

# Pākuratahi Forest - Expression of Interest for use of former glider club site and facilities

## Information document

May 2024

### Opportunity summary

Greater Wellington is seeking expressions of interest for appropriate recreation or conservation related use of the former glider club site in Pākuratahi Forest, Upper Hutt.

The glider club has occupied this part of the park under licence agreement since the 1970's but the club recently made the tough decision to end their activities here.

This provides an opportunity for a new club (or clubs), recreation or tourism business, conservation group, or other party to apply to make use of the open space of the former runway open space area, and potentially the two glider club building facilities.

New uses must offer benefits to the park and align with the values and compatible uses and activities identified in our management plan for regional parks.



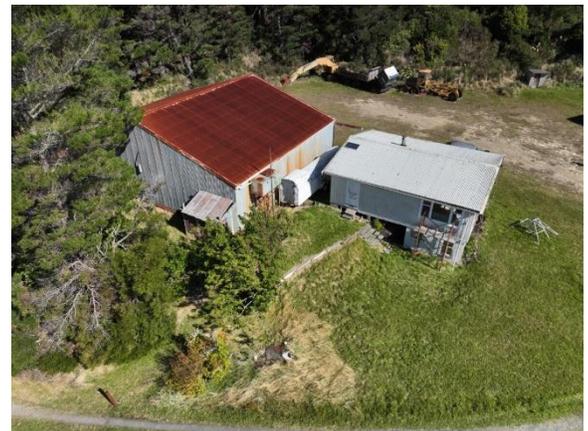
*The former glider club licence area includes a runway and two club buildings. We are seeking interest in appropriate new use of these buildings to enable them to be recycled and avoid demolition.*

## **Pākuratahi Forest Regional Park**

Pākuratahi Forest is 8000ha regional park is home to the historic Remutaka Rail Trail which is part of The New Zealand Cycle Trail network, Tunnel Gully picnic area and Tane’s Track, Mount Climie and the Remutaka Road Summit and Trig. It has a network of mountain bike trails, recreation clubs and large areas of native and exotic radiata plantation forest. It’s popular with dog walkers, horse riders, and hunters. The forest forms part of an important ecological link between Remutaka and Tararua Forest Parks (managed by DOC) and Kaitoke Regional Park. It is the only park in Greater Wellington’s network with a sub-alpine area at Mt Climie. Approximately 105 hectares of the park is commercial plantation forest. You can read more about the park here: [Greater Wellington – Pākuratahi Forest \(gw.govt.nz\)](http://www.gw.govt.nz/pakuratahi-forest)

### **The park area and facilities**

The former glider club area of Pākuratahi Forest is close to the park entrance and the popular Remutaka Rail Trail. It has views of the surrounding hills and mountain ranges. The flat former runway area is surrounded by regenerating native bush and plantation pine forest. See the map below.



### **Access**

Access is via a 1.4km gravel track off Kaitoke Summit Road (park entrance road). It’s not currently suitable for some two-wheel drive vehicles and all low clearance or wide vehicles. Four-wheel drive may be required during the winter months.

### **Available area and possible adaptive reuse of former glider club buildings**

The potential open space recreation or conservation activity related license area is approximately 3.3 hectares. The former runway area may be maintained as mown open space and shared with other recreation groups and public park visitors. There are two former glider club buildings which are in dilapidated condition and only able to be adaptively reused for other purposes after extensive renovations with the necessary Territorial Authority consents. One is a club room hut (approximately 100m<sup>2</sup>), and the other is a hanger (approximately 240m<sup>2</sup>) with a concrete floor. There are more details below and a building condition report is available to download from the Greater Wellington website which has condition details and estimated required works.



*Former glider club hut and hanger. Both require extensive upgrade and consenting works before they can be reused for other compatible park purposes.*

### **Nearby park activities and facilities**

- A **Rifle Range** and **Kart Club** – note that both are noisy activities.
- The highly popular **Remutaka Rail Trail** which is part of the Remutaka Cycle Trail is close by and connected to the former glider club area by the shared use Goat Rock Track
- An extensive network of popular **mountain bike** trails for casual use and NtrailZ MTB Club events.
- **Bike hire** business on the park and rail trail access road
- Horse riding, walking, dog walking, running and conservation group activities
- The runway area is shared space used by groups including amateur astronomy, casual dog walkers and training exercises for emergency services such as Westpac rescue helicopter and search and rescue dogs.
- The adjacent commercial plantation forest logging is scheduled for approximately 2039 and will make use of the access way on site.

Location of gliding club in the park 



## Former gliding club area and surrounding park facilities



## Building details

### *Hangar*

The former glider club hangar (approximately 240m<sup>2</sup>) is a steel structure with concrete floor. The roof and gutters are rusty, but the roof is currently leak free. Roof and gutter replacement will be required in future.



### ***Club hut***

The club hut is approximately 100m<sup>2</sup> in size. It has a watertight roof, cement sheet cladding and wooden window frames. There is a kitchen, toilet, small office room and a large north and west facing main room where the windows offer mountain views. There is a storage room with room to stand under the hut. The wooden windows require maintenance and some required glass replacement. The cladding contains asbestos which has been assessed to be in 'moderate condition'. The roof was repaired in the early 2000's and appears watertight. Further **details in the Building Condition report.**



## ***Outbuildings***

- A small fuel store (concrete block structure)
- Concrete water tank (leak free)
- Generator shed (rusty steel)

All outbuildings are in poor condition. The Building Inspection report has photos and details.



*There is a generator shed beside the hangar. There is a storage room underneath the club hut, at full ceiling height.*

## **Other things to note for expression of interest uses and activities**

- No mains power. Generator or solar installation required by successful applicants
- The buildings roof's offer a large water or potential solar panel collection area
- The septic tank requires venting work and upgrade if use is above 15 people
- The former runway area is public open space. Activities or uses proposed should be compatible with some shared public uses
- Interested parties wanting to use either building will fully fund works to bring them to a safe standard (Building Code) before occupation. This will be a condition of use. **Applicants must download the Building Inspection report for details of the extensive works required if these buildings are proposed to be used.**



## Questions and answers

### 1. What types of activities will be considered in the former glider club area?

Permitted activities and rules for use and development are identified in the management plan for regional parks which includes Pākuratahi Forest. [Toitu Te Whenua Parks Network Plan 2020-30 \(Toitu Te Whenua\)](#) identifies overarching park values, policies, rules and actions for improvement work for the whole park.

#### **It is important to note that:**

- Any new activities or uses need to benefit the park and support recreation, natural and cultural values.
- They need to be compatible with, and preferably support or enhance use and enjoyment of existing activities and recreation facilities such as the rail trail.
- Unacceptable activities are identified as 'Prohibited' and applications are not accepted

### 2. Can I come and inspect the former glider club buildings and park area?

Yes, the open space areas of the park are always open so you can visit anytime.

If you would like to inspect the glider club buildings, please get in touch with the Park Ranger. Email [parksplanning@gw.govt.nz](mailto:parksplanning@gw.govt.nz) to arrange a time. If there is interest, we may also host a half day open-day on a weekend – let us know via email.

### 3. Will leases, licences or concession agreements be granted and over what terms?

It depends on the activity. Check the Management Plan, Section 8.

- Most **‘Managed’** activities are managed via shorter-term Concession Agreements. Shared uses can be managed by MOU or MOC Agreements.
- **‘Restricted’** Activities will require a licence or lease, may require public notification and the application process may also require an Assessment of Environmental Effects (AEE).
- Licences are granted instead of leases for shared public open space areas. The term is usually no more than 9 years, with rights of first refusal. They may be less e.g. three years. Public notification may be required – page 216 of the Management Plan has details.
- Leases offer *exclusive* use of facilities such as the glider club buildings and define responsibilities for building maintenance. The maximum lease term is 30 years, but it will depend on the proposed activity. Public notification will be required.

### 4. What is the Expression of Interest and Application process?

#### Step 1.

If you have a proposal for an activity that you think is compatible with park values, then complete our **preliminary application form online or download and email a PDF version** to [parksplanning@gw.govt.nz](mailto:parksplanning@gw.govt.nz) to express your interest.

The form has questions about proposed activities and compatibility with park values.

**Before you do this, you must check the regional parks management plan** on the Greater Wellington’s website: [Greater Wellington — Toitū Te Whenua Parks Network Plan 2020-2030 \(gw.govt.nz\)](#). The direct link to PDF file is here: [management plan Pākuratahi Forest](#) is section 7.6 on page 150. **Section eight** has the hierarchy of permissions and permitted activities.

**Note: Low impact, high park benefit activity proposals will be prioritised for further**

**Table 1: Activity permission approach in parks. Refer section 8. 'Rules for use and development'**



**consideration over high impact, low park benefit activities.**

### **Step 2.**

Proposals will be assessed after the Expression of Interest end date. If we have questions we will contact applicants directly for more information.

Our criteria for consideration of proposals are:

- Fit with Toitū Te Whenua Parks Network Plan Management Plan directions for the park and park values
- Benefits for public recreation uses and experiences
- Compatibility with existing park activities
- Protection of natural and cultural values
- Collaborations/ partnership benefits in support of park values
- Climate action and sustainability benefits
- Management support required.

The application form has more details. The selection criteria are based on Appendix three of the management plan. The evaluation panel will include Greater Wellington officers representing parks planning, operations including ranger and asset management, science and Health and Safety.

### **Step 3.**

Applicants of unsuccessful proposals will be notified with a rationale included within one month. Activities or proposals deemed to be the most appropriate uses will be notified and invited to meet with Greater Wellington officers to discuss proposals further.

The next steps will depend on the nature of the proposal.

As per Question 3 above:

- **Managed** activities follow the Concession Application Process. This requires another online form to be submitted and then a Concession Agreement drafted. This can be a relatively short process, approximately one month if the proposal is low impact and high park benefit. Details here: [Greater Wellington — Concession applications \(gw.govt.nz\)](https://www.gw.govt.nz/concessions)
- **Restricted** activity applications for licences or leases require detailed application based on **Appendix Three** of the Management Plan. A guideline application form will be provided. This process will take at least three to six months depending on the proposal and may also include public notification. There is a summary here: [Restricted-Activity-process-summary.pdf \(gw.govt.nz\)](https://www.gw.govt.nz/restricted-activity-process-summary.pdf)
- Medium to high impact activities may also require an Assessment of Environmental Effects. We can provide guidelines.

**Fees apply.** Details here: [FINAL-Greater-Wellington-Parks-Concession-Guideline-and-Fee-schedule-2020.pdf \(gw.govt.nz\)](https://www.gw.govt.nz/fees-schedule-2020.pdf)

## 5. How will Greater Wellington assist in supporting appropriate new activities in the former glider club area?

Greater Wellington:

- *May* support maintenance of the grass in the open space runway area to ensure that it remains open space for public visitor uses such as dog walking and periodic events
- *May* share the costs of upgrading this access track to support public access.
- *Will* require successful applicants to meet all necessary licence, lease or concession conditions Greater Wellington imposes.

Successful applicants will be responsible for:

- Compliance with lease, licence or concession agreement conditions
- If buildings are adaptively reused, consents required from Upper Hutt City Council, and ongoing maintenance will be the responsibility of the licence or lease holder.

## 6. I have more questions, who can I ask?

We welcome your questions. Please email [parksplanning@gw.govt.nz](mailto:parksplanning@gw.govt.nz) or come along to an open day if one is organised. You can also phone the Pākuratahi Park Ranger via our Contact Centre - 0800 496 734.



*Former glider club runway open space and access track. There will be temporary disruption to access in future when the surrounding plantation forest is harvested.*