

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER OF

the Resource Management Act 1991

AND

IN THE MATTER OF

of proposed Private Plan Change 51
to the Queenstown Lakes District
Plan

**STATEMENT OF EVIDENCE OF ROBERT JAMES GREENAWAY FOR
PENINSULA BAY JOINT VENTURE**

Dated 1 August 2016

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QUALIFICATIONS AND EXPERIENCE

1. My name is Robert James Greenaway.
2. I am a consultant recreation and tourism planner with more than 25 years' experience.
3. I graduated from Lincoln University in 1987 with a three-year Diploma in Parks and Recreation Management with Distinction, and completed 18 months of postgraduate study in conservation management. I hold the status of an Accredited Recreation Professional with the NZ Recreation Association (NZRA), and I am a member of the NZRA Board of Accreditation for member accreditation to professional status. I am also a 'core group' member of the New Zealand Association for Impact Assessment. In 2011 I was appointed as an inaugural Board member of the Sir Edmund Hillary Outdoor Recreation Council, to assist Sport New Zealand with the implementation of the National Outdoor Recreation Strategy, amongst other things.
4. I was awarded the Ian Galloway Memorial Cup in 2004 by the NZRA (of which I am a past Executive member) to recognise 'excellence and outstanding personal contribution to the wider parks industry'. In 2013 I was awarded the status of Fellow with the NZRA.
5. Between 1990 and 1995 I worked with an international tourism and recreation development consultancy, Tourism Resource Consultants, on a range of large and small development and advisory projects. This work included ecotourism development planning in Samoa, for potential World Heritage Sites in the Solomon Islands for the Ministry of Foreign Affairs and Trade, event management (multisport and mountain biking), and domestic reserve, tourism and recreation management planning.
6. Between 1995 and 1997 I worked for Boffa Miskell Limited in Christchurch, focusing on recreation planning for local authorities and tourism development planning for private agencies.
7. Since 1997 I have worked independently. The majority of my work is for private companies, local and central government, and environmental and community agencies. Over recent years I have prepared assessments and evidence about recreation and tourism for

(amongst others): the Porter Heights Ski Area, Contact Energy (Clutha River), Meridian Energy (Project Hayes wind farm, Manapouri hydro, Central Wind, Mokihiui hydro, NBTC hydro, Hunter Downs hydro, Hurunui Wind, Waiau (Amuri) hydro), TrustPower (Wairau hydro, Arnold hydro, Patea hydro, Matahina hydro, Lake Kaniere hydro, Lake Coleridge irrigation and hydro), Genesis Energy (Castle Hill wind), Mighty River Power (Puketoi wind), King Country Energy (Mokau hydro), Marlborough District Council (King Salmon), NZone Skydive (airfield re-consenting), the New Zealand Recreational Sport Fishing Council (Snapper 1 quota review), the New Zealand Fish and Game Council (Hurunui River), the Rena insurers, and MainPower (Mt Cass wind farm). I have completed more than 300 consultancy projects nationally since 1997 and have presented evidence at approximately 70 resource management hearings. I have completed recreation and tourism research and planning projects for almost 30 local and regional councils.

8. In the Queenstown Lakes area I have worked on the recreation and tourism components of, for example, Shotover River training and gravel extraction for the Queenstown Airways Corp, the Ladies Mile residential development, the Parkins Bay Preserve development, the original Peninsula Bay development, the Hill End development, re-consenting and investigation work for Contact Energy on the Clutha River, a tourism review for the Clutha Mata-Au River Parkway Project, evidence for Pioneer Energy on the Nevis River, a variety of helicopter landing consents and concessions for Helicopters Queenstown, the NZone runway re-consenting, and several other small development investigations. I am currently preparing an assessment of effects for Queenstown Park Ltd for the Queenstown Gondola proposal.

Peninsula Bay

9. In 2006 I presented recreation evidence in relation to Variation 25 (Peninsula Bay) to the QLDC Partially Operative District Plan. In that evidence I concluded, amongst other specific issues not relevant to this hearing, that the open space zones proposed as part of that Variation would be “popular for walking, running and cycling. Appropriate scale and some separation from residences needs to be maintained to encourage their use.”

10. I completed a site visit of the land which is the subject of Plan Change 51 on the 29th of June 2016 with members of Bike Wanaka and Aspiring Tracks Network ("ATN") and Ella Lawton (a councillor at QLDC and also the chair of ATN), as well as Paul Croft, Dr Bramley and Mike Botting. This was to discuss the issues raised by Bike Wanaka, ATN and the Council in their submissions on the plan change proposal.
11. While the concerns of those submitters over the loss of the potential future scale of open space remained, there was some accord that the measures proposed in the plan change as notified, and following notification/submissions, will sustain existing recreation uses, will limit existing and potential future conflict between walkers and cyclists, and will encourage and manage access for recreational uses from within the development area.
12. Subsequent to that site visit and meeting, and after receipt of the S42A Officer's Report, the applicant has further modified the proposal to remove Lots 5 and 6, reduce the size of Lot 4 and Lots 7 to 12, 20, 21 and 22 and increase the amount of planting proposed. The revised proposal reduces the scale of adverse effects on open space values.

Code of Conduct

13. I have read the Code of Conduct for Expert Witnesses contained within the Environment Court Practice Note 2014, and agree to comply with it. I have complied with it in the preparation of this evidence. This evidence is within my area of expertise and I confirm I have not omitted to consider material facts known to me that might alter or detract from the opinions I have expressed.

SUMMARY OF EVIDENCE

14. My evidence considers the effects on recreation of the plan change proposal which, as modified, would allow the subdivision and development of 24 residential lots to the north of the existing Peninsula Bay residential area. Specifically my evidence considers:
 - (a) The existing recreational opportunities and uses within the proposed plan change site, and nearby areas;
 - (b) The effects of the zone change on future recreation opportunity;

- (c) Developments proposed as part of the zone change to support recreation;
- (d) Relevant submissions on the proposal and specifically:
 - 51/08 – Eddie Spearing
 - 51/64 – Kirsten Rabe
 - 51/70 – Ella Hardman
 - 51/72 – T Dennis
 - 51/104 – Steve Schikker
 - 51/152 – Aspiring Tracks Network
 - 51/155 – QLDC
 - 51/205 – Bike Wanaka
- (e) The S42A Officer's Report.

15. My findings are that:

- (f) Based on my review of the plan change application and having visited the site, there will be in fact no change to the existing scale of trail and track access to the setting for walkers, dog walkers, runners and mountain bikers.
- (g) As can be seen in my Appendix 1, the current mountain bike tracks as shown on the Bike Wanaka map are almost entirely outside the plan change area. The very small section of track shown on the Bike Wanaka plan which crosses the corner of Lot 25 and through Lot 26 will be replaced by a new track from the car park next to Lot 26 to Venus Landing, as shown in Appendix 1 and described in point 2 of the ATN submission.
- (h) The existing more formal single-track mountain bike track (Thread the Needle), shown on the Landscape Concept Plan, will not be affected by the plan change. The existing 1.5m wide gravel walking track shown in the Landscape Concept Plan behind Lot 26 will also not be affected.

- (i) New 1.5m wide gravel walking tracks are proposed. The location of these is shown on the Landscape Concept Plan.
- (j) Screen planting will mitigate views of new residences from the existing and proposed tracks, such that the amenity experience of future users of the OSZ will be a high value one.
- (k) The reduction in the extent of the open space zone will result in a reduction in the scale of open space available for recreation and will reduce potential future trail development options. However these would likely only include a limited-scale mountain bike trail network compared to that available at The Plantation or Sticky Forest. I consider it unlikely that this land, whether or not it is rezoned, will be the subject of significant trail development in the future given the preference to separate walkers and cyclists and the desire to maintain local 'natural' values.

EXISTING RECREATION

16. As discussed above, in 2006 I presented recreation evidence in relation to Variation 25 (Peninsula Bay) to the QLDC Partially Operative District Plan. At the time, I prepared Figure 1 below to show the amount of publicly-accessible open space in the Peninsula Bay area. This included road reserve on the lake edge (owned by the Council) which was, and still is, predominantly an open space recreation resource. Light green areas were either gazetted reserve or freehold land held for reserve purposes.

Figure 1: Open space in 2006 (in green)



17. I would describe the level of the Council's interest in accepting the Open Space land in 2006 (rezoned by Variation 25) as low. My recollection is that Council considered the public recreation lands on offer as being beyond that required as a reserve contribution, and as being a potential maintenance burden. My view was that there was a lack of secure public open space available at the time, and that there was little reason to foreclose the option of managing the proposed Open Space land for public benefit, potentially as recreation reserve under the Reserves Act. Sticky Forest and The Plantation¹ to the east of the development area were then used in much the same way as now; extensively developed for mountain biking but not in public ownership, with the lakeside areas also popular for running, walking and dog walking.

¹ The Plantation and Sticky Forest are located on land known as the 'Hāwea-Wānaka Substitute Block' privately owned collectively by more than 1000 beneficiaries (members of Te Rūnanga o Ngāi Tahu) of the SILNA Claim 14 Hāwea – Wānaka. The forest is managed on behalf of the beneficiaries by the forestry management company PF Olsen.

18. Since 2006, some areas of public open space have been created within the Variation 25 area and in several nearby developments. Otherwise, the scale of provision is not greatly dissimilar, as shown in Figure 2. This Figure is drawn from the Walking Access Commission online mapping system (WAMS) and shows legal road (formed and unformed) as well as other publicly accessible open space, with a 2006 aerial underlay.



19. Vesting of the area subject to the current plan change proposal, and the open space to the north, has not yet occurred and remains in private ownership. It has, however, been used by the community for recreation and has several mountain bike and walking tracks, part of the Thread the Needle track, and informal walking and cycle trails, as can be seen in Appendix 1 to my evidence, some eventually allowing off-road access to Beacon Point and on around the peninsula. There is very little signage and little management input beyond that achieved by Bike Wanaka, and pest control on the Open Space land by Infinity.
20. There is very little recreation track on the land within the plan change site (only the track which crosses through the corner of Lot 25 and

then through Lot 26, and a small part of the Mt Gold Access which relies in part on access across private land as discussed by Mr Botting), but the remainder of the area is interspersed with informal and unmarked trails as shown in Appendix 1 to my evidence. Based on discussions during my site visit, some conflict occurs between walkers and cyclists on the existing trails, and separation of uses, as much as possible, would be of benefit. The existing sense of adventure and informality is enjoyed by current users.

21. In summary, the area subject to the plan change proposal, and to the north (public and private), has only developed for recreation as a result of community effort and repeated informal use. A reasonably high level of recreational use of the area is not unexpected considering: the excellent views to the north, the experience of walking and cycling in enclosed kanuka forest, the proximity to residences in Peninsula Bay, and the linkage provided from east to west. Recreation access through and within this lakeside area (on Open Space land outside the plan change area) needs to be maintained and will not be affected by the plan change.

EFFECTS OF THE PROPOSAL AND PROPOSED MITIGATION

22. As set out above, there is very little formal recreation tracking in the proposed development area, and what does exist will not be affected by the proposal, besides increased proximity to housing. The plan change proposal will reduce the scale of potential open space available for recreation.
23. As set out above, and shown in the amended Landscape Concept Plan attached to Mr Croft's evidence, new 1.5m wide gravel walking tracks are proposed which include the creation of local walking loops and full connection with the lakeside tracks. A new section of mountain bike track will be constructed from the carp park next to Lot 26 to Venus Landing. An additional road access point to Infinity Drive (past Lots 25 and 26) for walkers and cyclists, and two carparks and a toilet, are also proposed.
24. Development of the new walking tracks will separate walking and cycling activities and will reduce the potential for recreation conflict. The additional road access point and creation of the new walking loops shown on the Landscape Concept Plan and in Appendix 1 will

encourage use of the tracks by walkers. The carparks and toilets will also encourage use of the area. These measures address in part the submissions made by ATN and QLDC, and the concerns expressed by Bike Wanaka when I met with them.

25. The net effect on existing recreation access and use is minimal, with no loss of existing trail (besides that informally located on private land) and the development of new accessways at the end of the cul-de-sac in Bull Ridge and next to Lot 12 for walkers to encourage separation from cycling tracks. The residual effect relates to the reduction in the general scale of open space available for additional trail and recreation development and for general wandering, and increased proximity to housing (the latter mitigated by the planting described by Mr Espie). In my view, with the planting described, the amenity experience of future users of the OSZ will be a high value one.
26. To address the residual effect of a loss of development opportunity, the applicant has proposed a rule requiring the payment of a financial contribution (on a per lot basis) for the purpose of development of tracks and trails within the Wanaka area. I have based this amount on the capital cost of developing the equivalent of two trails along the width of the Peninsula Bay development – which is approximately 650 metres. In my experience, trail construction costs in similar settings to Grade 1 cycling standard average around \$100 per metre, not including bridges and culverts. On a per metre basis, this results in a total contribution of \$130,000 (650m x 2 x \$100), and a per lot contribution of \$5417.
27. I would expect that additional trail development in the existing Open Space Zone area would only occur if the open space area was further developed in the style of a mountain bike park, as currently occurs in The Plantation, which I consider unlikely. Access through existing Open Space zoned land, outside the proposed plan change area, to Beacon Point is already provided, while the Thread the Needle trail provides a loop (also outside the plan change area) extending to and from Venus Landing (which is located on the north-eastern corner of The Plantation) (see my Appendix 1 attached). Desired walking routes have already established in the Open Space zoned land, and it would be surprising if there was a need to develop further intertwined

walking trails in the plan change area or further north, especially considering the existing reported conflicts between walkers and cyclists, and the presence of slow-growing native vegetation.

28. That is, if public access to The Plantation was lost, I would be very surprised if the existing open space area, or that remaining if the plan change is approved, would be intensively developed as an alternative mountain bike park due to the potential for recreation conflict in a trail thoroughfare area (with local walking loop tracks and access along the ridge between Albert Town and Beacon Point), and in an area of slow-growing native vegetation.
29. In summary, while there will be an effect on recreation value, largely due to the reduction in scale of the open space area, there will be little diminution of existing recreation opportunity. Some future recreation development potential for access and general wandering will be removed.
30. The proposed plan change does not seek to modify the existing rules for the Open Space Zone, and there is therefore no change to the ability to develop the remaining open space area for recreation as can currently occur. The proposed changes to Chapter 15 of the District Plan (the Subdivision, Development and Financial Contribution rules) control the impacts of the development as detailed in the proposed development plan, and I rely on the evidence of Mr Espie as to the effects on open space values in visual amenity terms.

SUBMISSIONS

31. The following submissions focus on a perceived loss of access for runners, cyclists and walkers in and near the plan change area, and some also raise effects on remote and natural characteristics of the setting:
 - 51/08 – Eddie Spearing
 - 51/64 – Kirsten Rabe
 - 51/70 – Ella Hardman
 - 51/72 – T Dennis
 - 51/104 – Steve Schikker

- 51/205 – Bike Wanaka

32. I have considered these issues in the body of my evidence.
33. The QLDC submission seeks to ensure that there is adequate space between Lots 5 and 6 and the crest of the ridge for future track development. These lots have now been removed from the proposal, reducing the extent of Open Space land affected by the proposal. QLDC also notes a concern that 'future lot owners might object to the location of any public access'. The fact is that lot owners will have no capacity to oppose public access in this area, as it will be public land set aside for the purpose of access. They may oppose its use for, for example, motorised recreation, but this would most likely be incompatible regardless. I would expect that a future reserve management plan would define acceptable uses of this setting and it would be extremely unusual if the existing activities were deemed inappropriate.
34. The submissions of Ella Hardman (51/70) and Aspiring Tracks Network (51/152) consider specific amenity developments for recreation, which were also discussed during my site visit. Some of those developments have been incorporated in the Landscape Concept Plan and addressed in paragraph 23 of my evidence.

OFFICER'S REPORT

35. The Officer's Report, and the Council's recreation review (Appendix 5 to the Report) raise matters which I had already considered and have addressed above. Several points require clarification:
- 35.1 The new walking tracks proposed by the applicant allow for separation between cyclists and walkers (a conflict identified during our site visit in July); and the appropriate track standard to apply is therefore for walkers (otherwise cycle use will be encouraged). The new walking tracks will attract walkers away from the existing mountain bike tracks.
- 35.2 The national standards for a walking "path" (SNZ HB 8630:2004) (the easiest track grade, which is suitable for wheelchairs and prams) is for a minimum track width of 1.2 metres with a requirement to clear vegetation to the width of the trail only, and to a height of 2.5 metres. The national

standards provide that the track surface should be made of 'durable material' such as compacted gravel (see my Appendix 2). Considering the desirability of maintaining vegetation in the open space zone, this national standard is appropriate for the walkway, and the proposed width of 1.5m is suitable.

35.3 Widening the track to make it dual use would not necessarily resolve the potential for conflict between walkers and bikers given the limited visibility on some sections as a result of vegetation and the speed at which mountain bikers can travel;

35.4 As identified in the Officer's Report, there does not appear to be any demand to upgrade the existing cycle tracks, such as Thread the Needle.

35.5 As stated in my evidence, I would be surprised if significant additional tracking was developed in the Open Space Zone in the future due to adverse effects on natural values and on the setting as a recreation thoroughfare – regardless of the rate of growth in participation in cycling or walking.

35.6 The removal of Lots 5 and 6 retains the sunny picnic site referred to in the Report.

35.7 The memorial access track and its location have been modified in response to the Report. This is shown in the amended Landscape Concept Plan attached to Mr Croft's evidence.

CONCLUSION

36. The plan change proposal retains the existing scale of formed access to the area of open space affected. Amendments made as a result of consultation, submissions and consideration of the Officer's Report, as shown in the amended Landscape Concept Plan, provide a benefit to existing recreation use of the setting by better managing recreation conflict and providing road access, parking and ablutions.

37. Effects on the sense of 'remoteness' enjoyed by existing trail users will be largely mitigated by screen planting. The remaining adverse effect is on the loss of scale of the open space to the north of the Peninsula Bay subdivision. This has the potential to limit the ability of the Council or private groups to develop the site in the future if a

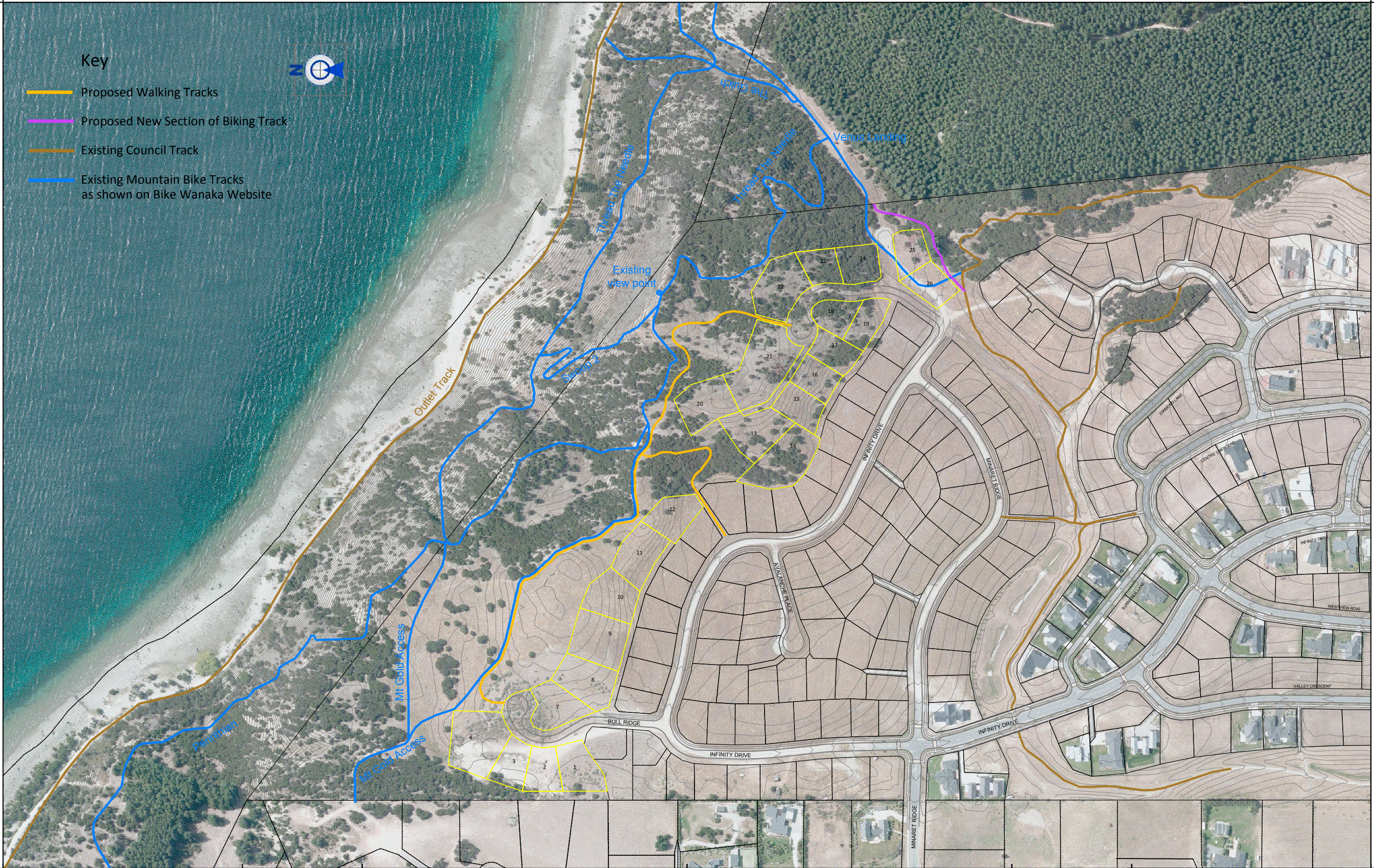
smaller area of open space than is currently expected is finally vested in Council (although, as I have stated, I would be surprised if there was a willingness to encourage much additional tracking considering the desire to separate walkers and cyclists, and to retain a 'remote' experience opportunity and the existing vegetation).

38. In my opinion, the financial contribution rule proposed by the applicant will address this residual effect.

Rob Greenaway

August 2016

Appendix 1: Existing and proposed trail network in context



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Purpose & Drawing Title:

**Existing & Proposed Trail Plan
Peninsula Bay North End**

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Appendix 2 : National standards for walking 'path'

SNZ HB 8630:2004

2.2 Classification of Tracks

Tracks shall be classified into six main categories that cater for corresponding visitor groups as set out in table 2.

Table 2 – Track categories		
Track classification	User group	Visitor group (used by DOC)
Path	1	Urban Residents (UR) – not used by DOC
Short Walk	2	Short Stop Travellers (SST)
Walking Track	3	Day Visitors (DV)
Tramping Track – Great Walk – Easy Tramping Track	4	Backcountry Comfort Seekers (BCC)
Tramping Track	5	Backcountry Adventurers (BCA)
Route	6	Remoteness Seekers (RS)

2.2.1 Naming of Tracks

Tracks shall be named in accordance with table 3, for purposes of providing visitor information.

Table 3 – Naming of Tracks		
User group	Track classification	Track name (to be used in visitor information)
1	Path	path
2	Short Walk	walk
3	Walking Track	walking track
4	Great Walk Easy Tramping Track	name of track (eg Milford Track, St James Walkway)
5	Tramping Track	track
6	Route	route
NOTE – User group numbers and visitor group names should not be used on signs or in visitor information on tracks.		

2.3 Paths

2.3.1 General

Paths shall be well formed and provide for easy walking suitable for all ages and most fitness levels. Access shall be provided on a durable surface such as concrete, chip seal, asphalt or compacted gravel. Many Paths shall cater for people with mobility difficulties or limitations (see 2.3.8) and children in mountain buggies or prams.

NOTE – Some Paths may be suitable for cyclists/mountain-bikers as well as pedestrians (see 2.3.9). They are usually located in well-populated areas and close to public amenities, and designed to meet the expectations of people who want to enjoy a particular attraction or site along or at the end of the Path, in comfort and without physical challenges (see figure 1).



Figure 1 – Path – Wellington Botanic Gardens

2.3.2 *Track formation/Geometry*

2.3.2.1 *Formation/Marking*

The Path formation shall be well defined, so that users can easily find their way in either direction in all weather and low light conditions. Markers will not usually be required. Any track markers used (other than poles) shall follow the specifications set out in Appendix B. The whole track may be benched or raised.

2.3.2.2 *Maximum grade*

The maximum grade for a Path shall be 7° (1 in 8).

2.3.2.3 *Steps*

Steps shall be constructed to enable safe and comfortable use. All steps shall have a maximum riser height of 180 mm and a minimum tread length of 310 mm.

The maximum vertical rise between landings for all steps shall be 2.5 m. A landing is defined as a break of at least 1 m in a run of steps.

2.3.3 *Surface/Pavement*

2.3.3.1 *Walking surface width*

Paths shall have a minimum track width of 1.2 m.

NOTE – The minimum width may be reduced for environmental or aesthetic reasons for short sections provided there is a low risk to user safety. Such sections shall cover no more than 5 % of the total length of each Path.

2.3.3.2 *Track surface*

The surface of a Path shall be well formed and even and shall be made of durable material, such as concrete, chip seal or asphalt, or compacted gravel.

The track surface shall be such that it can be walked on comfortably without getting footwear wet or muddy in both dry and wet weather. The surface shall allow users to walk without having to constantly look down at where they place their feet.

The maximum height of any discontinuity on the walking surface for Paths shall be 5 mm.

2.3.4 *Structures*

2.3.4.1 *Boardwalks*

Boardwalks shall be used over wet, swampy, sandy or muddy sections to achieve a stable dry surface for visitor comfort and/or to protect the environment.

2.3.4.2 *Minimum width*

The minimum width for new access structures shall be 1.2 m.

2.3.4.3 *Bridges*

All major and minor watercourses shall be bridged.

2.3.4.4 *Ladders*

No ladders shall be used on Paths.

2.3.4.5 *Guardrails or barriers*

Where a significant hazard exists, a barrier or guardrail shall be provided. Barriers and guardrails shall extend for the full length of path along which the significant hazard exists.

C2.3.4.5

Existing guardrails or barriers will only be replaced at the end of their life if a significant hazard exists.

2.3.4.6 *Viewing platforms*

Viewing platforms may be provided in appropriate places along the path.

2.3.5 *Furniture*

2.3.5.1 *Seats and picnic tables*

Seats and picnic tables may be provided.

2.3.6 *Vegetation*

Vegetation shall be cleared from the total width of the Path formation and to a height of 2.5 m, giving visitors a clear passage and an unimpeded view of the surface.

Windfalls blocking the Path shall be cleared within 48 hours of notification.

All cut vegetation shall be removed from the path surface and disposed of out of sight of path users.

2.3.7 *Information for visitors*

2.3.7.1 *Signage*

Paths shall be clearly signposted with directional signs at entrances and at all junctions.

Where sprays or chemicals have been or are to be used on the track, temporary signs shall be erected for an appropriate time as a warning to track users.

C2.3.7.1

An orientation/track information sign should be provided at path entrances where more than one walking option exists.

2.3.7.2 *Track condition*

The presence of any poor track condition shall be brought to the attention of visitors at visitor information centres and/or at Path entrances.

2.3.7.3 *Recommended footwear*

Paths shall be suitable for all types of walking footwear.

2.3.8 *Paths for people with mobility difficulties*

Paths may be developed or maintained to a barrier-free standard for use by people with mobility difficulties or limitations. For such Paths, the specifications in 2.3.1 to 2.3.7 above shall apply, with the following variations.

2.3.8.1 *Maximum grade*

The maximum grade shall be 5° (1 in 11.4).

2.3.8.2 *Steps*

No steps shall be used.

2.3.8.3 *Walking surface width*

The minimum width shall be 2.0 m over its entire length.

2.3.8.4 *Structures/gates*

No stiles, turnstiles or kissing gates shall be used.

2.3.8.5 *Signage*

The path shall be clearly labelled as a path for people with mobility difficulties by use of appropriate symbols and words at path entrances and at junctions with any tracks that are not paths.

2.3.9 *Paths for cyclists and pedestrians*

Some paths may be managed for both cyclists (including mountain-bikers) and pedestrians. For such paths, the requirements in 2.3.1 to 2.3.7 above shall apply, with the following variations.

2.3.9.1 *Steps*

No steps shall be used.

2.3.9.2 *Structures*

No walk-over stiles shall be used.

2.3.9.3 *Visibility on corners*

Vegetation clearance, especially on corners, shall be sufficient to allow good visibility (a 10 m minimum sight distance) for cyclists and walkers.

2.3.9.4 *Signage*

The path shall be clearly labelled as a path for pedestrians and cyclists by use of appropriate symbols and words at path entrances and at junctions with any tracks on which cycles are not permitted.