

PART 8

RESERVES AND COMMUNITY SERVICES

RESERVES, RECREATION AND COMMUNITY FACILITIES/SERVICES

8.1 INTRODUCTION

This part of the District Plan sets out the provisions for reserves and areas of community use.

8.2 OVERVIEW

Even within an environment such as that of Papakura District, there is a need to complement the qualities of the natural environment with specific localities dedicated to active and passive recreation and community uses. These areas provide opportunity for a range of recreational activities and the evolution of centres for community activities.

Reserve areas in the District range in size from small neighbourhood reserves to larger, district-wide reserves. Included in this category are esplanade reserves. Overall, the reserve areas cater for a wide range of uses ranging from local amenity and passive recreation to large scale reserves often containing significant sporting and recreational facilities. There are also a number of reserve areas, such as Kirk's Bush, which are valued for their visual, natural and scenic qualities.

The Puke-kiwi-o-riki Pa site on Red Hill is the only historic precinct within the District and has special significance to the tangata whenua. This area will be preserved for its historic qualities and development will be permitted only where appropriate consultation has taken place with the tangata whenua and the Heritage Protection Trust and where the development will enhance the public's use and enjoyment of the reserve.

All current reserve areas throughout the District will be subject to a common set of provisions. These provisions have been designed to enable the future continuation of the present pattern of development and the use and development of existing resources while securing present levels of environmental quality.

Where permitted, any buildings or structures erected on reserves will be of modest size only, appropriate to the proposed activity. All reserves will be maintained in a natural state and structures permitted only where these will enhance the public's use and enjoyment of them.

In addition to the provisions of this Plan, the use, development and protection of areas of reserve land is subject to the provisions of the Reserves Act 1977. By way of reserves management plans prepared in terms of that Act, the specific management of activities in these parts of the District will be secured.

Further reserves will be added to the present stock through contributions taken at the time of land subdivision or through acquisition or by way of acquisition by the Council of such land deemed suitable for the changing needs of the community.

There are two areas of land within the District that are zoned for community services. There is a 4 hectare property in the Keri Downs area, at the corner of Dominion and Settlement Roads, and a 2.8 hectare property at the corner of Elliot Street and Ray Small Drive.

The Elliot Street area is now largely developed with community facilities. The Settlement Road area is only partially developed and it is anticipated that further uses will establish as the population of the area increases.

8.3 RESOURCE MANAGEMENT ISSUES

- The need to provide adequate space for active and passive recreation and community uses within reasonable distance from the population.
- The need to maximise the opportunities for recreation and community uses where this does not compromise the quality or amenity of either the reserve land or that of the adjoining activity areas.
- The provision and protection of appropriate reserves, including scenic or historic reserves, as areas of passive amenity in the District.
- The need to provide for a wide range of recreational opportunities within each area of reserve land.
- The need to provide land for the establishment of facilities by public and community organisations and clubs and to provide sites for particular commercial facilities to serve the needs of residents in the area.

8.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for the Reserve and Community Services zone in the District is:

- to enable a range of activities to become established where environmental quality is not adversely affected.
- to protect amenity values in all reserve land through controls on noise, traffic generation, landscaping and site development.
- to enable the development of activities within the Community Services zone in accordance with the needs of the community.

8.5 OUTCOMES

The purpose of this strategy is to enable the emergence of functional yet pleasant areas for active and passive recreation and community activities within the overall objective of achieving high environmental quality throughout the District.

1.6 OBJECTIVES AND POLICIES

Objective

8.6.1 *To provide sufficient land to meet the recreation and community needs of the District.*

Policies

8.6.1.1 Reserve land will be provided at a rate not less than 4 hectares per 1000 population.

8.6.1.2 To implement the provisions of Part 10, Development Impact Fees in respect of future reserve contributions.

8.6.1.3 To zone land for reserve and community services purposes.

Objective

8.6.2 *To enable a range of recreational activities in accordance with the needs of the District.*

Policies

8.6.2.1 To establish one reserve zone for the District.

8.6.2.2 To enable a range of recreational and community activities to become established within the zones.

Objective

8.6.3 *To retain and enhance the level of amenity provided by the reserves and the land in the locality.*

Policies

8.6.3.1 To limit the height of structures.

8.6.3.2 To require the provision of landscaping with all permitted non-residential activities.

8.6.3.3 To require the provision of yards.

8.6.3.4 To set noise standards on all activities within reserve zones.

8.6.3.5 To set glare standards on all activities within the reserve zones.

8.6.3.6 To require the provision of parking for users of facilities on reserve zones.

8.6.3.7 To require the retention of native bush and shrubs where these occur on reserve areas.

8.7 EXPLANATION

The objectives and policies for reserve and community use areas are designed to secure an appropriate pattern of recreational and community activity opportunities for the District. A diverse range of activities can be carried out in a way which maximises the benefit to the community of community-owned assets and land.

8.8 RULES

8.8.1 Prohibited Activities

The following activities are not considered appropriate within the Reserve or Community Services zones because of their incompatibility with the objectives and policies of the zone and are prohibited.

1. Industrial activities
2. Mining and quarrying

8.8.2 Permitted Activities

Subject to the provisions of the Reserves Act 1977, any Recreation Activity is deemed to be a permitted activity in the Reserve and Community Services zones where it conforms with the rules for permitted activities set out below.

1. *Bulk and Location*

Yards	No building shall be less than 6 metres from any boundary.
Maximum Height	7.5 metres
Floorspace	75 metres maximum unless otherwise stated

2. *Design and Appearance*

The design and appearance of buildings shall enhance the amenities of the area.

The scale and form of buildings should be appropriate to the site, taking into account the objectives of the zone.

3. *Noise*

The noise levels specified below shall be measured and assessed in accordance with the requirements of the New Zealand Standards 6801:1991 Measurement of Sound and NZS 6802:1991 Assessment of Environmental Sound.

The noise shall be measured with a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters Type 1.

The L10 noise level as measured on or within the boundary of a site zoned for residential purposes shall not exceed the following limits:

During the hours of 0900 – 2200	50 dBA
At all other times	40 dBA

The noise standard shall not apply to the construction or maintenance of buildings or uses that have been approved by the Council.

4. *Glare*

In respect of every piece of land which abuts land zoned for residential activities, all exterior light fittings shall at all times be so located, directed or screened as to ensure that:

- (a) any operation of activity on reserve land shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on residential boundaries.

Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP 22 (1962) and amendments; or other instruments or standards that Council considers should supersede these.

- (b) all outdoor lighting shall be directed away from adjoining residential properties.
- (c) all reticulation to the poles be underground and that all wiring and control equipment be completely enclosed.
- (d) light rays do not create a hazard to motorists.
- (e) the use of exterior light fittings shall be restricted to 0900 hours to 2200 hours daily except that this requirement may be relaxed by the Council for special national or international events.

5. *Parking*

Sufficient parking shall be provided by every owner or occupier who establishes any activity on a reserve zone in accordance with the provisions of Part 15 Parking.

6. *Landscaping*

At least 20% of the area of any site, including 40% of the front yard shall be landscaped to the satisfaction of the Council. These figures are exclusive of any on-site parking spaces or parts thereof.

7. *Verandahs*

Every shop situated in the Community Services zone shall, on its erection, or being reconstructed or added to, or altered in any way that substantially changes the appearance of its face, be provided with a verandah designed in compliance with the bylaws and placed within such minimum and maximum heights as the Council may prescribe, but each so related to its neighbours as to provide continuity and each having a fascia within such limits or depths as the Council may prescribe.

Except with the consent of the Council to an application for a Controlled Activity, no such verandah shall be supported by posts on the street.

8.8.3 Controlled Activities

Commercial landfills or refuse sites shall be controlled activities.

8.8.4 Discretionary Activities

Subject to the provisions of the Reserves Act 1977, any Recreation Activity shall be regarded as a discretionary activity in the Reserve and Community Services zone for which a resource consent must be obtained where it meets the performance standards set out below and subject to assessment against the relevant criteria at Rule 4.16.4.

1. Bulk and Location

Yards	No building shall be less than 6 metres from any boundary.
Maximum Height	12 metres
Floorspace	250 metres maximum

2. Design and Appearance

The design and appearance of buildings shall enhance the amenities of the area.

The scale and form of buildings should be appropriate to the site, taking into account the objectives of the zone.

3. Noise

The noise levels specified below shall be measured and assessed in accordance with the requirements of the New Zealand Standards NZS 6801:1991 Measurement of Sound and NZS 6802:1991 Assessment of Environmental Sound.

The noise shall be measured with a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters Type 1.

The L10 noise level as measured on or within the boundary of a site zoned for residential purposes shall not exceed the following limits:

During the hours of 0900 – 2200:	50 dBA
At all other times	40 dBA

The noise standard shall not apply to the construction or maintenance of buildings or uses that have been approved by the Council.

4. Glare

In respect of every piece of land which abuts land zoned for residential activities, all exterior light fittings shall at all times be so located, directed or screened as to ensure that:

- (a) any operation or activity on reserve land shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on residential boundaries.

Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP22 (1962) and amendments; or other instruments or standards that Council considers should supersede these.

- (b) all outdoor lighting shall be directed away from adjoining residential properties.
- (c) all reticulation to the poles be underground and that all wiring and control equipment be completely enclosed.
- (d) light rays do not create a hazard to motorists.
- (e) the use of exterior light fittings shall be restricted to 0900 hours to 2200 hours daily except that this requirement may be relaxed by the Council for special national or international events.

5. *Parking*

Sufficient parking shall be provided by every owner or occupier who establishes any activity on a reserve zone in accordance with the provisions of Part 15, Parking.

6. *Landscaping*

At least 10% of the area of any site including 20% of the front yard shall be landscaped to the satisfaction of the Council. These figures are exclusive of any on-site parking spaces or parts thereof.

7. *Verandahs*

Every shop situated in the Community Services zone shall, on its erection, or being reconstructed or added to, or altered in any way that substantially changes the appearance of its face, be provided with a verandah designed in compliance with the bylaws and placed within such minimum and maximum heights as the Council may prescribe, but each so related to its neighbours as to provide continuity and each having a fascia within such limits or depths as the Council may prescribe.

8.8.5 Controlled Activity – Standards and terms

All controlled activities must meet the standards and terms set out in Rule 8.8.2.

In considering any application for a controlled activity, the Council may impose conditions in respect of any of the matters set out below:

- (1) the visual impact of the proposed development as viewed from public places, including roads and reserves and from adjoining properties.
- (2) the effect of the proposal on the natural environment, in particular the extent of the required earthworks, vehicular access and bush clearance.
- (3) the screening of the development by existing vegetation or the enhancement of it by the use of landscaping.
- (4) the finishing materials and colours of any structures related to the development and the extent to which these will blend into the surrounding environment.

8.8.6 Takanini Structure Plan Area: Area 1b

Development within Bruce Pulman Park shall include appropriate stormwater management measures in accordance with the approved Takanini South Stormwater Catchment Management Plan.