

7A General Recreation Activity Area

7A 1 Issues, Objectives and Policies

7A 1.1 Local Area Issues

7A 1.1.1 Adverse Effects of Recreation Activities on Adjoining Residential Activity Areas

Issue

General Recreation Activity Areas are located throughout the City, with many adjoining Residential Activity Areas. Activities in recreation areas can generate adverse effects which detract from the amenity values of adjoining residential areas.

Objective

To ensure that recreation activities have adverse effects which are no more than minor on adjoining residential activity areas.

Policies

- (a) To ensure that recreation activities are of a scale and character that amenity values of adjoining residential activity areas are not affected adversely.
- (b) To ensure that adverse effects, such as noise, glare, light spill and odour, generated by activities in the General Recreation Activity Area, are managed to ensure that residential amenity values are maintained.

Explanation and Reasons

Some recreation activities, such as large sport grounds and social activities from club rooms, can have adverse effects on adjoining residential areas. It is important that the scale and character of recreation activities are controlled and adverse effects such as noise, light spill and odour are mitigated.

7A 1.1.2 Recreation Activities Need to be Compatible With the Characteristics of the Land

Issue

The type of activities carried out should be compatible with the physical characteristics of the land. Areas which are generally flat and not covered with bush should be developed

for more active and formal recreation purposes. Areas covered in bush and steeper areas should be protected from inappropriate use and development.

Objective

To ensure that recreation activities carried out are compatible with the physical characteristics of the land.

Policies

- (a) To encourage land of suitable topography to be developed and used for formal and active forms of recreation.
- (b) To avoid bush-clad areas of high amenity values from being used and developed for formal and active forms of recreation.
- (c) To ensure that bush-clad areas are protected from inappropriate use and development.
- (d) To ensure that recreation activities carried out in bush-clad areas do not compromise visual amenity values.

Explanation and Reasons

Formal and active recreation activities should be encouraged in those areas where visual amenity values will not be affected detrimentally and topography is suitable. It is considered that those areas of high visual amenity values, such as bush-clad areas, should be protected from inappropriate use and development.

7A 1.1.3 Regional Parks

Issue

It is important that the Belmont Regional Park and the East Harbour Regional Park are recognised in the Plan as areas of open space possessing important recreation, farming, conservation and landscape values. These two areas form an integral part of the Wellington regional parks and recreation areas network.

Objective

To recognise the Belmont Regional Park and East Harbour Regional Park.

Policies

- (a) To provide for a range of recreational opportunities that meet the needs of the City and region, and provide for activities that are appropriate for the Belmont and East Harbour Regional Parks.
- (b) To control activities that are likely to have adverse effects on the surrounding roading network.
- (c) To ensure that activities within the Parks have effects which are no more than minor on the visual amenity values of the Parks.

Explanation and Reasons

There are two Regional Parks in the City, Belmont Regional Park and the East Harbour Regional Park. It is important that the Plan recognises these and allows activities that are appropriate.

7A 1.1.4 Non-Recreational Activities

Issue

Non-recreational activities in recreation areas can generate adverse effects which detract from the open space character and amenity values of recreation areas. It is important that any non-recreational activity be managed to ensure such detraction is no more than minor.

Objective

To ensure that non-recreational activities have adverse effects which are no more than minor.

Policy

To restrict the range and nature of non-recreational activities to those which will not affect adversely the open space character and amenity values of Recreation Activity Areas.

Explanation and Reasons

It is important that the character and amenity values of Recreation and Open Space Activity Areas are maintained and enhanced, and that any adverse effects of non-recreational activities are managed to ensure that they are no more than minor.

7A 1.2 Site Development Issue

7A 1.2.1 Scale, Size and External Appearance of Buildings and Structures

Issue

Recreation and open space activities frequently require the development of buildings and structures. This may include public toilets, changing sheds, maintenance buildings, club rooms, information kiosks, play and sporting equipment and stadium facilities. Such buildings and structures can have adverse effects on adjoining residential activity areas. In addition, such facilities can have adverse effects on the intrinsic values of open space and recreation areas. Buildings and structures within the Primary or Secondary River Corridor of the Hutt River are subject to flood hazard effects and can also have adverse effects on flood protection structures. It is therefore important that such adverse effects are controlled, avoided or mitigated.

Objective

To control the size, scale, character, location and external appearance of buildings and structures.

Policies

- (a) To ensure that the external appearance of buildings and structures have adverse effects which are no more than minor on the amenity values of adjoining residential activity areas.
- (b) To ensure that the design and external appearance of buildings and structures maintains and enhances the amenity values of recreation and open space areas.
- (c) To ensure that the location, size and scale of buildings and structures have adverse effects which are no more than minor on the functioning of other activities.
- (d) To encourage the multi-utilisation of buildings and structures.
- (e) To discourage the siting of buildings and structures in bush-clad areas.
- (f) To mitigate the effects of flood hazards on buildings and structures in the Primary and Secondary River Corridors by managing their location, size and scale.
- (g) To discourage the siting of buildings and structures in the Primary and Secondary River Corridors.
- (h) To ensure that buildings and structures in the Primary or Secondary River Corridor of the Hutt River have no more than minor adverse effects on flood protection structures.

Explanation and Reasons

While it is acknowledged that buildings and structures are often necessary, it is important to ensure that the external appearance of buildings and structures do not affect adversely the visual amenity values of adjoining residential activity areas. It is also necessary to ensure that the design and external appearance of buildings and structures maintain and enhance the amenity values of open space and recreation areas.

Buildings and structures which are inappropriately located can have adverse effects on adjoining activities. Buildings and structures in the Primary or Secondary River Corridor of the Hutt River could adversely affect flood protection structures. Buildings and structures in the river corridor will also be subject to effects of fast flowing water, deep flooding and erosion. The outcomes identified in the Hutt River Floodplain Management Plan are relevant and should be taken into account in any assessment of effects. It is important that buildings and structures are discouraged in the Primary and Secondary River Corridors. It is therefore appropriate to control the location of buildings and structures.

Where practicable, multi-utilisation of buildings and structures are encouraged. This is to ensure that open space and recreation areas are not cluttered by buildings and structures.

7A 1.2.2 Effects of the Hutt River Flood Hazard

Issue

Areas not protected by flood protection structures are at a risk of flooding by the Hutt River. The size, scale and location of buildings and structures need to be managed to avoid or mitigate adverse flood hazard effects.

Objective

To avoid or mitigate adverse flood hazard effects on new development within areas susceptible to a 100-year flood event from the Hutt River.

Policies

- (a) To ensure that all buildings and structures on sites identified within the 100-year flood extent have floor levels constructed above the 1 in 100-year flood event.
- (b) That all buildings and structures do not create adverse flood hazard effects for other land, buildings and structures off-site.
- (c) That any remaining risk that arises will be dealt with by emergency management procedures and other voluntary actions.

Explanation and Reasons

Buildings and structures need to be located so they are not in a position likely to subside as a result of erosion or flooding, damaging other buildings and structures such as flood protection structures in the river corridor. In order to ensure that flood hazard effects are managed, minimum conditions are specified.

Emergency management procedures and other voluntary actions will be initiated in the event of severe flooding in an effort to minimise the damage to properties and prevent injury and loss of life to people.

(a) Floor levels

A limited area at the entrance to Stokes Valley has been identified as being within the 100-year flood extent (see Planning Map G1). This area is not protected by a stopbank. All buildings and structures are required to have floor levels constructed above the 1 in 100-year flood event. This floor level is to minimise the flood hazard effects to buildings and structures up to a 100-year flood event. Council must manage the flood risk through appropriate rules in the District Plan and emergency management procedures.

7A 2 Rules

7A 2.1 Permitted Activities

- (a) Recreation activities and ancillary activities.
- (b) Any farming activity in the Belmont Regional Park, including grazing, cropping, market gardens, orchards and nurseries, but excluding intensive farming.
- (c) At the Bracken Street Depot, Bracken Street, Petone, Section 979 Hutt District, SO 33425 -
 - (i) Plant propagation, and associated office functions and buildings.
 - (ii) The storage and maintenance of equipment for the purposes of maintaining parks and reserves.
- (d) Landscape furniture.
- (e) Works necessary for the management of any river or stream by the Wellington Regional Council or Hutt City Council.

7A 2.1.1 Permitted Activities - Conditions

(a) Minimum Yard Requirements:

Where sites adjoin residential activity areas all buildings and structures must be sited 6.0m from the residential boundary.

(b) Maximum Height of Buildings and Structures: 8.0m.

(c) Recession Plane:

Where buildings and structures adjoin a residential activity area, all parts of the building or structure must comply with the recession plane requirements of the adjoining residential activity area.

(d) Building Coverage and Size of Structures:

- (i) A maximum of 15% of the area of the site may be covered by buildings and structures;
- (ii) Buildings and structures must not exceed 100m²; and
- (iii) Where buildings and structures adjoin a residential activity area the separation yard shall be landscaped for a minimum depth of 3m.
- (iv) All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area of 20m² or less and with a setback of 20m or more from a flood protection structure.

Condition (d) does not apply to the area delineated as the Belmont Regional Park and the East Harbour Regional Park.

(e) Lighting:

Any activity which requires outdoor areas to be lit must ensure that direct or indirect illuminance does not exceed 8 lux at the windows of a dwelling on a neighbouring site.

(f) Hours of Operation:

All organised activities must operate between the hours of 7.00am and 10.00pm, from Monday to Thursday inclusive and Sunday; and between 7.00am and 12 midnight on Fridays and Saturdays. This provision does not apply to overnight stays.

(g) Outdoor Storage Areas:

Outdoor storage areas shall be screened from adjoining sites and roads by either planting or a close-boarded fence/wall with a minimum height of 1.8m.

(h) Retail Activity:

Retailing shall be limited to the sale of food and beverages for consumption on site, the sale of tickets, recreation and sporting equipment directly related to the type of recreation activity occurring on the site. The size of the retail facility must not exceed 100m² gross floor area.

(i) Motorised Activities and Outdoor Concerts:

Motorised activities and outdoor concerts where there is amplified music are not permitted.

This condition excludes park management and maintenance vehicles for all General Recreation Activity Areas, and farming operation vehicles only in the Belmont Regional Park and East Harbour Regional Park.

(j) At the Bracken Street Depot, Bracken Street, Petone, Section 979 Hutt District, SO 33425, in addition to the above conditions, the following shall apply -

- (i) No retail sales are permitted directly from the site.
- (ii) 20 on site parking spaces are to be provided at each location at all times. All parking to comply with the design standards in Chapter 14A - Transport.

(k) Buildings and Structures within the 1 in 100-year flood extent (see Planning Map G1):

In addition to the other Permitted Activity Conditions, the following shall apply in this area:

- (i) All buildings and structures shall have a floor level above the 1 in 100-year flood level.

(l) General Rules:

Compliance with all General Rules - see Chapter 14.

7A 2.2 Restricted Discretionary Activities

The following are Restricted Discretionary Activities in the area delineated as Regional Park-

- (a) Forestry in the East Harbour Regional Park.
- (b) Forestry in the Belmont Regional Park.
- (c) All farming activities, including grazing, in the East Harbour Regional Park.
- (d) All buildings and structures in the Belmont Regional Park and the East Harbour Regional Park.
- (e) All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area greater than 20m² or with a setback less than 20m from a flood protection structure.
- (f) All buildings and structures within the 1 in 100-year flood extent that do not comply with the Permitted Activity Conditions for floor levels.

7A 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms

(a) Forestry in the East Harbour Regional Park.

- (i) Visual Amenity Values:

All forestry must be carried out below the 200m contour. Stands of native vegetation over 3.0m in height and either visually prominent or in stands over 0.2ha in the area are to be left in place.

- (ii) Traffic and Roothing:

The adverse effects on the existing roading network generated by forestry operations. An important consideration here is the ability of the existing roading network to accommodate the likely increase in traffic generated.

(b) Forestry in the Belmont Regional Park.

- (i) Visual Amenity Values:

All forestry must be carried out below the 250m contour level. The density of stands of tree planting should be reduced towards the higher elevations in order to create a transition from forest to grasslands.

- (ii) Traffic and Roothing:

The adverse effects on the existing roading network generated by forestry operations. An important consideration here is the ability of the existing roading network to accommodate the likely increase in traffic generated.

(c) All farming activities, including grazing, in the East Harbour Regional Park.

Adverse effects on native vegetation, wildlife and wildlife habitats:

- The likely adverse effects farming and grazing activities will have on native vegetation, conservation and regeneration.
- The likely adverse effects farming and grazing will have on wildlife and wildlife habitats.

(d) All buildings and structures in the Belmont Regional Park and the East Harbour Regional Park.

External appearance and location of buildings and structures:

- Where practicable, all buildings and structures should avoid skyline locations;
- Where practicable, buildings and structures should be sited near a change in landform, such as the base of a hill or on a terrace;
- Buildings should be aligned with the contour or form of the land;
- Excavations should be minimised; and
- Where practicable, buildings should be grouped together.

(e) All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area greater than 20m² or with a setback less than 20m from a flood protection structure.

- Proximity of buildings and structures to flood protection structures; and
- Adverse effects of the flood hazard on buildings and structures and on flood protection structures.

(f) All buildings and structures within the 1 in 100-year flood extent that do not comply with the Permitted Activity Conditions for floor levels.

In assessing proposals, Council will be guided by the degree to which buildings and structures further increase:

- The risk to people of exposure to the flood hazard; and
- The flood hazard effects for land, buildings and structures off-site.

7A 2.2.2 Other Matters

All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions.

7A 2.3 Discretionary Activities

- (a)** Except where stated in the General Rules, any Permitted or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules.
- (b)** All other activities not listed as Permitted or Restricted Discretionary Activities.

7A 2.3.1 Assessment Matters for Discretionary Activities

- (a)** The matters contained in sections 104 and 105, and in Part II of the Act shall apply.
- (b)** The degree of compliance or non-compliance with any relevant Permitted Activity Conditions.

7A 2.4 Other Provisions

- (a) Subdivisions - See Chapter 11.
- (b) Financial Contributions - See Chapter 12.
- (c) Utilities - See Chapter 13.
- (d) General Rules - See Chapter 14.

7A 3 Anticipated Environmental Results

- (a) Adverse effects of recreation activities on adjoining residential activity areas will be avoided, remedied or mitigated.
- (b) Compatibility of recreation activities with the characteristics of the land.
- (c) The scale, size, location and external appearance of buildings and structures will have adverse effects which are no more than minor on amenity values and flood protection structures.
- (d) Adverse effects of recreation activities on adjoining flood protection structures will be avoided, remedied or mitigated.
- (e) The adverse effects on buildings and structures in the Primary and Secondary Rivers Corridors will be avoided or mitigated.
- (f) To protect buildings and structures from potential flooding of land by the Hutt River.