

Proposed District Plan Assessment

Section 7 – Coastal Environment

Objectives	Policies
<p>Objective 1 Subdivision, use and development in the Coastal Environment:</p> <ul style="list-style-type: none"> • Enables people and their communities to provide for the social, economic, and cultural well-being and their health and safety; • Maintains or restores the integrity, form, functioning and resilience of the Coastal <u>Environment</u>, including the long-term projected effects of climate change; and (A17) • Protects the indigenous biodiversity values of the Coastal <u>Environment</u>; and • Preserves the natural character of the Coastal <u>Environment</u>; and (A17) • Protects outstanding natural features and landscapes values of the Coastal <u>Environment</u>; and (A17) • Recognises and provides for the relationship of tāngata whenua with the Coastal <u>Environment</u>; and • Maintains and enhances public open space and recreation opportunities in the Coastal <u>Environment</u>; and • Manages coastal hazard risks; and • Protects and enhances historic heritage values; and • Avoids sprawling or sporadic patterns of development and enabling consolidation of existing settlements. 	<p>Policy 1a New subdivision, use and development along the coast shall provide a setback from the coastal edge to allow for:</p> <ul style="list-style-type: none"> a) Preserving natural character; and b) Maintaining and enhancing public access to public areas; and c) Natural ecosystems functioning; and d) Natural functioning of physical processes, including the ability of natural features to migrate inland.
<p>Comment: The above objective and policies seek to ensure that activities within the coastal environment do not adversely impact on the ecological and landscape values of the coastal environment. Notably, the objective does acknowledge the need to maintain and enhance recreational activities within the coastal environment. The proposal provides for the temporary use of Williamson Park for organised recreational events which is consistent with this policy direction. In addition, the stage and event area is set well back from the dunes and beach, which will assist avoiding adverse ecological effects on the coastal environment. Lastly, no permeant changes to the landscape values of the site or the wider coastal environment are proposed. Accordingly the proposal is consistent with the above objective and relating policies.</p>	
<p>Objective 2 The development of a Recreation Area maintains or enhances the amenity and function of adjacent Commercial, Residential and Rural Areas.</p>	<p>Policy 2a Buildings and development should avoid adverse effects on adjoining land uses.</p> <p>Policy 2b</p>

	<p>Buildings and development in the Recreation Passive Zone should not dominate the reserve but should retain the perception of open space.</p> <p>Policy 2c The development of large-scale recreation facilities, including buildings and grounds, should be directed to the Recreation Active Zone.</p> <p>Policy 2d Vehicle access and parking should be designed and located to:</p> <ol style="list-style-type: none"> a. Avoid encroachment on areas already used for recreation b. Enable shared use between different recreation activities and commercial and community activities if this does not detract from the recreation activity; and c. Minimise conflict (including traffic volume and access points) with traffic flows on nearby streets.
<p>Comment:</p> <p>Most relevant to the current proposal is that the above objective and policies seek to ensure that the development of reserves is sensitive to the amenity and function of the surrounding area. In this instance the proposed events are a 'use' rather than a 'development', however the matter of amenity is still considered to be relevant.</p> <p>The proposed events are temporary in nature, however, at times they will result in a level of noise that is not consistent with the residential zoning of neighbouring properties. In addition, events of this nature have been held at the park for the last 20 years and therefore, the activity is not new to the area. A detailed assessment of the noise and amenity effects associated with the proposal have been addressed in detail in the assessment of environmental effects provided with the application and a number of mitigation measures proposed, however, some inconsistency with this objective and policy remains.</p> <p>No new vehicle crossings are proposed, and traffic will be managed through the implementation of Traffic Management Plans for each event.</p>	
<p>Objective 3 Areas of indigenous vegetation, water bodies and natural landforms in the Recreation Area are protected and enhanced particularly where they contribute to:</p> <ol style="list-style-type: none"> a) Settlement backdrops and scenic corridors along roads; b) Habitat continuity; c) Natural character; d) Provision of shade along water bodies and maintaining natural water flows; and/or e) Cultural appreciation and traditional/historic heritage uses. 	<p>Policy 3a Sites with special values, such as indigenous habitat, landscape and natural character, or scientific, historic heritage, cultural or scenic areas should be protected, enhanced and incorporated into reserve management.</p> <p>Policy 3b Opportunities to provide links and corridors between indigenous ecosystems should be considered through use and development.</p> <p>Policy 3c</p>

	Vegetation clearance, impermeable surfaces and watercourse manipulation near and adjacent to water bodies that would adversely affect aquatic ecosystems shall be avoided.
<p>Comment:</p> <p>The proposal will not adversely impact on any indigenous vegetation, water form or natural landform and is therefore considered to be in accordance with the above objective and relating policies.</p>	

Section 22 – Recreation Area

Objectives	Policies
<p>Objective 1</p> <p>A range of quality recreation and conservation reserves meet current and future recreation and conservation needs.</p>	<p>Policy 1a</p> <p>The use and development of the Recreation Area shall provide opportunities for passive and active recreation, and protection and enjoyment of cultural, historic, ecosystem and landscape features that are consistent with the applicable reserve/conservation management strategies/plans.</p> <p>Policy 1b</p> <p>Commercial activities should be provided for where they support, provide a service for or are accessory to a recreation activity.</p> <p>Policy 1c</p> <p>Community activities should be provided for where they are essential services for safe recreation or are included in reserve management plans.</p>
<p>Comment:</p> <p>The above objective and policies seek to ensure that both commercial and community activities are permitted alongside passive and active recreational opportunities. The proposal provides for the limited use of Williamson Park for events that have a wider community benefit, while ensuring the park is also available for passive recreation activities during the remainder of the year. In addition, it is noted that the use of Williamson Park for events is envisioned in the Reserve Management Plan.</p> <p>Overall, the proposal is consistent with the above objective and relating policies.</p>	
<p>Objective 2</p> <p>The development of a Recreation Area maintains or enhances the amenity and function of adjacent Commercial, Residential and Rural Areas.</p>	<p>Policy 2a</p> <p>Buildings and development should avoid adverse effects on adjoining land uses.</p> <p>Policy 2b</p> <p>Buildings and development in the Recreation Passive Zone should not dominate the reserve but should retain the perception of open space.</p> <p>Policy 2c</p>

	<p>The development of large-scale recreation facilities, including buildings and grounds, should be directed to the Recreation Active Zone.</p> <p>Policy 2d Vehicle access and parking should be designed and located to:</p> <ol style="list-style-type: none"> a. Avoid encroachment on areas already used for recreation b. Enable shared use between different recreation activities and commercial and community activities if this does not detract from the recreation activity; and c. Minimise conflict (including traffic volume and access points) with traffic flows on nearby streets.
<p>Comment:</p> <p>Most relevant to the current proposal is that the above objective and policies seek to ensure that the development of reserves is sensitive to the amenity and function of the surrounding area. In this instance the proposed events are a 'use' rather than a 'development', however the matter of amenity is still considered to be relevant.</p> <p>The proposed events are temporary in nature, however, at times they will result in a level of noise that is not consistent with the residential zoning of neighbouring properties. In addition, events of this nature have been held at the park for the last 20 years and therefore, the activity is not new to the area. A detailed assessment of the noise and amenity effects associated with the proposal have been addressed in detail in the assessment of environmental effects provided with the application and a number of mitigation measures proposed, however, some inconsistency with this objective and policy remains.</p> <p>No new vehicle crossings are proposed, and traffic will be managed through the implementation of Traffic Management Plans for each event.</p>	
<p>Objective 3 Areas of indigenous vegetation, water bodies and natural landforms in the Recreation Area are protected and enhanced particularly where they contribute to:</p> <ol style="list-style-type: none"> a) Settlement backdrops and scenic corridors along roads; b) Habitat continuity; c) Natural character; d) Provision of shade along water bodies and maintaining natural water flows; and/or e) Cultural appreciation and traditional/historic heritage uses. 	<p>Policy 3a Sites with special values, such as indigenous habitat, landscape and natural character, or scientific, historic heritage, cultural or scenic areas should be protected, enhanced and incorporated into reserve management.</p> <p>Policy 3b Opportunities to provide links and corridors between indigenous ecosystems should be considered through use and development.</p> <p>Policy 3c Vegetation clearance, impermeable surfaces and watercourse manipulation near and adjacent to water bodies that would adversely affect aquatic ecosystems shall be avoided.</p>
<p>Comment:</p>	

The proposal will not adversely impact on any indigenous vegetation, water form or natural landform and is therefore considered to be in accordance with the above objective and relating policies.

Operative District Plan

Objectives	Policies
<p>Objective 225.3 – Visitors and the Environment To protect the environment, including communities, from the adverse effects of visitor numbers, activities and facilities.</p>	<p>225.4 - Policies</p> <ol style="list-style-type: none"> 1. To ensure visitor activities or facilities occur in a manner and at a scale that reflect or enhance the landscape character of the area and do not conflict with the Sustainable Resource Management Principles. 2. To ensure visitor activities or facilities are supported by or provide the following: <ol style="list-style-type: none"> a. Rubbish facilities; b. Public toilets c. Walkways or public access to the coastal marine area or appropriate conservation areas d. Car parking
<p>Comment: The above objective and polices seek to ensure that tourist activities will not adversely impact the natural environment or the community in which they wish to be held. In this instance there will be some adverse noise and traffic effects associated with the events, however these will be temporary in nature and are already an accepted part of the character of the area. The hirage contracts will address matters such as rubbish collection, the provision of toilet facilities and park clean up. This will ensure address effects are managed to an acceptable level.</p> <p>The proposal is considered to be consistent with the aforementioned objective and policies.</p>	