

Notice territorial authority's requirement for designation or alteration of designation

[Sections 168A](#), and [181\(4\)](#), Resource Management Act 1991

Selwyn District Council gives notice of a requirement to add a new designation.

1. The site to which the requirement applies is as follows:

Name: Rhodes Park

Address: Old Tai Tapu Road, Tai Tapu

Legal Description: RESERVE 4125 and RESERVE 3372

Area: 29.4662 hectares

2. The nature of the proposed public work (*or project or work*) is:

(a) Description of the type of the designation:

Recreation and Community Facility

(b) *Description of the Scope of work:*

a. *Purpose*

- i. To provide for recreation activities including organised sports games, children and youth play and informal recreation use.
- ii. To provide for community facilities including a community centre, club rooms and other buildings for recreation and social activities and meetings.
- iii. To provide community infrastructure to support the recreation activities including sports grounds, sports ground lighting, sports courts, playgrounds, walking and cycling tracks, roadways and car parks amenity buildings including toilets, changing rooms and storage areas.

b. *Scope of Work*

- i. The scope of work is to provide land and associated infrastructure and facilities for the provision of recreation and community facilities. Specifically this includes:
 - sports fields and lighting for summer and winter sports activities
 - tennis/netball courts and lighting
 - Bowling green
 - Cricket practice nets
 - Golf course and clubrooms
 - Tennis clubrooms
 - Multi-use sports and community centre
 - Camping/picnic area
 - Community centre
 - public toilets
 - BBQ facilities
 - playground
 - car parks and roadways
 - park furniture

- storage/equipment sheds
- fencing (internal and boundary)
- Other recreational facilities and equipment
- Walking tracks, boardwalks and bridges
- Shelter, amenity and naïve restoration planting

c. *Scale*

- i. All work will be conducted within the area identified on the attached map.
- ii. No increase in the scale or intensity of activity on this site for recreation reserve purposes is anticipated. Some additional improvements are planned for the reserve including a perimeter walking path and upgrade of the campground facilities but the effects of these are less than minor in the context of the existing reserve.

3. The nature of the proposed conditions that would apply are:

- (a) The following standards will apply for any new development to mitigate any potential adverse effects on the environment:
 - (i) Setback from road
 - (ii) Separation from neighbours
 - (iii) Height
 - (iv) Outdoor storage
 - (v) Recession planes
 - (vi) Site coverage
 - (vii) Surfacing
 - (viii) Glare
 - (ix) Noise
 - (x) Construction noise
 - (xi) Parking
 - (xii) Heritage

The above standards are set out in full in Attachment 3.

4. The effects that the public work (*or* project or work) will have on the environment, and the ways in which any adverse effects will be mitigated, are:

(a) Existing reserves and activities

In general terms lawfully established recreation reserves, the facilities located on them and the activities that occur on them form part of the existing environment and any changes will be incremental. Only the environmental effects of significant changes to a recreation reserve should be considered, not environmental effects as if the whole recreation reserve is a new activity.

Rhodes Park provides for a wide range of informal and organised sporting activities. Both the rugby and golf clubs have been in existence on Rhodes Park for over 70 years, and the bowls, netball and tennis clubs are also well established on the park. The scenic qualities of the park provide an attractive setting for informal recreation activities such as picnicking walking and camping.

The use of this reserve has been analysed and shows a high level of both sporting and passive use with usage likely to increase over time. General use of the reserve is also expected to increase following the rebuild of the Tai Tapu community centre on the Park.

A large part of Rhodes Park is leased to the Tai Tapu Golf Club which has clubrooms and storage facilities on the park. There is also a small campground which has been closed for some time but is likely to reopen, and a resource consent has recently been obtained for the campground as well as registration under the Camping-ground Regulations.

(b) Character and amenity

Rhodes Park is located in a semi-rural area with scenic views to the Port Hills and has been progressively planted since its establishment in 1921 making it an attractive park to visit. The park provides for a large tract of open green space that complements the surrounding rural environment. The park area allows for improved visual amenity with space to accommodate large numbers of trees and plantings as well as open grass areas. This contributes to the overall attractiveness of the rural and nearby township environment.

The buildings and structures located on the park are designed to be functional and utilitarian with a scale that is in keeping with the setting. A new building has been constructed on the park which both replaces the former Tai Tapu Community Centre and sports pavilion creating a multi-purpose facility that can accommodate a range of uses. The building provides dedicated space for the rugby club and bowling club. This new building was approved under resource consent 165596. The existing buildings cover approximately 0.9% of the site area. Hard surface areas are provided for car parking, road ways, paths and sports courts. These currently cover around 3.7% of the total site area.

(c) Noise

Activities that occur on the site will generate noise from time to time and this relates to:

- Noise from games and sports being played including practice sessions
- Noise from uses such as social activities in the sports and community centre and club rooms and facilities
- Noise from vehicles visiting the site including engine noise and car doors opening/closing

The noise generated from the activities on the site will be of a type and level that commonly occurs and is generally acceptable within the rural environment. Effects of noise on the site can be mitigated by restricting activities between certain hours and ensuring noise levels do not exceed typical rural standards. The Resource Consent (RC 165596) for the Community Centre limits the hours of operation to 7am to 10pm, although special events may operate until midnight. The Resource Consent also sets out specific noise limits to mitigate adverse effects on adjoining neighbours. It is noted that the areas where noise is likely to be generated on the site are over 200 metres from any residential properties.

Mitigation will also occur via the proposed conditions for noise that specifically apply to this designation.

(d) Light Spill, Glare and Sky Glow

There are three main types of obtrusive or adverse lighting effects that can cause nuisance to nearby residents, users of adjacent areas and to astronomical observation. These are:

- Glare
- Upward Waste Light (Sky Glow)
- Spill Light

Overhead floodlighting is needed to illuminate the sports fields and courts for training and game purposes. Lighting may also be provided for security of buildings, roadways and car parks. Such lighting can create light spill and glare for neighbouring properties that may adversely affect surrounding residential amenity values. Light glare may also affect the safe and efficient operation of roads. In addition lighting required for recreation reserve activities may result in upward waste light being produced.

At Rhodes Park the sports fields and tennis/netball courts have floodlighting. Lighting is also provided in car parks and around buildings for security and safety purposes. The effects from this lighting have been present for some time and are an existing part of the environment. Given the reserves rural location, low residential density and greater distance between neighbours any adverse effects associated with lighting will be minor and unlikely to cause nuisance to surrounding neighbours.

The effects of light spill and glare on neighbouring properties and the road network can be mitigated by directing exterior lighting away from adjacent properties and roads, restricting activities between certain hours and ensuring light spill does not exceed lux levels appropriate to a residential environment. Upward waste light can be managed by careful luminaire selection and site orientation. However, there will always be some reflected light contributing to sky glow that cannot be fully controlled or mitigated.

If additional or new lighting (beyond what is already existing) is to be installed at Rhodes Park mitigation will occur via the proposed conditions for lighting that specifically apply to this designation.

(e) Transport/parking

The activities occurring on Rhodes Park will generate traffic movements and the need to provide on-site car parks to cater for vehicle numbers. This relates to:

- Visitors, spectators and players arriving/leaving for sports games and practices
- People arriving/leaving for use of the club rooms for social occasions (after-match functions, meetings etc.)
- Users of the community centre
- Casual users of the park for informal recreation or use of facilities
- Vehicles undertaking maintenance activities on the park

Generally high numbers of vehicle movements and the need for car parking will occur for intense periods around weekend sport (especially Saturdays), week night uses for practice or games (e.g. rugby) and social functions occurring in the club rooms or sports/community centre. This may create adverse effects for users of the roads near the park and surrounding residents where on-street parking occurs.

The number of vehicle movements per day will exceed the permitted limits defined for residential areas in the Operative District Plan 9.4.1 – Permitted Activities – Scale of Non

Residential and Non-Rural Activities, and 9.13.1 - Permitted Activities — Activities and Vehicle Movements.

The adverse effects of this are mitigated by:

- Provision of ample on-site car parking - 100 carpark spaces are located to service the sports/community centre (as approved in the resource consent) plus there are additional car parks for the tennis courts, golf club and parking available in the camping/picnic area.
- On-street parking along the frontage old Tai Tapu Road

The effects of vehicular traffic related to the activities on the park have been present for some time and form an existing part of the environment. Should new activities occur that generate an increase in the scale or intensity of vehicular traffic at the park the effects will be assessed and mitigated via the proposed conditions for transport and vehicle movements that specifically apply to this designation.

Rhodes Park is in the rural zone, however, it is a key sporting hub for the Tai Tapu and the wider community. Therefore, to accommodate the high use of this rural reserve the urban transport provisions specific to this designation shall apply rather than the more lenient rural provisions.

(f) Effects associated with the proposed use

Generally the effects associated with the proposed use are covered in the sections above (character/amenity, noise, light spill/glare/sky glow, transport/parking). There are some additional effects of the activity that have been identified. These include:

- Effects of machinery used for maintenance activities – may generate noise or create a hazard to users.
- Effects of maintenance works such as field releveling that may create dust.
- Effects of maintenance works where pest control or agrichemicals are used.
- Effects of fertiliser use on playing fields.
- Effects of storm water runoff from car park and hard standing areas.
- The necessity to store hazardous goods on site (compressed gas).

These effects are existing and form part of the current environment. Mitigation of adverse effects will occur via the proposed conditions that apply to rural recreation reserves or may be regulated through the Canterbury Land and Water Plan.

(g) Benefits of the Activity

Rhodes Park is a focal point for recreation and community activities in the locality and provides the following benefits:

- A venue and facilities for the community to participate in a range of sport and recreation activities (sports and active recreation activities as well as informal recreation opportunities) which supports the health and well-being of residents.
- Forms part of a network of sports parks to meet the need of organised sports matches and practice.
- A community hub that brings people together for recreation and social activities and helps to facilitate a sense of community and social connectedness.
- Provides relief to the surrounding built environment by providing a large tract of open green space.

- Provides space for enhancing the landscape environment with gardens, trees, and grassed areas and contributes to the attractiveness of the township.
- Provides environments that help to enhance the bio-diversity of the district and creates green corridors for birds and animals.
- Draws people to utilise the facilities on the park with indirect economic benefits to local businesses in the nearby township.

5. Statutory Assessment

The following is relevant to this activity:

Reserves Act 1977 and specifically s.17 (1) – Recreation Reserves

It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as recreation reserves, for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.

And, s. 40 (1) Functions of administering body

The administering body shall be charged with the duty of administering, managing, and controlling the reserve under its control and management in accordance with the appropriate provisions of this Act and in terms of its appointment and the means at its disposal, so as to ensure the use, enjoyment, development, maintenance, protection, and preservation, as the case may require, of the reserve for the purpose for which it is classified.

Other sections of specific relevance include: s. 41 Management Plans; s. 53 Powers (other than leasing) in respect of recreation reserves; s. 54 Leasing powers in respect of recreation reserves (except farming, grazing, or afforestation leases).

A management plan has been prepared for the Rhodes Park (2006) the plan sets out the management and future development objectives for the park.

Operative Selwyn District Plan

The following extracts from the Selwyn District Plan are relevant to recreation reserves located in the rural zone and particularly Rhodes Park.

Recreation areas and reserves are listed as 'Community Facilities' in the Rural Volume of the District Plan refer section **B2.3 - Community Facilities and Recreational Areas - Issues**
Community facilities include land, buildings, equipment and services available to local communities for a range of activities, with or without a charge. They include: meeting halls, places of worship, schools, **recreation areas and reserves**, emergency services, and cemeteries.

The District Plan notes a number of issues in relation to community facilities that are especially relevant to recreation reserves such as Rhodes Park.

Access to community facilities is important to foster a sense of community or association in an area; and to meet people's expectations to have access to community facilities.

Community facilities bring benefits to residents. It is desirable to have them located in or close to residential areas, so that not only are they easily accessible to residents in the townships, but they are sited close to the communities they serve including in living areas, in

locations providing easy access to the public. Some community facilities can have adverse effects on the environment, particularly the amenity values of residential areas. For example:

- Noise and lighting from functions at night can disturb sleeping residents.
- Inadequate access and car parking can cause traffic congestion and loss of privacy for neighbours.
- If community facilities are located across main roads or railway lines from the township, they can create traffic hazards for both residents trying to get to them and motorists or trains using the road or railway line.
- If buildings or grounds are not adequately maintained, they can have adverse visual effects on the neighbourhood.

Community Facilities (and Reserves) - Strategy, Objectives, Policy and Methods

The Rural Volume of the District Plan uses the following basic strategy to address issues with community facilities and recreational areas:

- The District Plan provisions recognise community facilities as part of the rural area and do not restrict the multiple use of community facilities.

Objective B2.3.1

Efficient use and maintenance of community facilities is encouraged.

Objective B2.3.1 is to encourage the use of existing community facilities in the rural area. The District Plan does this by recognising community facilities as part of the rural area; and ensuring policies and rules do not unnecessarily hamper the multiple use of community facilities.

Policy B2.3.1

Recognise community facilities as part of the rural environment and encourage new uses for existing community facilities.

Explanation and Reasons

Community and recreational facilities are part of the rural area. Their ongoing use is important to foster the identity of local communities and to ensure the efficient use of the community's assets. Policy B2.3.1 recognises community facilities in the rural area and encourages their on-going use. The role of the District Plan is limited, in this regard, to ensuring there are no unnecessary restrictions in the rules, to changing the use(s) of community facilities. This is achieved by avoiding 'catch all' rules that make any community facility require a resource consent.

Method

District Plan Rule Structure

Permitted activities

Policy B2.3.2

Exempt community facilities from site coverage requirements in the rural area.

Explanation and Reasons

The District Plan provisions impose a maximum site coverage for buildings on sites in the Rural zone. The purpose is to maintain rural character – the dominance of open space and vegetation cover over buildings. Policy B2.3.2 exempts community facilities from site coverage provisions. The reason is to reduce the cost of buying and maintaining sites for community facilities.

There are a limited number of community facilities in the rural area, so the exemption is unlikely to cause a cumulative adverse effect on rural character.

Method

District Plan Rules

Policy B2.3.3

Encourage new community facilities to:

- (a) Be located in or adjoining townships; and
- (b) Be designed and sited for easy access and personal safety of patrons.

Explanation and Reasons

New community facilities are encouraged to be located in or adjoining townships so they can serve a larger population base. While the population in the rural area is increasing, the District Plan policies encourage most new residential development to occur in and around townships. A study carried out for the Council (Barber: 2000 – Demand for Small Allotments in the Rural Area) suggests that by 2020 most residential growth will be in and around townships (see Section B4.1).

New community facilities need to be accessible to residents in the District, including children and people who do not have full mobility. Community facilities need to be designed and well-lit so people feel safe visiting them.

Methods

Asset Management Plans

- Design, layout of Council owned facilities
District Plan Rules
- Subdivision – discretion over facilities to vest in the Council
Advocacy
- Encourage community organisations to incorporate these ideas in designing community facilities.

Community Facilities and Recreational Areas – Anticipated Environmental Results

The following environmental results are expected to occur from implementing Section B2.3:

Community facilities are more utilised in the rural area.

The Operative District Plan Strategy, Objectives, Policy and Methods support the provision of community facilities such as cemeteries in the rural zones and seek to encourage use and recognise that they are part of the rural environment.

Operative District Plan Rules

The following District Plan Rules may apply to Rhodes Park:

- 4.2 Buildings and landscaping
- 4.7 Building and site coverage
- 4.9 Buildings and building position
- 4.17 Fences adjoining reserves
- 5.2 Vehicle accessways
- 5.3 Vehicle crossings
- 5.5 Vehicle parking and cycle parking
- 7.1 Outdoor signs – general

- 8.1 Storage of hazardous substances
- 10.6 Activities and noise
- 10.7 Activities and light spill
- 10.8 Activities and scale of activities
- 10.9 Activities and hours of operation
- 10.10 Activities and the outdoor storage of material and goods

District Plan Review

The Operative District Plan is currently subject to review process. Topics of the review that will have particular relevance to the designation for Rhodes Park include:

- Community and recreation facilities
- Light spill, glare and sky glow provisions
- Noise provisions
- Transport and parking provisions
- Living zone provisions

Selwyn District Council Parks and Reserves Bylaw (2009)

This bylaw has provisions for managing and controlling some activities on the park concerned with environmental effects. Specifically this relates to the following sections of the bylaw:

- s.6. Behaviour in Parks and Reserves
- s.7. Conduct in Facilities
- s.8. Vehicle Controls within Reserves
- s.11. Camping
- s.12. Aircraft and Drones
- s.13. Organised Sports Games

As there is a bylaw in place which already regulates some matters these are not required to be managed through conditions on the designation and would be an unnecessary duplication of regulations.

Canterbury Regional Policy Statement

The key reference in the Regional Policy Statement to recreation and community facilities is related to the policy on regional growth.

5.3.1 Regional growth (Wider Region)

To provide, as the primary focus for meeting the wider region's growth needs, sustainable development patterns that:

1. ensure that any
 - a. urban growth; and
 - b. limited rural residential developmentoccur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development;

2. encourage within urban areas, housing choice, **recreation and community facilities**, and business opportunities of a character and form that supports urban consolidation;
3. promote energy efficiency in urban forms, transport patterns, site location and subdivision layout;
4. maintain and enhance the sense of identity and character of the region's urban areas; and
5. encourage high quality urban design, including the maintenance and enhancement of amenity values.

One of the anticipated results noted is: *New urban development provides for community facilities where appropriate.*

Land and Water Regional Plan

The following region-wide rules (section 5) of the Canterbury Land and Water Regional Plan may apply to activities undertaken on Rhodes Park. This mainly relates to maintenance and operational activities such as weed and pest control, sports turf management and storm water management of car parks.

- Pest Control and Agrichemicals s.5.20 - 5.23
- Fertiliser Use s.5.65, 5.66, 5.67
- Stormwater s. 5.93A-5.97

5. Alternative sites, routes and methods that have been considered to the following extent:

The requiring authority has a long-standing existing interest in the land required for the designation. The works being designated are existing and have been operating for some time. The works provided for by the designation will not result in any significant adverse effects on the environment. It is therefore not necessary to consider alternatives.

6. The public work (or project or work) and designation (or alteration) are reasonably necessary for achieving the objectives of the requiring authority because:

The purpose of the designation is to provide a large tract of public open space with associated facilities to enable sports, recreation and community activities to occur in order to meet the needs of residents in the Tai Tapu Township and the wider locality. This work is necessary to be able to provide opportunities for participation in sports, recreation and social activities to support the health and well-being of the Tai Tapu community.

The Council's **2018-28 Long Term Plan** notes the following in relation to recreation reserves which forms part of the Community Facilities Activity: *"Council involvement in the Community Facilities Activity is considered to be an essential component required to promote community wellbeing in the district. Involvement in this activity contributes, in some way, to achievement of many of the community outcomes but, in particular, the development of a*

healthy community. The provision of services comprising the Community Facilities Activity is viewed as a critical element in attaining this goal.

Community Facilities strengthens local communities in a number of ways, including providing places and spaces for people to meet and interact; supporting voluntary community committees, clubs and groups in which people work together and develop a sense of common purpose; and delivering community social, leisure, education and cultural activities.

Community halls, swimming pools libraries, service centres, heritage buildings, and reserves are an important part of the social fabric for many communities providing a focal point and contribute to attaining a sustainable community with a sense of identity and belonging.

The benefits of physical activity are now widely accepted and recognised. Increasing peoples' physical activity has emerged in the last decade as a key international and national goal to improve health. Council encourages residents to live healthy and active lives by providing a range of recreation and leisure facilities, including parks, playgrounds, swimming pools, halls and sport fields.

The natural environment and landscape, everything from parks and open countryside to playing fields and other green spaces, play an important part in promoting and maintaining good health and well-being and creating a sense of identity. Council enhances the environment and landscape by ensuring each township is served by a reserve, park or domain. Large rural recreation reserves and the smaller esplanade reserves provide environmental protection of riverbanks and lake margins and support the District's biodiversity. The network of reserves and open space creates green corridors for birds and animals."

The Council's **Community Facilities Activity Management Plan** includes the following in regard to recreation reserves:

"The provision of recreation reserves by Council is considered to be necessary to meet the open space and recreational needs of the District. The Council is required to promote community wellbeing and, involvement in the provision of recreation reserves contributes to achievement of community outcomes related to the development of a healthy community and providing a safe living environment. The Council has adopted strategies and policies aimed at creating a healthy living environment for the District's population. The provision of recreation reserves is viewed as a key element in attaining this goal.

Recreation reserves are an important element of township and rural environments providing visual contrast and relief from the built form, a sense of spaciousness as well as opportunity for exercise and social contact. Playing fields and other green spaces, play an important part in promoting and maintaining good health and well-being by providing opportunities for organised and informal recreation. Rural recreation reserves provide environmental protection of riverbanks and lake margins and support the District's biodiversity.

The Council has adopted the role of primary service provider as, although there is open space areas provided by other agencies such as Department of Conservation and schools, these do not fulfil the wider recreation and open space needs of communities. Council reserves which are focused on active recreation compliment the areas provided by other agencies.

Recreation reserves play an important role in the image of the District and the quality of life and wellbeing for its residents. As the District's population grows and changes the Council will need to plan for future open space to meet requirements and achieve strategic goals.

Recreation reserves serve a number of functions that contribute to the social, cultural, economic and environmental wellbeing of the community. These include the following:

- Provide opportunities for outdoor recreation to improve physical wellbeing;*
- Provide a focal point for local communities where they can meet and participate in a variety of leisure and recreation activities;*
- Provide sports fields, play spaces and facilities;*
- Provide a balance between developed urban space and green spaces;*
- Create visual amenity such as gardens, trees, and green open space;*
- Help to define the unique identity of townships;*
- Provide passive areas of open space for quiet contemplation, walking and sitting;*
- Contribute to the overall landscape character of the district;*
- Provide environments that help to enhance the bio-diversity of the district;*
- Create green corridors for birds and animals;*
- Enhance the image of the district as an attractive and pleasant place to live;*
- Enable preservation of historic sites and features.”*

The Council's ***Open Spaces Strategy (2015)*** notes the need for *providing open space areas across the District for a variety of uses and experiences*. This includes sports and recreation parks as a venue for sport and recreation activity with recreation facilities and buildings and often multiple use. The strategy acknowledges that: *Trends/ best practice suggests that 'hubbing' of sports (sports amalgamations and multi-use of facilities) is an increasingly popular approach in terms of recreation provision. With this in mind, larger destination facilities that cater to a wide range of users are becoming more prominent.*

It is determined that it is appropriate to pursue a designation as:

- designations allow more flexibility for local authorities to develop long term projects (consistent with the long term plan) with the capability of modifying the activities and facilities to suit changing community needs.
- a designation allows the land needed for the works to be identified in the District Plan, clearly indicating the intended use of the land.
- The Selwyn District Council already retains the necessary interests in this land to undertake the activity relevant to the propose of the designation
- The designation will provide ongoing protection for the designated purpose and restrain other land uses or developments that could hinder the works.

7. The following resource consents are needed for the proposed activity and have (or have not) been applied for

RESOURCE CONSENT 195541 : To establish and operate a camping ground at Rhodes Park Reserve, Tai Tapu : Decision Notified 25/10/19

RESOURCE CONSENT 165596 : To redevelop Rhodes Park Community Centre and Sports Club : Decision Notified 18/01/17

RESOURCE CONSENT 155739 : To erect new tennis pavilion, increasing total area of site covered by buildings above 100m2 with vehicle movements : Decision Notified 12/02/16

RESOURCE CONSENT 075509 : Outline plan to erect storage shed : Decision Notified 13/12/07

RESOURCE CONSENT 065293 : OUTLINE PLAN TO CONSTRUCT ADDITIONS TO EXISTING
CHANGING ROOMS : Decision Notified 21/12/06

No further resource consents are required at this point.

8. The following consultation (*or* No consultation) has been undertaken with parties that are likely to be affected:

No specific consultation in respect to this designation has been carried out. Given that the designation relates to activities that are already existing and have been present for some time and no changes are proposed it is not envisaged that consultation with affected parties is required.

9. The Selwyn District Council attaches the following information required to be included in this notice by the district plan, regional plan, or any regulations made under the Resource Management Act 1991.

Attachment 1: Rhodes Park boundary and existing facilities

Attachment 2: Gazette Notice

Attachment 3: Proposed Standards

Signature of person giving notice

(*or* person authorised to sign on behalf of person giving notice)



Mark Rykers

Date: 4 June 2020

ATTACHMENT 1

Rhodes Park



Rhodes Park



Revocation of the Reservation Over a Reserve Specifying the Manner of Disposal and How Proceeds of Sale Shall be Utilised

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby revokes the reservation as a local purposes (road) reserve over the land, described in the Schedule hereto, and further, declares that the said land may be disposed of by the Waitemata City Council at current market value, the proceeds from any such sale to be paid into the Council's reserves account, such moneys to be used and applied in or towards the improvement of other reserves under the control of the Council, or in or towards the purchase of other land for reserves.

SCHEDULE

NORTH AUCKLAND LAND DISTRICT—WAITEMATA CITY
916 square metres, more or less, being Lot 7, D.P. S. 57007, situated in Block VIII, Titirangi Survey District. All certificate of title 52D/660.

Dated at Auckland this 23rd day of April 1985.

J. V. BOULD,
Assistant Commissioner of Crown Lands.

(L. and S. H.O. 6/1/1057; D.O. 8/5/347)

3/1

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby classifies the reserve, described in the Schedule hereto, as a scenic reserve, for the purposes as specified in section 19(1)(a) of the Reserves Act 1977, subject to the provisions of the said Act.

SCHEDULE

WESTLAND LAND DISTRICT—WESTLAND COUNTY
3035 square metres, more or less, being Reserve 837, situated in Block II, Poerua Survey District. Gravel Reserve by part *New Zealand Gazette*, 1905, page 1257. S.O. Plan 497A.

Dated at Hokitika this 6th day of May 1985.

T. A. BRYANT,
Assistant Commissioner of Crown Lands.

(L. and S. H.O. Res. 10/3/49; D.O. 13/79)

3/1

Vesting Reserves in the Paparua County Council

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby vests the reserves described in the Schedule hereto, in the Paparua County Council in trust for recreation reserves.

SCHEDULE

CANTERBURY LAND DISTRICT—PAPARUA COUNTY

West Melton Recreation Reserve

4.0468 hectares, more or less, being Reserve 3789, situated in Block XI, Rolleston Survey District. All *Gazette* notice 248503/2 (*New Zealand Gazette*, 1979, page 2815). S.O. Plan 4824.

Rhodes Part Recreation Reserve

29.0614 hectares, more or less, being Reserve 4125.

4046 square metres, more or less, being Reserve 3372.

Both situated in Block VI, Halswell Survey District. All *Gazette* notice 347965/1 (*New Zealand Gazette*, 1979, page 2524). S.O. Plan 9094.

Weedons Recreation Reserve

2.0234 hectares, more or less, being Reserve 1453. All *Gazette* notice 268203/1 (*New Zealand Gazette*, 1980, page 1979).

24.4184 hectares, more or less, being Reserves 1596 and 2357. All *Gazette* notice 242105/1 (*New Zealand Gazette*, 1979, page 2290).

All situated in Block XV, Rolleston Survey District. S.O. Plan 3632.

Prebbleton Recreation Reserve

2.9516 hectares, more or less, being Reserve 3996, situated in Block XIII, Christchurch Survey District.

2.0234 hectares, more or less, being part Rural Section 1488, situated in Block XIII, Christchurch Survey District. All certificate of title 5D/36.

6.4066 hectares, more or less, being part Rural Sections 1742 and 2246, situated in Blocks XIII, Christchurch and I, Halswell Survey Districts. All certificate of title 396/22.

All *Gazette* notice 253085/1 (*New Zealand Gazette*, 1979, page 3081).

Dated at Christchurch this 8th day of May 1985.

B. K. SLY,
Assistant Commissioner of Crown Lands.

(L. and S. H.O. Res. 11/2/181, Res. 11/2/132, Res. 11/2/180, Res. 11/2/122; D.O. 8/3/61, 8/3/50, 8/3/65, 8/3/15)

3/1

Revocation of a Notice Relating to Reserves and Issue of a Fresh Notice

PURSUANT to section 6(3) of the Reserves Act 1977 and by reason of an error made in the notice hereinafter described the Assistant Commissioner of Crown Lands acting under delegated authority from the Minister of Lands hereby revokes the notice classifying the Curries Road Recreation Reserve and other reserves dated 18 October 1983, and published in the *New Zealand Gazette* of 3 November 1983, No. 183, page 3638 and hereby issues the following notice as a fresh notice in its place.

Classification of Reserves

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby classifies the reserves, described in the Schedule hereto, as reserves for the purposes specified at the end of the respective descriptions of the said reserves, subject to the provisions of the said Act.

SCHEDULE

CANTERBURY LAND DISTRICT—HEATHCOTE COUNTY

151 square metres, more or less, being Lot 29, D.P. 8754 (formerly Reserve 4189). Part certificate of title 374/163. Local purpose (public accessway) reserve.

857 square metres, more or less, being Reserve 4133 (formerly Lot 134, D.P. 7182 and part Rural Section 5863). Balance certificate of title 330/86 and part *Gazette* notice 738780 (*New Zealand Gazette*, 1968, page 915). D.P. 7182 and S.O. Plan 10715. Local purpose (water supply) reserve.

1621 square metres, more or less, being Lot 55, D.P. 16829 (formerly Reserve 4713). Part certificate of title 374/82. Local purpose (library) reserve.

All situated in Block XV, Christchurch Survey District.

CANTERBURY LAND DISTRICT—HEATHCOTE COUNTY

Curries Road Recreation Reserve

1052 square metres, more or less, being Lot 12, D.P. 7237 (formerly Reserve 4122). Balance certificate of title 298/189. (Recreation reserve.)

2038 square metres, more or less, being Lot 13, D.P. 7237 (formerly Reserve 5000). All certificate of title 438/285. (Recreation reserve.)

73 square metres, more or less, being parts of Lots 14 and 15, D.P. 7237. All certificate of title 1D/1030. (Recreation reserve.)

1019 square metres, more or less, being part Rural Section 91. All certificate of title 315/283. Subject to a pipeline easement by T. 164517 and a drainage easement by T. 654430. (Recreation reserve.)

508 square metres, more or less, being Lot 17, D.P. 13838 (formerly Reserve 4538). Balance certificate of title 445/268. (Recreation reserve.)

All situated in Block XVI, Christchurch Survey District.

CENTAURUS NUMBER ONE RECREATION RESERVE

2086 square metres, more or less, being Lot 26, D.P. 15358 (formerly Reserve 4608), situated in Block XV, Christchurch Survey District. Balance certificate of title 511/286. Subject to a drainage easement by deed of easement No. 129775. (Recreation reserve.)

HEATHCOTE DOMAIN

9383 square metres, more or less, being Reserve 4946. S.O. Plan 9043. (Recreation reserve.)

2.4320 hectares, more or less, being Rural Section 41625 (formerly part Reserve 3839). S.O. Plan 15871. (Recreation reserve.)

3.5120 hectares, more or less, being Rural Section 41626 (formerly part Reserve 3839). S.O. Plan 15871. (Recreation reserve.)

All situated in Block XVI, Christchurch Survey District. All *Gazette* notice 830307 (*New Zealand Gazette*, 1971, page 655).

ATTACHMENT 3

The following restrictions shall apply to all designations for Council owned reserves:

1. Setback from Road

All structures and buildings in a Residential or Rural Zone, (other than listed below) shall be setback from the road boundary as follows:	
Road boundary with Arterial/Strategic Road	20m
Road Boundary with Other Road	10m
West Melton Domain	8m
Broadfield Reserve	9m

2. Separation from Neighbours

All structures and buildings in a Residential or Rural Zone, except for buildings necessary for the storage of equipment used for the maintenance of reserve which may be sited as an accessory building, shall be setback from internal boundaries as follows:	
Residential Zones:	5m
Rural Zones	10m
Sheffield Domain	5m

3. Height

No structure or building shall exceed the following maximum heights:	
Residential Zones (within 100 metres of a boundary with a residential zone)	8m
Residential Zones (not within 100 metres of a boundary with a residential zone)	20m
Rural Zones	12m
Any pole or support structure for flood or training lights accessory to sports facilities	30m

4. Outdoor Storage

Any outdoor storage area shall not be located within the setback from roads or the separation from neighbours standards.
Where there is no existing boundary planting or screening outdoor storage areas shall be screened from adjoining sites and roads by either planting, wall(s), fence(s) or any combination of these to at least 1.8 metres in height along the length of the storage area.

5. Recession Planes

Within Residential Zones or on boundaries adjoining a Residential Zone or Rural Zone, buildings shall not intrude through a 45 degree recession plane measured from a point 4metres above the external boundary of the site.

6. Site Coverage

These standards are exclusive of play equipment	
All sites	20%

7. Surfacing

The maximum site area covered by impervious surfaces, including courts, footpaths, swimming pools, car-parking areas are:	
All sites	30%

8. Glare

Fixed artificial outdoor lighting is directed away from and/or screened from adjacent properties and roads.	
<p>For the purpose of minimising upward light and <u>sky glow</u> associated with public sports courts and grounds:</p> <ul style="list-style-type: none">a) All artificial <u>outdoor lighting</u> shall be directed downward and shielded from above to ensure that all light shines below the horizontal; andb) Modelled luminous intensity from any luminaire for any viewing angle at 1.5m above grade level, at a distance equal to 45m beyond the edge of the field, shall not exceed 1000 candela (absolute); andc) Luminaires shall not emit more than 250 lumens in the "Very High" glare zone, ranging from 80° to 90° above nadir; andd) All <u>artificial outdoor lighting</u> shall have a maximum correlated colour temperature of 5,700K; ande) The maximum level of <u>light spill</u> from all <u>artificial outdoor lighting</u> shall not exceed the horizontal or vertical illuminance level of 10 lux between 6am and 10pm on an adjacent <u>site</u> zoned Rural or Residential and 25 lux on an adjacent site zoned Commercial, Mixed Use or Industrial, excluding <u>roads</u>.f) <u>Artificial outdoor lighting</u> for public sports courts and grounds to enable sporting and recreation activity shall be turned off between 10.00pm and	

6.00am, or dimmed by 75% between 10.00pm to 10.30pm and turned off between 10.30pm and 6.00am; and	
g) <u>Artificial outdoor lighting</u> not directly required for sporting or recreation activity but associated with the public sports courts and grounds (i.e. associated car park lighting) shall comply with LIGHT-REQ3 and shall be turned off between 10.00pm and 6.00am, or either controlled by occupancy sensors or dimmed by 75% between 10.00pm and 6.00am.	

9. Noise

Activities, other than outdoor recreation, shall be conducted such that the following noise levels are not exceeded at the boundary of the site	
Residential Zones (assessed at any point at the site boundary): a. 7am to 10pm during day time b. 10pm to 7am	50 dBLAeq 40 dBLAeq
Rural Zones (assessed at any point within a notional boundary): a. 7am to 10pm during day time b. 10pm to 7am	55 dBLAeq 45 dBLAeq

10. Construction Noise

Any construction activities shall be conducted such that the following noise levels are not exceeded at the boundary of the site:

	Weekdays			Saturdays			Sundays/public holidays		
	L10	L95	Lmax	L10	L95	Lmax	L10	L95	Lmax
6.30am–7.30am	60	45	70	*	*	*	*	*	*
7.30am–6pm	75	60	90	75	60	90	*	*	*
6pm–8pm	70	55	85	*	*	*	*	*	*
8pm–6.30am	*	*	*	*	*	*	*	*	

11. Parking

- a) Activities located in a Residential Zone, and on the reserves listed below shall comply with the parking standards set out in the **table 1** below:

- Rhodes Park

- Darfield Domain
- West Melton Domain

Table 1

	Vehicle Parking
Recreation	10 spaces per 100m ² PFA or 1 space per 10 seats, whichever is greater.
Sports grounds and playing fields	15 spaces per ha of sports grounds or playing fields.

- b) All carparking areas shall comply with the 'Minimum Parking Area Dimensions' set out in Part 4 – Appendices TRAN Appendices: All Transport

For activities located in the Rural Zone:

- (a) all car parking associated with an activity must be located either on-site or on land adjoining the site and not on the road reserve; and
- (b) All carparking areas shall comply with the 'Minimum Parking Area Dimensions' set out in Part 4 – Appendices TRAN Appendices: All Transport.

12. Heritage

- a) Works to a heritage item shall be consistent with the recommendations of a conservation management plan or expert heritage report submitted with the request for outline plan approval.

Advice Note:

Works and activities that comply with the permitted activities standards of the Plan are incorporated into this designation, and in accordance with s176A(2) RMA, no outline plan is required for those activities.