow full time use by FCA during the AF allotted time, and use of the kitchen area by AF staff at any time.

The shared access road goes right to the clubhouse, so this is a very minor change, and does not affect the AF operational area at all.

2.2 Defining the FA Area B (below) to allow successful operation without unnecessarily compromising the essential functioning and sustainability of the archery club activities.

The FCA is already losing access to their practice and tuning up range, which is where coaching an induction on new members occurs and incurring costs for the redevelopment of their courses so every effort should be made to avoid compromising their ongoing activities.
Submission: Draw the boundary of Area B to the East on the left side of the access track which separates Area B from the larger part of Area A to the right, and include the track where it meets the Area B boundary as shared.

This track is accessible by quad bike, and would provide valuable access for FA and essential non-conflicting access for FCA to move to and enter their area, move shooting buts (full wool sacks) and other equipment to maintain their courses.

It also provide a clear visible boundary between the areas to both user groups with an obvious safety benefit.

3: Establish a communication and conflict resolution process between the groups.

4: Consider having FA contribute to the costs incurred by FCA in having to accommodate their new commercial venture.

I hope both can proper for the benefit of our community. I am happy to be contacted should it be desired.

Peter Arthur

From: paul arthur
Sent: Wednesday, 19 December 2018 10:46 AM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Subject: Proposal to grant a new commercial licence at Stone Road Forest

Hi Matthew,

Attached is my submission AGAINST granting a commercial license for Adrenalin Forests at Stone Road Forest.

As stated in my submission - I look forward to Adrenalin Forests and Franklin Counties Archery club sharing this reserve, and believe it can work well - but cannot support the proposal in its existing form, for reasons documented in my submission.
Can you please confirm receipt of the submission by replying with an Email.

*Please state in your submission if you wish to be heard in person.*
Yes - if required.

Thanks,
Paul Arthur

Proposal to grant a new commercial licence at Stone Road Forest and Recreation Reserve, Stone Road, Bombay.

I DO NOT support the proposal to grant a new commercial licence at Stone Road Forest and Recreation Reserve, Stone Road, Bombay.

I am in favour of Adrenalin Forests and Franklin County Archers Inc sharing the Stone Road Forest Recreational Reserve, an optimist - I believe that both organisations can be better with each other.

However, the “terms of shared use” in the commercial license proposal as provided do not provide sufficient clarity, are at times contradictory, and lack the required direction to ensure the ongoing success of both organisations sharing this precious location.

As the proposal is fundamentally a commercial adventure operator sharing scarce Franklin forest reserve with an existing community archery club, the maps provided with the proposal are not fit for purpose, unless the purpose is obfuscation.

I have documented my concerns, and proposed some recommendations to resolve these conflicts.

Proposals Terms and conditions as received from Matthew Jones@panuku.co.nz

Grant a new commercial licence to Adrenalin Forest Limited for a portion of Stone Road Forest and Quarry Reserve as indicated in the site plan Attachment B subject to the following terms and conditions:

i. Term - five years with two 3-year rights of renewal

ii. Rent - $4,000 plus GST per annum plus 5% of gross turnover

iii. Annual Consumer Price Index rent reviews and market reviews on renewal

iv. Shared use of the area indicated on the site plan as A with Franklin County Archers Incorporated.

The terms of the shared use to be:

Exclusive use of shared area B on Mondays to Saturdays from 10.00 to 18.00 and Sundays from 11.00 to 18.00 unless pre-arranged and mutually agreed with Franklin County Archers Incorporated.

To allow the additional use of shared area B by Franklin County Archers Incorporated for four full Sundays and one full weekend per year to be advised no less than nine months in advance between the months of May and November.

Adrenalin Forest staff allowed use of the kitchen in the Franklin County Archers Incorporated clubhouse.

Adrenalin Forest to provide fencing of the shared area and signage which indicate use by both parties.

v) The inclusion of a treaty clause to acknowledge underlying Crown ownership of the land

vi) The public notification of the Intention to lease the land under the Reserves Act 1977.

vii) All other terms and conditions in accordance with the Reserves Act 1977.
This is a Private Submission - I am not currently a member of Franklin County Archers (FCA). I live in Franklin, I have school age children - and very much look forward to taking them to the Adrenalin Forests (AF) rope challenges once they open.

I have been a member of the Archery club over the years, and have been considering rejoining - due in part to my 9 year olds interest in archery - and the Franklin club being the ONLY club in Auckland currently providing training to juniors, but also its unique bush setting.

I submit that the following items must be addressed before the commercial lease is granted.

1. Incompatibility of Commercial Lease Agreement (AF) and Community Lease Agreement (FCA)
   There are currently two grant proposals providing access to Stony Road Reserve.

   One for the Community lease for Franklin County Archers, the other the Commercial lease for Adrenalin Forests.

   The commercial lease provides for Shared access to area (A) that the community lease provides Exclusive access to.

   Archery Range Safety requires EXCLUSIVE use of area (A) for safe operation.

   The Community lease proposal for Franklin County Archers states
   3. "Exclusive use of the area indicated on the site plan as Area A”,
   4. “Exclusive use of the land outside the main practice range (A) at all times”

   The Commercial lease proposal for Adrenalin Forests states
   3. “SHARED use area indicated on the site plan as area (B)”
   4. Access to Area B (shaded) requires access via area A (Exclusive to Archery)

   It appears that if the community lease is awarded as is, then Adrenalin Forests would/could be denied access. I believe this is not what is intended, or desired.

   Also Full Sunday Archery Operations :- Four Full Sundays, and One Full Weekend per year - with 9 Months notice :-
   - The Community lease (FCA) - 9 months of the year.
   - "between May and October if at all possible but never between November 1 December and 31 January.

   - The Commercial lease (AF) - 5 months of the year. - "between the months of May and November”

Recommendations:

a. Clearly define shared areas. Auckland Council / Panuku Publish (Auckland GIS?) shared and exclusive areas
b. Resolve the conflict between the two Leases being awarded on the Reserve. Exclusive access vs Shared
   c. All Parties to agree operational boundaries and fencing standards.
   d. Clarify AF or FCA language for Full Sunday Archery events eg regional/national competitions.
2. Contention of shared resources, no arbitration or management escalation processes. Areas poorly defined.
The commercial license with poorly defined map area boundaries, appears structured to create conflict over shared resources. The map provided by Council for the Community Lease, and by Panuku for the Commercial Lease is not reflective of the “operational area” anticipated by Adrenalin Forest. Without clarity on these defined areas, e.g. Area(A), Area(B) the “terms of the shared use” are ambiguous at best.

Once the area’s are defined and agreed to, what recourse does either party have if “the terms of the shared use” are not upheld or enforced. In ‘Good faith’ - a phone call or meeting should resolve most problems. But if not? Legal remedies I suspect are not the desire of the Council, Panuku, or within the financial capability of the Archery club.

How does Auckland Council and Panuku ensure a balance of Community access, vs Commercial operation in our reserve. What provisions are available to ensure all parties do their best.

Recommendation:
- Panuku to workshop and Publish (GeoMaps GIS?) GPS region for AF “Operational Area” - Area B
- Panuku to workshop and Document Formal escalation process in event of either party breaching “terms of shared use” - and not being able to sort it out with a phone call or sit down meeting.
- Archery Club to cease community activities? - no club access until...
- Adrenalin Forests to cease commercial activities? - no rope access until... ??

3. Poorly defined geographic and operational areas. Security and Fencing standards or location not defined.
Adrenalin Forests “operations” area has been redefined a number of times, fencing has not been described.

Health and Safety planning is not possible with the information provided to date. Safe operations may not be possible for either FCA or AF.

Recommendation:
- Panuku to workshop and Publish (GeoMaps GIS?) GPS region for AF “Operational Area” - Area B
- Document Fencing and Gate/Security requirements, including keyholder information.
- Panuku / AF to work with FCA to agree Operational Area to manage risk of target “overshoot”.
- Panuku / AF to work with FCA to ensure signage in place and meeting or exceeding NZAA standards

FCA provides archery equipment to new members. This (expensive) gear is locked on-site. These containers are currently inside. Vehicle access to the clubrooms is necessary to allow for the movement of target balls in the forest course. I hope that this level of detail would be contained in an operational level document. Should it be included in the Commercial Lease Agreement.

Recommendation:
- Commercial Grant Document to include ongoing FCA secure storage to remain next to FCA Clubhouse.
- Commercial Grant Document to include ongoing FCA vehicle access to FCA Clubhouse

5. Adrenalin Forest staff allowed use of the kitchen in the Franklin County Archers Incorporated clubroom.
The Clubhouse was purchased and built by the Archery club. The clubhouse supports archery operations and is the focus of the days events. Shelter when its raining, storage, equipment setup and maintenance, and indoor shooting events.

Adrenalin forest suggests.
The Archery Clubhouse MUST be outside of the shared area (B) ensuring full access by the club at all times. The maps are unclear on this detail.

6. Adrenalin Forest Winter Period Opening Hours. - Closed Mondays/Tuesdays
I note that Adrenalin Forests 3 existing operations, Wellington, Bay of Plenty, Christchurch have the same opening hours, including during winter - Closed Monday, Tuesday. Except school and public holidays. Please consider including extended access for archers to the Area B (training range) when not in use.

In Conclusion
The Conservation Area, and Community owned Reserve located at Stone Road is a gem. The Franklin County Archery Club has been blessed with the use of this land for over 30 years, and treasured it. A serious lack of remaining forest and wild spaces in Franklin requires us to share these special places.

I believe that the Archery Club, and Adrenalin Forests can work well together, and even make each other better.

I believe the Community Archery Club can continue to flourish - and share the reserve with commercial operations - if the commercial pressures are managed by well defined “Terms of Shared Use” and in particular - well defined arbitration when either party acts in bad faith.

I believe Auckland Council and Panuku have an obligation to community organisations like Franklin County Archers - to not just maintain, but promote sporting opportunities for our wider communities, as well as Adrenalin Forest to pursue commercial operations in our increasingly pressured wildspaces and reserves.

Thank you for your consideration
Paul Arthur,

From the same submitter:

From: paul arthur
Sent: Wednesday, 19 December 2018 11:55 AM
To: Christine Benson <Christine.Benson@aucklandcouncil.govt.nz>
Subject: Submission - For Proposal to grant community lease at Stone Road Forest

Hi Christine.

Attached is my "private individual" submission FOR granting a community license for Franklin County Archery Club Inc. at Stone Road Forest.

As stated in my submission - I look forward to Adrenalin Forests and Franklin Counties Archery club sharing this reserve, and believe it can work well for both organisations.

I have concerns - in particular over the compatibility of the language between the community lease, and the commercial license for Adrenalin Forests, in particular the community lease providing EXCLUSIVE access to the wider reserve at all times, with Adrenalin Forests commercial lease providing SHARED access to the same area.

I note that the maps provided on the proposed submissions are not fit for purpose, and leave questions around access to walking tracks and clubhouse facilities depending upon where the agreed boundaries actually are.

Can you please confirm receipt of the submission by replying with an Email.

Please state in your submission if you wish to be heard in person.
Yes - if required.

Thanks,
Paul Arthur

Proposal to grant a new community lease at Stone Road Forest and Recreation Reserve, Stone Road, Bombay
I support the proposal to grant a community lease at Stone Road Forest and Recreation reserve.

I am in favour of Adrenalin Forests and Franklin County Archers Inc sharing the Stone Road Forest Recreational Reserve, an optimist - I believe that both organisations can be better with each other.

However, the “terms of shared use” in the proposal as provided do not provide sufficient clarity, are at times contradictory, and lack the required direction to ensure the ongoing success of both organisations sharing this precious location.

As the proposal is fundamentally a commercial adventure operator sharing scarce Franklin forest reserve with an existing community archery club, the maps provided with the proposal are not fit for purpose, unless the purpose is obfuscation.

I am also concerned that there is no process or consequences of either party not honouring the terms of shared use agreement.

I have reviewed the following information, as provided by council via email 13 December, and follow with some items of concern.

That the Franklin Local Board:

a) Grant a new community lease to Franklin County Archers Incorporated for a portion of Stone Road Forest and Quarry Reserve as indicated in the site plan Attachment A subject to the following terms and conditions:

i) Term - 10 years commencing 1 June 2019 with an 10-year right of renewal
ii) Rent - $1.00 plus GST per annum if requested

(iii) Exclusive use of the area indicated on the site plan as A and shared use of the area indicated on the site plan as B with Adrenalin Forest Limited. The terms of the shared use to be:

- Exclusive use of the land outside the main practice range (A) at all times.
- Exclusive use of main practice range (B) Mondays to Saturdays until 10:00 a.m. (unless pre-arranged and mutually agreed otherwise to allow for early Adrenalin Forest school group starts at 9:30 a.m.), Sundays until 11:00 a.m., and all days after 18:30.
- Additional use of main practice range and entire parcel for 4 full Sundays and 1 full weekend per year to be advised no less than 9 months in advance and to take place between May and October if at all possible but never between November 1 December and 31 January.
- Archers to allow Adrenalin Forest staff only use of kitchen in clubrooms. (Adrenalin forest may wish to upgrade the building and use for ticketing purposes, subject to approval from both parties).
- Archers to relocate targets 2 and 7 to alternative site for safety purposes.

(map attached defining area’s A and B)
This is a Private Submission - I am not currently a member of Franklin County Archers. I live in Franklin, I have school age children - and very much look forward to taking them to the Adrenalin Forests rope challenges once they open.

I have been involved with the Archery club over the years, and have been considering rejoining - due to my 9 year olds interest in archery - and the Franklin club being the ONLY club in Auckland providing junior training, but also its unique bush setting.

I support the proposal as it stands - but note the following concerns.

Incompatibility with Commercial Lease Agreement - as proposed by Panuku for Adrenalin Forests

There are currently two grant proposals providing access to Stony Road Reserve.

One for the Community lease for Franklin County Archers, the other the Commercial lease for Adrenalin Forests.

The commercial lease provides for Shared access to area (A) that the community lease provides Exclusive access to.

Archery Range Safety requires EXCLUSIVE use of area (A) for safe operation.

The Community lease proposal for Franklin County Archers states
- “Exclusive use of the area indicated on the site plan as A”,
- “Exclusive use of the land outside the main practice range (A) at all times”

The Commercial lease proposal for Adrenalin Forests states
- “SHARED use area indicated on the site plan as area (A)”

Access to Area B (shared) requires access via area A (Exclusive to Archery). It appears that if the community lease is awarded as is, then Adrenalin Forests would/could be denied access. I believe this is not what is intended, or desired.

Also Full Sunday Archery Operations - Four Full Sundays, and One Full Weekend per Year - with 9 Months notice :

- The Community lease (FCA) - 9 months of the year -
  “between May and October if at all possible but never between November 1 December and 31 January.”
- The Commercial lease (AF) - 5 months of the year -
  “between the months of May and November”

2. Contention of shared resources, with no arbitration or management escalation processes.

The poorly defined map area boundaries, appears structured to create conflict over shared resources. The map provided by Council for the Community Lease, and by Panuku for the Commercial Lease is not reflective of the “operational area” anticipated by Adrenalin Forest. Without clarity on these defined area’s, eg Area(A), Area(B) the “terms of the shared use” are ambiguous at best.

Once the area’s are defined and agreed - What recourse does either party have if “the terms of the shared use” are not upheld or enforced. In “Good faith” - a phone call or meeting should resolve most problems. But if not? Legal remedies I suspect are not the desire of the Council, Panuku, or within the financial capability of the Archery club.

How does Auckland Council and Panuku ensure a balance of Community access, vs Commercial operation in our reserve. What provisions are available to ensure all parties do their best.

3. Poorly defined geographic and operational areas. Security and Fencing standards not defined

Adrenalin Forests operations area has been redefined a number of times, fencing has not been described. Health and Safety planning is not possible with the information provided to date. Safe operations may not be possible.

4. Archery Event Planning - and impact to club Fundraising

The Franklin Archery Clubs main fundraising activity is from competition meetings. These are organised long in advance, and over the colder months. These a frequently bumped a week due to weather. The current proposed agreement puts the clubs major funding operation in jeopardy.
5. Storage and Vehicle Access.
The Clubhouse was purchased and built by the Archery club. The clubhouse supports archery operations and is
the focus of the days events. Shelter when its raining, storage, equipment setup and maintenance, and indoor
shooting events.

The Archery Clubhouse MUST be outside of the shared area (B) ensuring full access by the club at all times. The
maps are unclear on this detail.

6. Adrenalin Forest staff allowed use of the kitchen in the Franklin County Archers Incorporated clubeoom
The Clubhouse was purchased and built by the club. Repurposing it for commercial operations would suggest a
rental or recompense.

In Conclusion
Stone Road Forest Reserve is a gem - The Archery Club has been blessed with the use of this land over 30+
years, and treasured it. A serious lack of remaining forest in Franklin requires us to share these special places.

I believe that the Archery Club, and Adrenalin Forests can work well together, and even make each other better. I
believe the Archery Club can continue to flourish - if Adrenalin Forests allows it to. I believe Auckland Council has
an obligation to community organisations like Franklin County Archers - to not just maintain, but promote sporting
opportunities for our wider communities, as well as Adrenalin Forest to pursue commercial operations in our
reserves.

Thanks for your consideration - Paul Arthur

From: Misha Speed
Sent: Wednesday, 19 December 2018 10:19 PM
To: Matthew Jones <Matthew.Jones@panuku.co.nz>
Cc: frankincountrylearchersnz; Tony Cotton
Subject: Franklin County Archers - the need remain in place

Good evening Sir

This is a submission to confirm the continued presence of the Franklin County Archers is vital to the
continued viability of archery in New Zealand.

It is the role of the council to support all members of it’s community, they are rate payers,
not specific commercial interest groups that are currently fashionable. A common failing of
councils.

Therefore the Stone Road Reserve should continue to be used by the Franklin County
Archers for archery. This is a low impact and sustainable community activity that is available
to all. Not an exclusive commercial venture, Adrenalin Forests, that will exclude rate payers
from accessing their community assets.

Michael Speed

Late submission which the Hearing Panel can consider if they choose.

From: Jill Gillette, 'Franklin County Archers'
Sent: Tuesday, 19 February 2019 6:56 PM
To: Christine Benson <Christine.Benson@aucklandcouncil.govt.nz>
Cc: 'Franklin County Archers'; phil dickey; 'Justin and Sian Stewart'; 'Jannie de Vos'; Liz W
Subject: Franklin County Archers Proposal
Kiaora Christine
Please excuse our tardiness in getting this created and sent to you prior to Christmas, our committee met, and unanimously put this document together, there was a small issue to information gathering that took longer than anticipated. 
Looking forward to your feedback
Regards
Jill Gillette
Franklin County Archery

Franklin County Archers
Proposal to Auckland Council regarding Stone Road Reserve, Bombay

December 2018
HISTORY

Franklin County Archers (FCA) has leased the Stone Road Bombay Reserve since 1985 and shares a strong history with the local community; taking pride in the land, maintaining and protecting the unique ecosystem in conjunction with the local Iwi.

FCA has developed a succession of highly skilled archers who continue to achieve on both National and International stages, in both the field and target disciplines of archery supported by our parent organisation, NZ Field Archery Association and we are also affiliated with Archery NZ.

Archery is a sport for all, attracting a diverse range of people and fostering attributes such as resilience, tenacity and self-discipline which is particularly evident in our youth development.

CLUB ACHIEVEMENTS

Franklin County Archers have performed well in rankings Nationally and Internationally, with many of our top archers gaining National recognition by selection to the National Archery Team, The Black Arrows New Zealand.

Our Cub and Junior current shooters have done incredibly well in recent years gaining placings at Archery New Zealand Championships, NZFAA Championships, with many National NZFAA records now held.

We have a large number of shooters representing our club at the World IFAA Indoors in Wellington this April, and a team heading to Yankton, South Dakatoa, USA in September 2019 for the World Bow Hunter Championship IFAA.

Having the proposal met that we are offering, allows not only our local archery enthusiasts to shoot, it also allows a good training field for the upcoming Nationals and International competitions for our more competitive members.
CLUB POSITION

FCA understands the commercial interests of Adrenaline Forest Ltd and Auckland Council in considering the benefits local community whilst in a period of rapid growth. As such, FCA has a genuine commitment to work towards a collaborative and mutually beneficial solution in a co-lease scenario.

It is important to note that the FCA Executive Committee has been working towards potential solutions to protect the Club and secure the future of our present and future members including setting up a small indoor facility. Due to the nature of the sport, there is a genuine threat to our operations and viability as an organisation should the club lose access to the Stone Road Reserve. This would also impact the wider Franklin Community as we are in negotiations with local schools to offer access to our qualified coaching staff to run introductory programmes with local students.

REASONS FOR PROPOSAL

- Structured use for FCA club to allow coaching of Beginners, Children, Juniors, National and International level shooters.
- Allows for club growth
- Junior and Youth development
- Allows for movement of National calendar events
- Continued support to Internationally and Nationally ranked Archers, club members and associated training programmes
- Allowing respite for local residents who will be impacted by increased traffic and considerable noise (particularly screaming) generated by AF operations
- No conflicting car park use
Franklin Local Board
30 April 2019

Attachment E

Item 4

PROPOSAL

FCA would like to present the following initiative to the benefit of all stakeholders; including.

<table>
<thead>
<tr>
<th>ADRENALINE FOREST</th>
<th>FRANKLIN COUNTY ARCHERS</th>
</tr>
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<tbody>
<tr>
<td><strong>SOLE USE</strong> during school holidays (two full weeks inclusive of three weekends beginning, middle and end of holidays)</td>
<td><strong>SOLE USE</strong> on Sundays during term time</td>
</tr>
<tr>
<td><strong>SOLE USE</strong> during any long weekends (Easter, Friday, Saturday, Sunday, Monday. Labour weekend Friday, Saturday, Sunday, Monday. Anniversary weekend, Friday, Saturday, Sunday, Monday)</td>
<td>Access to agreed areas during AF operating times, and areas outside of AF operating times</td>
</tr>
<tr>
<td><strong>SOLE USE</strong> during December 1st – January 31st (with the exception of the first Sunday in December)</td>
<td><strong>SOLE USE</strong> – First Sunday of December for the Annual FCA Christmas Shoot tradition to enable club wind-down and celebrate successes during the year</td>
</tr>
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PROPOSED TERMS

- AF takes full responsibility for client access and safety whilst onsite
- The agreed conditions as per the 2016 agreement for the practise range times and use during the week
- The agreed conditions as per the 2016 agreement for the FCA courses.
- AF Staff only, not clients - to have use of the kitchen and FCA clubrooms.
- AF is not to remove or change location of any safety signs that FCA have around the area.
- AF commissioned arborists respect boundaries and do not enter the protected native forest on the reserve
SAFETY

FCA has been onsite for the last 35 years with no safety incidents. The courses are designed and set up by highly experienced designers and archers. The target positions are shot into banks, on angles that allow collection of arrows and into areas where there is no possibility of other people walking past. When a course is set up 2-3 other course designers/senior archers walk the course and critically assess the design or any possible safety issues. The current courses have not had their layout changed in the 35 years and from a safety aspect pose no danger to archers or others in the vicinity.

When the original agreement with AF was made in 2016 the area earmarked by AF required FCA to move target numbers 2 and 6 on the marked course. The current RC application allows AF to use the area where target numbers (unmarked) 1-9 and 24 to 28 are being shot and marked numbers 1-6 are being shot. Due to restrictions with safety and distances required certain areas of the range cannot be used for courses, therefore those targets cannot be moved, however, this should not run into conflict with this proposal being honoured.

FCA is fully committed to all aspects of Health & Safety and has strict controls in place with regards to access and operations on the Stone Road Reserve.

CONTACT

FCA will willingly meet to discuss this proposal with Council and AF for the purpose of coming to a workable solution. If you require any further information please contact Jill Gillett who will be able to contact the committee for prompt discussion and information sharing.

We would like to request feedback from you on this proposal by the 15 March 2019, so we can orchestrate meetings and next steps.

Thank you for your consideration
FCA Committee 19 February 2019