

WAIHOLA RESERVES MANAGEMENT PLAN

2018 - 2028 / CLUTHA DISTRICT COUNCIL



RESERVE MANGEMENT PLAN PROCESS

DATE	ASPECT
20 October 2016	First notice inviting suggestions for the reserve management plans
9 December 2016	Public notice inviting submissions to the draft reserve management plans
27 February 2017	Submissions close
18 October 2018	Submissions Hearing held
1 November 2018	Clutha District Council adopt Waihola Reserves Management Plan

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INTRODUCTION



Waihola

1.0 INTRODUCTION

1.1 PURPOSE

The Clutha District Council (Council) owns and administers a number of reserves in Waihola. This Reserve Management Plan, prepared in accordance with the Reserves Act 1977 (the Act), establishes the framework for the management and development of these reserves.

The reserves subject to this Plan are classified as either:

- Destination parks which are large reserve areas that are focal points for the community and contain facilities such as public gardens, open green areas, playgrounds and other recreational places; or
- Cemeteries which are areas utilised as burial grounds

The current character of these reserves is a result of factors such as their history, size, location, form, connectedness, wider land use and facilities. This character has informed the Council's plans for the future development and management of these reserves. The plans in turn support Council's wider strategy of promoting the district as an attractive place to work and live.¹

This Reserve Management Plan:

- summarises the statutory framework for reserve management under the Reserves Act 1977
- describes each of the reserves, including the opportunities for the development
- establishes a vision for each reserve, and objectives and policies to achieve this; and
- records initial feedback from community consultation.

The Plan responds to the unique needs of the Waihola community and provides a framework for on-going community involvement in achieving the outcomes sought by the Plan.

Community consultation was undertaken from December 2016 to February 2017 to understand the way in which the reserves are used, their value to the community and the aspirations for their future use. The Council incorporated the feedback from this consultation into the final Waihola Reserve Management Plan.

2.0 STATUTORY FRAMEWORK

2.1 STATUTORY OBLIGATIONS

The Reserves Act 1977 (the Act) governs the management and control of reserves in New Zealand. The Act requires the administering body (the Council) to prepare reserve management plans (section 41). The Council has resolved to prepare a Reserve Management Plan that outlines the general intentions for the balanced use, development and protection of the reserves in Waihola.

The key responsibilities for the Council under the Act are to:

- Classify its reserve land according to its primary purpose. The principles set out in sections 17-23 guide the determination of the relevant classification under the Reserves Act. The potential classifications are:
 - Recreation
 - Heritage
 - Scenic
 - Nature
 - Scientific
 - Government purpose

¹ Clutha District Council, Living and Working in the Clutha District, 18 June 2015.

- Manage the land for its primary purpose
- Prepare a management plan and keep it under continuous review; and
- Put in place formal agreements for leases and licenses.

A Reserve Management Plan shall provide for, and ensure, the use, enjoyment, maintenance, protection and preservation (as the case may require), and the development (as appropriate) of the reserve for the purpose for which it is classified (as required by section 41(3)).

To inform the development of the Reserve Management Plan, the Clutha District Council is required to consult with iwi and the community in order to identify their wishes and aspirations for the reserves. This consultation was undertaken during December 2016 and February 2017.

2.2 OTHER RELEVANT DOCUMENTS

Activities and developments undertaken on the reserve land remains subject to other legislation, and regional, district and national policy and bylaws, which may apply depending on the nature of the activity being undertaken. The diagram right lists relevant pieces of legislation and policy.



VISION, OBJECTIVES AND POLICIES

3.0 VISION, OBJECTIVES AND POLICIES

The main outcome sought from this Plan is to enhance reserve areas in Waihola for the community and visitors to the area. Along with the future development of the reserves, the objectives and policies in this Plan seek to deal with the maintenance pressures associated with managing the reserves in Waihola. This is important because of the variety of different uses and sizes of the reserve spaces. Low maintenance and innovative development opportunities are articulated in the action plans and supported by the listed objectives and policies.

3.1 VISION

The vision for Waihola's reserves is:

“To provide and promote a variety of passive and active recreational spaces on lake reserve in Waihola for the community and visitors to enjoy”

3.2 OBJECTIVES AND POLICIES

- 3.2.1 The Vision is realised through the following Objectives:
- a The unique character of Lake Waihola and the surrounding environment is recognised and reflected in the design, maintenance and management of reserves
 - b Access is provided to, and within, Lake Waihola Destination Park and to Waihola Cemetery
 - c Lake Waihola Destination Park is a vibrant and well-used community space with passive and active recreational opportunities



OBJECTIVE 1

- 3.2.2 The unique character of Lake Waihola and the surrounding rural environment is recognised and reflected this in the design, maintenance and management of the reserves.

POLICIES

- 3.2.3 Encourage commercial development on private land either side of State Highway 1 that complements the use of Lake Waihola Destination Park.
- 3.2.4 Create better connection between the playground facilities and Lake Waihola through vegetation removal, (when considered to be ecologically appropriate).
- 3.2.5 Ensure that the character of the lake is not unreasonably compromised by structures and buildings associated with leases and licenses.
- 3.2.6 Prioritise weed control to areas of higher value indigenous vegetation, habitats and to keeping public walking paths clear.



OBJECTIVE 2

- 3.2.7 Provide a high level of access to and within Lake Waihola Destination Park and to Waihola Cemetery.

POLICIES

- 3.2.8 Prioritise pedestrian and cycle activity within the reserves.
- 3.2.9 Support the construction or redevelopment of the public boat launch facilities at the northern end of the reserve.
- 3.2.10 Provide safe and accessible walking and cycling paths between State Highway 1 and Lake Waihola.
- 3.2.11 Implement way-finding signage from State Highway 1 and Lake Waihola to encourage people to visit the reserve area.
- 3.2.12 Invest in cycling opportunities which connect Lake Waihola to other parts of the Clutha District such as Milton and Lawrence.
- 3.2.13 Demarcate parking spaces in Lake Waihola Destination Park so that it is clear to the public where it is, and is not, appropriate to park vehicles.
- 3.2.14 Enhance the street front of Waihola Cemetery by investing in new gates and a sign, and future parking requirements.

OBJECTIVE 3

- 3.2.15 Develop and invest in Lake Waihola Destination Park so that it is a vibrant and well used community space.

POLICIES

- 3.2.16 Improve the signs within Lake Waihola Destination Park to identify what each part of the reserve is used for (including the location for camping, toilets, eateries, swimming locations and other recreational activities available on the reserve).
- 3.2.17 Consider licenses for temporary vendors on a case-by-case basis that is consistent with wider Clutha District Council policies and is well publicised throughout the community. This vending shall be consistent with and contribute to the public benefit and enjoyment of the reserve.
- 3.2.18 Maintain and enhance the range of playgrounds for children of all ages, and include structures that encourage imaginative play.
- 3.2.19 Allow installation of picnic facilities to enable and enhance use throughout the year.
- 3.2.20 Ensure that community groups that have an interest in Lake Waihola Destination Park understand the competing needs of lake users by holding an annual meeting to discuss the use of the reserve.



The existing playground



The existing water play structure

WAIHOLA

4.0 WAIHOLA

4.1 CHARACTERISTICS OF WAIHOLA

The Clutha District is a diverse and vibrant place for people to live, providing a relaxed and rural lifestyle close to other major centres within the Otago Region. Waihola is a satellite village and a popular holiday destination.

The main attraction is Lake Waihola, part of the Waihola-Waipori Wetlands complex, and one of the most significant waterfowl habitats in Otago. Lake Waihola Destination Park is a popular spot due to the recreational opportunities that the lake and surrounding facilities provide for a range of ages. This reserve is well used in the summer months for boating, water skiing, swimming and picnicking.

The area surrounding the lake slopes up to rolling foothills to the south and west which provide an attractive backdrop to the lake from the Waihola Lakefront Reserve.

Over the past decade, the population of Waihola and the surrounding area has grown significantly. However, as indicated in Clutha District Council's Infrastructure Strategy, the Clutha District's population is ageing and over the next 30 years a greater proportion of the population is projected to be over 65. During the same time the working population of 16–64 year olds is predicted to decline. The needs of an ageing population have therefore been taken into consideration in the development plans for the reserves in Waihola.

4.2 WAIHOLA'S RESERVES

Lake Waihola Destination Park is the main reserve in Waihola. It sits to the west of State Highway 1. The lakefront is distinguished by large exotic tree planting and shelterbelt planting which is representative of the rural landscape in which the small township sits.

There is a small area of designated reserve to the east of the Destination Park. This low-lying grassed area between State Highway 1 and the South Island Main Trunk rail line is known as Greenwich Reserve. Council does not actively manage this area as a reserve and there is an opportunity for revocation of the Reserve status and the sale of the area.

The town cemetery is situated to the east of the township on an elevated site overlooking the lake and town.



4.3 LAND USE IN WAIHOLA

Recreation in the township is centred on the enjoyment and use of Lake Waihola.

To the east of the lake (between State Highway 1 and the railway tracks) land use is predominantly commercial in nature although there are also some community facilities. At the southern end of this strip there is a small amount of residential housing.

The main residential area is to the east of State Highway 1 and is zoned Urban Resource Area. This is where the majority of residential activity in Waihola is located. In this area, large residential lots form a small settlement overlooking Lake Waihola. Many lots have been subdivided but not yet developed. Further up the hill, the properties are zoned Rural Residential. Many of the residences in Waihola are holiday homes rather than permanent dwellings, and as a result the population fluctuates significantly at weekends and holiday periods. Beyond the Urban Resource Area and Rural Residential Zone, the land is dominated by large rural lots which are not currently earmarked for development.

4.4 ECOLOGY

Lake Waihola is a tidal freshwater lake. It is 6 kilometres long with a surface area of approximately 9 square kilometres. It is one of a pair of lakes (the other one being Lake Waipori) which lie in the small area of low hills between Taieri and Tokomairiro. Lake Waihola is drained by the Waipori River which is a tributary of the Taieri River. Lake Waihola is tidal because Taieri River enters the Pacific Ocean at Taieri Mouth, and tidal action up the river affects Lake Waihola.

Lake Waihola is shallow and surrounded by wetlands, including the internationally renowned and protected Te Nohoaka o Tukiauau/Sinclair Wetlands, which is a precious refuge for many threatened and endangered species of plants, fish and bird. The Sinclair Wetlands (between Lake Waihola and Lake Waipori) are used for educational study with a visitor centre, displays and resources available to schools and visitors.

Water quality within Lake Waihola has been compromised by decades of drainage and flood control from the lower Taieri Plain. The Otago Regional Council undertakes monitoring to ensure that water quality is safe for recreational activities in rivers, lakes and coastal environments in Otago. The report from the monitoring results for December to March 2016 stated that the water in Lake Waihola is generally safe for recreational activities. However, the report also states that bacterial contamination can occur, commonly after rainfall events, as storm water and rural run-off can contain human or animal effluent.²

4.5 CULTURAL VALUES

The Waipori/Waihola wetland complex is highly valued by Kai Tahu (the principal Maori tribe/manawhenua in the South Island) and they are the kaitiaki (guardians) of the wetlands. The wetlands are of historical and cultural importance as a site of mahika kai (where eels, flax and raupo can be harvested) for successive waves of Waitaha, Kati Mamoe and Kai Tahu. The wetland complex was returned to Kai Tahu by the Crown as part of the Ngai Tahu Claim Settlement Act 1998.

² Otago Regional Council – Lake Waihola at Jetty Results December 2015 – March 2016

THE RESERVES

5.0 THE RESERVES

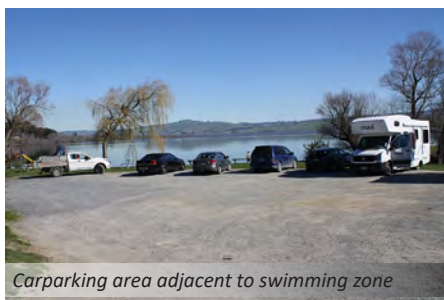
Destination parks are places which the public consider to be an important areas of open space. They act as a focal point for the community. These are places where visitors and the community are able to enjoy active and passive recreational activities and access walking and cycling connections.

5.1 LAKE WAIHOLA DESTINATION PARK

5.1.1 HISTORY

The wetland surrounding Lake Waihola was previously much larger than it is today. Prior to settlement, the whole of the Taieri Plan and south of Mosgiel was virtually a forested swamp that supported an abundance of vegetation and wildlife. The area was a major mahika kai (food gathering) resource for successive waves of Waitaha, Kati Mamoe and Kai Tahu during their occupation of the Otago coast.³

The name Waihola is accepted to be analogous with the Maori word wai-hora meaning



Carparking area adjacent to swimming zone



The swimming zone



Waihola Cricket grounds



Picnic area at Lake Waihola

³ Waihola, Waipori and Wetlands – An environmental education resource kit for use in the Sinclair Wetlands (Department of Conservation).

‘spreading waters’. European settlers arrived in the mid-1800s and began draining the Taieri Plain for agricultural activities. The 315-hectare Sinclair Wetlands is privately owned by Te Runanga o Ngai Tahu and are protected in perpetuity by a Queen Elizabeth II National Trust open space covenant. The Lake Waihola Destination Park area is the responsibility of Clutha District Council.

5.1.2 SOUTHERN SECTION

The southern end of the Destination Park lake contains a children’s playground, a number of picnic tables, a car park (which is predominantly used by those accessing the playground and lake), and a block of toilets. This area is the swimming end of the lake. The lake is accessed predominantly by vehicles via Waihola Place from the State Highway.



5.1.3 CENTRAL SECTION

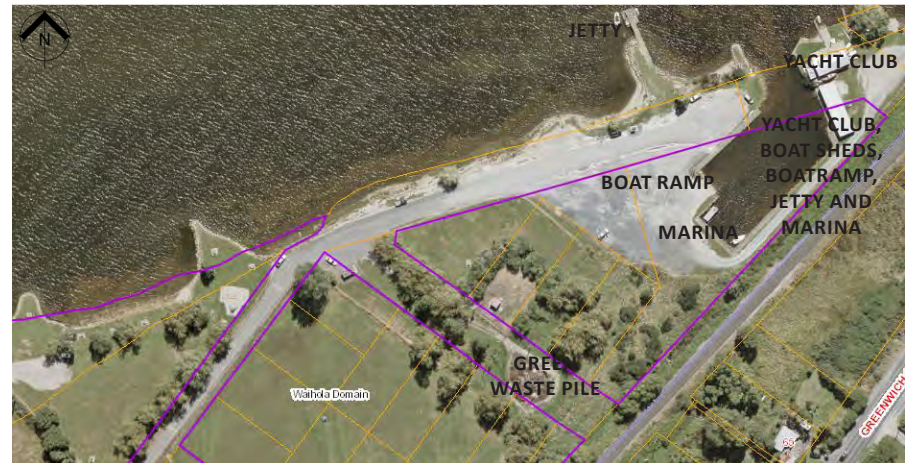
The predominant use in the central portion of the Destination Park is a camping ground which is leased and operated privately. Details of this lease are provided in the Appendices of this Plan. Adjacent to the camping ground is an empty block of land which is used when conditions permit.

There is a peninsula into Lake Waihola in the middle of the reserve. Cars and pedestrians are able to access this area via the path from the southern portion of the reserve. A small playground on the peninsula contains a swing, slide and sea-saws.



5.1.4 NORTHERN SECTION

The northern section of the Destination Park is mainly used for boating activities, and the northern part of the lake is used for jet skiing and boating. The boat ramp, wharf, clubrooms and car park provide a distinct area for those who wish to use Lake Waihola for boating. There is also a block of toilets located near to the yacht club car park and to the south of the car park there is an area used for green waste which is utilised for a community bonfire.



5.1.5 NATURAL VALUES THROUGHOUT THE RESERVE

Lake Waihola Destination Park provides large open grassed areas with sporadic exotic specimen trees spread throughout. Some areas have exotic tree and native shrub shelterbelts which provide shelter and shading for the camping ground, cricket oval and some recreational spaces. Sporadic willow trees and other exotic trees are located close to the shoreline of the lake and provide shade for lake users.

There is more native planting towards the southern end of the reserve surrounding the playground, and a re-vegetated native bush area at the southern tip of the site which contains a private walkway.

Open areas of gravel dominate the northern end of the reserve close to the boat ramp. Grassed areas adjacent to the water's edge have been lost due to excessive vehicle movements throughout the area. This provides an unattractive and expansive area that does not cater well to passive recreation.

5.1.6 WAIHOLA LAKEFRONT CONCEPT PLAN



OPPORTUNITIES

1. Create safe access to the water for all users
2. Barriers for vehicles
3. Area for sports, festivals and triathlon events
4. Upgrade boat ramp
5. Provide an attractive entranceway
6. Wayfinding
7. Replace main playground
8. Sculptural elements on the waterfront
9. Tree strategy
10. Proposed future Cycleway
11. Upgrade Marina decking surface
12. Safety at railway crossing
13. More furniture
14. Opportunity to upgrade existing gate to location at number 15 from location at 14
15. Opportunity for new gate
16. Possible green waste area

5.1.7 OPPORTUNITIES

A number of opportunities to enhance Lake Waihola Destination Park can be drawn from the above descriptions. A playground concept plan is provided in section 5.1.10 of this plan. The opportunities on the plan are described in more detail in Table 5.1.11, along with indicative timeframes and costs. There is an additional opportunity for community involvement in fencing and developing the playground.

Council has decided that projects can generally proceed where financially it rates neutral, but where a project would be seeking additional Council funding, it would go through a due process for consultation via Long Term Plans and Annual Plans. Alternative sources of funding will also be considered, and Council will work alongside community groups and other agencies to make progress on some projects. It is noted that some of the items listed below may not be progressed, due to budget constraints or other limitations.

Council’s role will be to help facilitate Community Plan projects. This will vary from project to project, but examples of the type of support Council may provide include:

- Direct involvement of a Council Project Manager, to direct and implement work.
- Providing administrative support to groups or organisations which have been set up to manage particular projects.
- Providing other technical support (e.g. mapping, consenting issues, greenspace management).
- Staff and contractors undertaking work as directed, within existing budgets and work programs.
- Advocate on behalf of the community, for actions or decisions by other agencies, which will make Waihola a more ‘liveable’ community.





5.1.8 CHALLENGES

There are a number of challenges associated with the management and development of Lake Waihola Destination Park, many of which are a result of the park being near to a tidal environment. These challenges should be considered and mitigated (when considered to be appropriate) in the development and management of the reserve.

Particular challenges are:









- During large tides and high rainfall events, the raised lake levels and wave action can cause erosion on the shoreline of Lake Waihola
- Drainage in high rainfall events, particularly in the low lying grassed areas of the reserve
- Safety for pedestrians (particularly small children) arising from pedestrian and vehicle conflicts as currently there is no clear demarcation of vehicle and pedestrian areas

5.1.9 OPPORTUNITIES IDENTIFIED FOR WAIHOLA LAKEFRONT

Opportunities	Timeframe	Indicative Cost
Remove rubbish and debris from the lakefront edge and initiate erosion control to allow safer access to the water	S	\$1,000 - \$3,000
 1.		
Establish bollard barrier further back from the edge of the lakefront to allow for safer access along the waterfront for users	S	\$100/m
 2.		
Sports, festivals, triathlon events to attract people to the lake and better utilize open space within the reserve	M	N/A
 3.		
Deepen harbour and repair walls	M	\$10,000 - \$20,000
 4.		

KEY	
SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

5.1.9 OPPORTUNITIES IDENTIFIED FOR WAIHOLA LAKEFRONT

Opportunities	Timeframe	Indicative Cost	Opportunities	Timeframe	Indicative Cost
Provide an attractive entranceway to the reserve 	M	\$20,000 - \$30,000	Put together a tree strategy to inform future tree planting 	S	\$20,000 - \$30,000 (district wide)
Incorporate information signs and wayfinding to highlight the various activity areas for both accessibility and safety 	M	\$5,000 - \$10,000/ea	Provide an attractive route through the reserve for the proposed future cycleway 	S	N/A
Replace the main playground area with new natural play equipment (refer to section 5.1.10) 	M	\$50,000 - \$100,000	Upgrade the marina decking surface where required 	Per year ongoing	\$1,000
Integrate sculptural elements to provide landmarks and key features within the reserve for users 	L	\$20,000 - \$100,000	Enhance accessibility to the reserve including a safe railway crossing at the entrance to the reserve for pedestrians and cyclists 	M	\$20,000 - \$30,000

KEY

SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

5.1.9 OPPORTUNITIES IDENTIFIED FOR WAIHOLA LAKEFRONT

Opportunities	Timeframe	Indicative Cost
New equipment (furniture, BBQ, drinking fountain) for enhanced picnicking and passive recreation opportunities	S	\$5,000 - \$20,000



KEY




SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

5.1.10 WAIHOLA LAKEFRONT PLAYGROUND CONCEPT PLAN



5.1.11 OPPORTUNITIES IDENTIFIED FOR WAIHOLA LAKEFRONT PLAYGROUND

Opportunities	Timeframe	Indicative Cost
Create better connection between the playground and the lake through vegetation removal 	S	\$1,000 - \$5,000
Incorporate new park furniture including seating, new bin facilities 	S	\$5,000 - \$15,000
Provide natural 'playscapes' for imaginative play 	M	\$5,000 - \$15,000

Opportunities	Timeframe	Indicative Cost
Integrate native planting within the playground elements 	M	\$1,000 - \$5,000
Create gateway for entrance to playground and to also frame the lake 	S	\$5,000 - \$10,000
New integrated public BBQ as well as rubbish and recycling bins, and drinking fountain 	M	\$10,000 - \$20,000

KEY

SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

CEMETERY

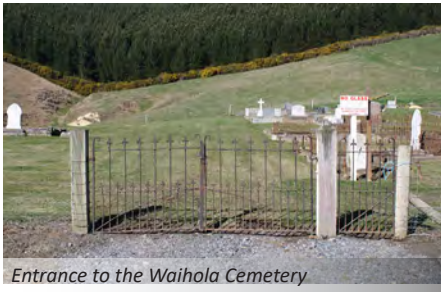
5.2 WAIHOLA CEMETERY

5.2.1 GENERAL DESCRIPTION

The cemetery overlooks Waihola Township and the lake due to its position on the top of the hill above the residential settlement. Access to the cemetery is via Beacon Street which runs across the top of the ridgeline. The reserve slopes slightly to the north east.

An old metal gate provides an entranceway to the site and a wire fence lines the perimeter. The surrounding environment to the north, south and east is rural. There are a few residential properties to the west. The cemetery is well maintained and there is still substantial space for additional burials.

Repair and maintenance of headstones is the responsibility of the families concerned. Any other parties wanting to undertake this work in Waihola Cemetery must first obtain Council's permission.



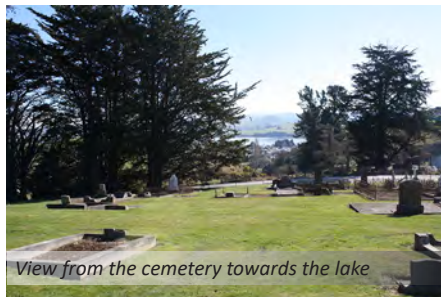
Entrance to the Waihola Cemetery



Cemetery plots



Cemetery plots



View from the cemetery towards the lake

5.2.2 WAIHOLA CEMETERY LOCATION



5.2.3 WAIHOLA CEMETERY ACTION PLAN

- a Provide seat for contemplation
- b Gate upgrade
- c Fence maintenance
- d Tree maintenance
- e Enhance parking area



APPENDICES

6.1 LEGAL DESCRIPTIONS AND EXTENTS OF RESERVES IN WAIHOLA

6.1.1 DESTINATION PARK – LAKE WAIHOLA

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Lake Waihola Destination Park	Part Lot 1 DP 9888, Section 1 SO 21493; Sections 1 & 2 Block XXVI Town of Waihola; Sections 1-8 & 18-23 Block IV Town of Waihola; Sections 1-4, 20-21 & 26-27 Block V Town of Waihola; Part Section 1 Block XX Waihola Survey District and Closed Road Block XX Waihola Survey District.	Recreation Reserve	2.6479	Urban Resource Area and Scheduled Reserve R74: Recreation Reserve

6.1.2 GREENWICH RESERVE

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Greenwich Reserve	Section 25 Block V Town of Waihola (VNZ 2804409600)	Recreation Reserve	0.3445	Urban Resource Area and Scheduled Reserve R73: Recreation Reserve

6.1.3 CEMETERIES – WAIHOLA CEMETERY

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Waihola Cemetery	Section 43 Block II Clarendon Survey District (VNZ 2804426900)	Recreation Reserve; Local Purpose Reserve(Cemetery) New Zealand Gazette 1983 p273	2.0260	Designation D405: Waihola (Rural) – ‘Cemetery’ (underlying zoning: Rural Resource Area

6.2 LEASES, LICENCES AND CONCESSIONS

6.2.1 LEASES, LICENCES AND CONCESSIONS				
LOCATION	KNOWN AS	CONCESSION HOLDER	EXPIRY	RATE OF RENEWAL
Lake Waihola Destination Park	Camping ground	Waihola Holiday Park	31-5-2049	
Lake Waihola	Boat sheds	Mr & Mrs A McIntee	31-3-2021	
Lake Waihola	Boat sheds	Waihola School Board of Trustees	31-3-2021	
Lake Waihola	Boat sheds	J M Timms	31-3-2021	
Lake Waihola	Boat sheds	Dobbie Family Trust	31-3-2021	
Lake Waihola	Boat sheds	Waihola Looking Forwrd Inc	31-3-2021	
Lake Waihola	Boat sheds	Waihola Yacht Club	31-3-2021	
Beacon Street	Waihola Cemetery	IK & CS Gillespie	Informal at pleasure of Council	

6.3 RELEVANT DISTRICT PLAN OBJECTIVES AND POLICIES

6.3.1 URBAN RESOURCE AREA

The objective and policies potentially relevant to the development of reserves with an underlying zoning of Urban Resource Area are:

Objective URB .1

To manage the development of the urban area in order to:

- provide a framework which enables people and communities to provide for their social, economic and cultural wellbeing, and their health and safety, while
- maintaining and where possible enhancing the environmental quality of particular environments within the urban area, and
- avoiding, remedy or mitigating any adverse effects on the natural and physical resources of the Urban Resource Area.

Policy URB.1

To avoid, remedy or mitigate the adverse effects that activities can have on existing amenity levels of the District's Urban areas

Policy URB.3

To avoid, remedy or mitigate the adverse effects that non-residential activities can have on residential activities including the adverse effects of:

- noise
- odour
- heavy or intensive traffic generation
- loss of privacy, sun and views
- security provision
- building design

6.3.2 RURAL RESOURCE AREA

The objective and policies potentially relevant to the development of reserves with an underlying zoning of Urban Resource Area are:

Objective RRA.1

To provide a management framework for the rural environment that promotes the sustainable management of the resources of the District.

Policy RRA.2

To ensure that the adverse effects that activities can have on the soil resource including the adverse effects of:

- Erosion
- Instability
- Nutrient loss
- Soil contamination
- Soil compaction

Are avoided, remedied or mitigated.

6.3.3 TRANSITIONAL RESOURCE AREA

The objective and policy potentially relevant to the development of reserves with an underlying zoning of Transitional Resource Area are:

Objective TRA.1

To achieve a density of development which avoids or mitigates adverse effects on water quality and network services.

Policy TRA.1

To avoid the adverse effects of development on water quality.