

Part 4

Territory Wide Objectives and Policies

4. Territory Wide Objectives and Policies

The issues identified in Part 3 are now addressed by the objectives and policies listed below.

4.1 The Iwi

The issues in regard to the Iwi are discussed in Part 3 and in particular Part 3.3. This Part also applies to the other Parts 4.2 - 4.13.

4.1.1 Objective – Management of Resources

- (i) **The management of natural and physical resources that takes into account the principles of the Treaty of Waitangi and that recognises the relationship, culture and traditions of Iwi with their ancestral lands, water, sites, waahi tapu and other taonga.**

Reasons

This objective reflects the requirements of the Act in respect of matters of national importance and recognises that Iwi values are an integral part of the Chatham Islands community.

4.1.2 Policies

- (i) **To have regard to Kaitiakitanga in managing the natural and physical resources.**
- (ii) **Iwi should have opportunities to manage their ancestral land and customary land in a sustainable manner.**
- (iii) **Sites of cultural significance, such as waahi tapu and other taonga be protected from the adverse effects of subdivision, use and development.**
- (iv) **Human and other wastes should not be discharged in a manner that is culturally inappropriate to Iwi.**
- (v) **Natural habitats which are important sources of traditional food supplies to Iwi such as kai moana should be protected.**
- (vi) **In the use and development of resources, the appropriate level of access to those resources by Iwi for either protection or accessibility purposes shall be taken into account.**

4.1.3 Methods

- (i) **Development of protocols (which can change over time by agreement of the parties) to guide the nature of Council's consultation with Iwi, and the type and extent of the involvement of tangata whenua throughout the process of administering the Act. Also refer to Part 2.2 and Part 2.3.**
- (ii) **Consideration of Kaitiakitanga and the principles of the Treaty of Waitangi when resource management decisions are made.**

- (iii) Provision for management plans which allow the off shore islands and other ancestral lands to be managed by their owners.

Reasons and Explanation

The Act requires the principles of the Treaty of Waitangi be taken into account (Section 8). Principles include the partnership principle, which requires that Iwi and the Council interact with reason and respect; the principle of tribal self regulation (Rangatiratanga) of the resources of Iwi; and the principle of active protection of resources of importance to Maori, in accordance with Maori cultural and spiritual values.

The Act defines kaitiakitanga as the exercise of guardianship; and, in relation to a resource, includes the ethic of stewardship based on the nature of the resource itself. The policies of this document are intended to support Iwi in exercising their role as kaitiaki or guardians of their resources.

The above provides a basis for not only assessing and determining resource consents but also a framework for consultation between Council and Iwi including the role of Iwi in the resource management process.

The opportunity exists for Iwi to manage their own lands and, in particular, the offshore islands, by a management plan provided that Council is satisfied the plan achieves the principles and purpose of the Act.

Disposal of waste to water is considered culturally offensive and this should be avoided where possible. Similarly sites of cultural significance and traditional sources of mahinga kai should also be protected from the adverse effects of activities. Use and development of resources, particularly those on the coast and adjacent to waterways can either leave the resources such as mahinga kai and cultural sites exposed to exploitation or deprive Iwi of access. In such cases, the views of Iwi need to be taken into account.

4.1.4 Anticipated Environmental Results

- (i) Resource management assessments and decisions that include an Iwi perspective
- (ii) Management by Iwi of their own resources
- (iii) Cultural sites are undisturbed and mahinga kai available with appropriate access to such resources.

4.2 Water Resources

The issues in relation to water resources are discussed in Part 3 and in particular Part 3.4.

4.2.1 Objective – Water Quantity

- (i) To retain flows and levels in water bodies and groundwater sufficient to support their life supporting capacity.

Reasons

The territory's water resources, both ground and surface water, support human activities and the functioning of ecosystems. The maintenance of such resources will sustain the resource for future generations and safeguard the life supporting capacity of ecosystems.

4.2.1.1 Policies

- (i) **Sufficient water should be maintained in water bodies to:**
 - (a) **safeguard life supporting capacity of aquatic ecosystems including the significant habits of indigenous fauna and areas of significant indigenous vegetation**
 - (b) **protect existing value of the water bodies as sources of mahinga kai for Iwi and as food gathering sites for the community**
 - (c) **protect waahi tapu and other waahi taonga of value to Iwi**
 - (d) **preserve natural character of lakes and rivers and protect outstanding natural features and landscapes**
 - (e) **provide for human consumption and stock drinking water**
- (ii) **To record the location and volume of all water takes for information purposes.**

4.2.1.2 Methods

- (i) Rules requiring resource consent for use of water for activities other than domestic, stock and firefighting purposes, existing takes and small takes.
- (ii) Rules that protect natural values of water bodies.
- (iii) Encourage landowners to protect natural values by private agreements, covenants and use of guidelines and education.
- (iv) All persons taking groundwater and surface water shall notify Council on the location and amount of water.

Reasons and Explanation

The taking of water does not have any significant adverse effects at present because of existing resources and limited demand. However, the effects of a large take of water, particularly from ground sources is unknown, particularly given the absence of detailed records and information. Accordingly, Council has adopted a precautionary approach and resource consent will be required for these activities that could potentially have a significant demand on resources or effect ecosystems. Non-regulatory methods are also important. To rectify the absence of information, the location and quantity of any water takes is required to be notified to Council for recording purposes to allow a more sound basis for water management. This record will provide details of existing and potential sources for supply purposes and enable an assessment of effects of any new activity on the source, including its capacity.

4.2.1.3 Anticipated Environmental Results

- (i) Sufficient water is available to meet the requirements of people and communities including future generations and to safeguard the life supporting capacity of ecosystems.
- (ii) A record is built up of the location and quantity of water takes.

4.2.2 Objective – Natural Character of Lakes, Rivers and Wetlands and their Margins

- (i) **Preservation of the natural character of lakes, rivers and wetlands and their margins from inappropriate use, development and subdivision.**

Reasons

Council is required to recognise and provide for the above items in terms of Section 6(a) of the Act as a matter of national importance.

4.2.2.1 Policies

- (i) **The adverse effects of activities on natural character should be avoided, remedied or mitigated in terms of:**
 - (a) **natural flows and levels**
 - (b) **water quality**
 - (c) **ecosystem functioning and health**
 - (d) **indigenous vegetation and habitats**
 - (e) **heritage, cultural and recreational values**
- (ii) **Any new structure on the bed of any lake or river, should where necessary provide for fish passage through or past it.**
- (iii) **Structures that do not have a functional need to locate in rivers, lakes or wetlands or their margins should be avoided, particularly in unmodified areas.**
- (iv) **The disturbance of any bed or margin of river, lake or wetland by excavation, dredging, drilling, tunnelling, deposition or reclamation should not have more than a temporary effect on the life supporting capacity of ecosystems, amenity values and downstream users.**
- (v) **Vegetation on the margins of lakes, rivers and wetlands should be sustainably managed where it will:**
 - (a) **Enhance or maintain water quality, through the intercept of non-point source contamination from adjacent land**
 - (b) **Enhance existing ecosystems**
 - (c) **Maintain or enhance the natural character of lakes, wetlands, rivers and their margins**
 - (d) **Maintain or enhance amenity values**

4.2.2.2 Methods

- (i) **Encourage landowners to protect natural values by private agreements, conservation covenants, fencing and planting of margins.**
- (ii) **Use of guidelines, Codes of Practice and education workshops.**
- (iii) **Rules which regulate activities which have the potential to have an adverse effect on the natural character of beds and margins of lakes, and rivers and wetlands.**
- (iv) **Esplanade reserves/strips to be set aside as conditions of subdivision consents where appropriate or otherwise negotiated with the landowner.**

- (v) Purchase/designate land.

Reasons and Explanation

The policies are intended to avoid, remedy or mitigate any adverse effects on a number of attributes which comprise the natural character of water bodies and their margins. It is important that fish passage is retained given that nearly all fish species on the islands require access to the sea to complete their life cycle. Providing for the passage of native fish is a legal requirement of the "Freshwater Fisheries Regulations 1983" which DOC administer. Structures, such as bridges and culverts may have a functional need to locate in or near waterbodies. Other structures which do not have that requirement should not be located in those areas, particularly where there are significant natural values such as the presence of indigenous vegetation and wildlife. The retention of vegetation assists in preserving the natural character of water bodies, by maintaining and enhancing water quality, habitats and amenity values.

4.2.2.3 Anticipated Environmental Results

- (i) The existing natural character is not adversely affected by use, development and subdivision.
- (ii) Passage of fish is not adversely affected by subdivision, use and development.
- (iii) Only those structures which have a functional need are located in proximity to water bodies and their margins, particularly in unmodified areas.
- (iv) Existing areas of riparian vegetation are retained or enhanced and areas of new vegetation are created where they provide environmental benefit.

4.2.3 Objective – Water Quality

- (i) **The maintenance and enhancement of the islands' water quality at a level which sustains its life supporting capacity for natural, economic, recreational and cultural reasons.**

Reasons

The continued maintenance and where possible enhancement of water quality is essential to the well being of the residents and natural values of ecosystems.

4.2.3.1 Policies

- (i) **Discharges or dumping of contaminants to water or land should not have a greater than minor adverse effect on the standard of water and the discharge should not give rise to any adverse effects on natural ecosystems.**
- (ii) **Discharges of stormwater should not include levels of contaminants that would adversely effect the receiving environment.**
- (ii) **Vegetation on the margins of lakes and rivers should be created, retained and enhanced where it will maintain and enhance water quality.**
- (iii) **As far as practicable land uses should be managed so that contaminants from non-point discharges do not adversely affect water bodies including the following actions:**
 - (a) **controlling stock access to water bodies**

- (b) **avoiding excessive nutrient runoff**
 - (c) **planting of margins**
 - (d) **stipulating minimum distance between water bodies and effluent disposal fields, waste disposal sites etc**
- (v) **Esplanade reserves/strips may be set aside where it can be established that they will contribute to the maintenance and enhancement of water quality.**

4.2.3.2 Methods

- (i) To encourage practices which minimise land use runoff.
- (ii) To encourage use of programmes, such as “Growsafe” for the application of sprays.
- (iii) Esplanade strips/reserves to be set aside as conditions of subdivision consents where appropriate or otherwise negotiated with the landowner.
- (iv) Rules to ensure that discharge of contaminants and stormwater from residential, industrial or commercial developments do not adversely affect water quality.

Reasons and Explanation

Appropriate policies should be put in place to ensure that the existing water quality is retained and enhanced. This can be ensured by controlling the contaminant itself or by implementing other measures, particularly as they relate to non-point discharges. While some of these policies can be implemented by rules other non-regulatory practices are far more practicable, such as farm management practices and codes of practice.

4.2.3.3 Anticipated Environmental Results

- (i) A water quality that is able to support the resident’s economic, recreational and cultural needs and which safeguards the life supporting capacity of ecosystems.

4.2.4 Objective – Te Whanga

- (i) **The maintenance and enhancement of Te Whanga as a significant natural ecosystem and community resource in respect of:**
 - **food gathering and recreation**
 - **the functioning of ecosystems**
 - **Iwi values**
- (ii) **The protection of the adjoining road network from rising lagoon levels.**

Reasons

Te Whanga is regarded as a valuable resource by all residents and its maintenance and enhancement will ensure it remains an integral part of their lives. The lagoon was formally established under Fisheries Act Regulations as a non-commercial fishing area in October 1997. The level of the lagoon can from time to time threaten the North Road which is a vital link on Chatham Island.

4.2.4.1 Policies

- (i) Te Whanga should be retained for community purposes such as food gathering and recreation unless it can be established that non community activities will not adversely effect community values.**
- (ii) Activities in or adjacent to Te Whanga should not adversely affect:**
 - **lwi values**
 - **community access**
 - **water quality**
 - **ecosystem values**
- (iii) To enable the opening of Te Whanga to protect the existing roading network provided the lwi and other affected parties have been consulted and the opening does not affect the life supporting capacity of the lagoon.**

4.2.4.2 Methods

- (i) Consult with lwi and other affected parties in the management of the lagoon levels as it relates to artificial opening and carry out works as necessary.**
- (ii) Rules to regulate activities in the lagoon.**
- (iii) Undertake studies on the functioning of the lagoon.**

Reasons and Explanation

Given the status of Te Whanga as a major community resource and a significant wildlife habitat, activities, such as those which are commercial in nature, should only be allowed if they do not affect the community perception or use of the lagoon. In addition, given the inherent values of the lagoon relating to lwi values, water quality etc. the adverse effects of activities should be avoided, remedied or mitigated.

While there is little research on the effects of changes in the water levels of the lagoon present evidence indicates that ecosystems are not adversely affected. However, prior to any artificial opening of the lagoon, which is most likely to occur when the North Road is threatened, Council will consult with lwi and other affected parties, such as landowners and the Department of Conservation. Studies of the lagoon are encouraged to further assist in the understanding of its functioning in order that its existing community role is not undermined.

Other provisions of this part of the document are also applicable to Te Whanga including 4.2 Water Resources, 4.4 Indigenous Vegetation and Habitats of Fauna, 4.7 Public Access and 4.8 Natural Hazards.

4.2.4.3 Anticipated Environmental Results

- (i) The lagoon is retained as a community resource without activities impacting on this status.
- (ii) Lagoon levels which do not adversely effect the functioning of ecosystems of the lagoon or the roading network.
- (iii) A better understanding of the functioning of the ecosystems of the lagoon.

4.3 Coastal Environment

The issues in regard to the coastal environment are discussed in Part 3 and, in particular, Part 3.5 and 3.6.

More specific objectives and policies relating to the area below MHWS are found in Part 5.6 - Coastal Marine Area. In considering a development or proposal in the coastal environment, the objectives and policies of both Part 4.3 and Part 5.6 as well as the other relevant parts may need to be considered.

4.3.1 Objective - Natural Character

- (i) **Preservation of the natural character of the coastal environment including its protection from inappropriate use, subdivision and development.**

Reasons

Council is required to recognise and provide for the preservation of the coastal environment in terms of Section 6(a) of the Act and the requirements of Chapter 1 of the NZCPS.

4.3.1.1 Policies

- (i) **The adverse effects of land activities on the natural character of the coastal environment should be avoided, remedied or mitigated in terms of:**
 - (a) **Coastal processes**
 - (b) **Natural landforms such as landscapes, seascapes and landforms**
 - (c) **Ecosystem functioning and health**
 - (d) **Significant areas of indigenous vegetation and habitats of fauna**
 - (e) **Historic, cultural and recreational values**
 - (f) **Water quality**
- (ii) **Subdivision, use and development of land should be located, designed and managed in a way that protects areas of significant areas of indigenous vegetation and habitats of fauna and outstanding natural features and landscapes.**
- (iii) **Intensive residential, commercial and industrial development should take place in or in proximity to areas which are already developed in preference to unmodified coastal areas.**
- (iv) **To restore and rehabilitate the natural character of the coastline where practicable.**

4.3.1.2 Methods

- (i) Encourage landowners to continue to protect significant areas of indigenous vegetation and habitats by conservation covenants, fencing and adoption of good practices.
- (ii) Use of guidelines and education.
- (iii) Rules which regulate activities which have the potential to have an adverse effect on the coastal environment.
- (iv) Controlling the amount of development permitted in the coastal environment by the delineation of Management Areas.

Reasons and Explanation

The policies seek to preserve the natural character of coastal environment, particularly as it relates to inappropriate subdivision, use and development. This reflects Policy 1.1.2, Policy 1.1.1(a) and Policy 1.1.5 of NZCPS. Council considers that most of the coast of the Chatham Islands has some natural character notwithstanding that substantial parts of it are modified. Rules are put in place to provide the degree of protection required while non-regulatory methods are also important.

4.3.2 Objective - Coastal Water Quality

- (i) **The maintenance and enhancement of the coastal water quality of the Chathams at a standard which safeguards its life supporting capacity.**

Reasons

Coastal water quality is generally of a very high standard. The continued maintenance of and in some isolated areas, the possible enhancement of water quality is essential. It is integral to the well being of the residents and natural values of ecosystems for economic, conservation, recreational and cultural reasons. This objective primarily relates to the effects of activities above MHWS.

4.3.2.1 Policies

- (i) **Discharges or dumping of contaminants to water or land within the land above mean high water springs should not adversely affect the standard of coastal water and the discharges should not give rise to any adverse effects on habitats, feeding grounds or ecosystems in the coastal environment.**
- (ii) **To operate the Waitangi sewerage system in an efficient and environmentally acceptable manner.**
- (iii) **All vessel construction, maintenance and servicing sites should possess facilities for the containment and collecting and treatment or disposal of wastes or contaminants arising from activities on the site.**
- (iv) **As far as practicable land uses should be managed so that contaminants from non-point discharges do not adversely affect coastal water.**

4.3.2.2 Methods

- (i) Rules to ensure that discharges of contaminants from rural, residential, industrial community or commercial developments do not adversely affect coastal water quality.
- (ii) Routine maintenance of the Waitangi sewerage system.
- (iii) To encourage practices which minimise land use runoff such as the maintenance and protection of coastal vegetation.

Reasons and Explanation

Appropriate policies should be put in place to ensure that contaminants generated by land based activities do not adversely affect coastal water. Currently there does not appear to be any major problem, although certain effects of activities such as septic tank disposal, stormwater disposal and boat maintenance activities should be controlled in order potential effects are not realised. Other activities such as non-point discharges from animal effluent and fertilisers do not lend themselves to regulation. These matters are better addressed through education, guidelines and advocacy.

4.3.3 Anticipated Environmental Results

- (i) Natural features such as significant indigenous vegetation, habitats and landscapes along the coast are retained and where practicable enhanced.
- (ii) The openness of the coastal environment in terms of building development outside of the settlements is retained.
- (iii) Coastal water quality is not adversely affected by land based activities.

4.4 Indigenous Vegetation and Habitats of Fauna

The issues in regard to indigenous vegetation and fauna are discussed in Part 3 and in particular Part 3.4, 3.5 and 3.6.

4.4.1 Objective - Significant Areas of Indigenous Vegetation and Habitats

- (i) **To protect, and where possible, enhance the remaining significant areas of indigenous vegetation and habitats of indigenous fauna.**

Reasons

Past development has resulted in the depletion of significant areas of ecosystems, particularly on Chatham Island and Pitt Island. Many of the ecosystems are endemic to the Chathams. Remaining significant areas should be protected where possible given their value in contributing to the natural character of the Chathams, the requirements of Section 6(c) and 7(d) of the Act and the policies of NZCPS. In particular, there are some significant ecosystems which are not well represented in protected areas and warrant protection. These include:

- bamboo rush dominated wetland systems
- salt sea rush and jointed wetland systems
- dracophyllum (swamp heath), and

- areas with an association of umbrella fern and square sedge

In addition, there are significant areas of vegetation which are not protected that contain species that are endangered or close to extinction. These include:

- *Crasula hunua*
- *Atiplex billardiarei*, and
- *Pterostylis micromega* (swamp head orchid)

4.4.2 Policies

- (i) **To recognise areas of significant vegetation and habitats of fauna in accordance with one or more of the following criteria:**
 - (a) **The area is one of the best examples of an association of species which is typical of the Chathams.**
 - (b) **The area is important for the future viability of a threatened species.**
 - (c) **The area is connected to one or more significant areas in a way that makes a major contribution to the overall functioning of those areas.**
 - (d) **The area is greater than 10 hectares with a high degree of non-modification.**
 - (e) **The area is protected by statute or covenant.**
- (ii) **To avoid, remedy, or mitigate adverse effects on the ecological integrity, functioning, habitat values and natural character of areas of significant vegetation and habitats.**
- (iii) **To encourage forestry plantings for among other purposes, firewood.**
- (iv) **Burnoffs should avoid areas of significant indigenous vegetation and habitats of fauna.**

4.4.3 Methods

- (i) Encourage landowners to consider informal/formal protection options such as conservation covenants/kawenata such programmes as Nature Heritage Fund, Nga Whenua Rahui and Queen Elizabeth II Covenants, Iwi silent files and private management agreements.
- (ii) Encourage landowners to fence off areas of significance.
- (iii) Consult and liaise with island owners in the management of off-shore islands that contain significant areas.
- (iv) Co-operate with Department of Conservation in the implementation of its species recovery, research, surveying and habitat and protection programmes.
- (v) Identify areas of significance on planning maps as “Areas of Significant Natural Value” in consultation with landowners and other appropriate agencies.
- (vi) Prepare a pest management strategy under the Bio Security Act in consultation with the community to seek to prevent damage to significant areas.
- (vii) Allow forestry as a permitted activity subject to compliance with conditions in rural areas.

(viii) To encourage 'good burning practices' by developing burning guidelines with Federated Farmers and other parties.

(ix) Regulate by rules in certain circumstances.

Reasons and Explanation

A variety of policies and methods are available to protect significant areas. To assist in meeting the Objective and Policies the Department of Conservation has published "Endemic Plants of the Chatham Islands" 2000. The criteria which makes an area significant are set out in order to provide certainty in respect of meeting obligations under the Act. The criteria will be influenced by such matters as existing land use, degree of modification and the level of pests and weeds.

In the absence of regulation, the Chathams has relied on a non-statutory approach in the past to protect worthy areas, eg. a high number of covenants are in place. It is important that these methods continue particularly as the greatest threats are a lack of fencing and pests, which cannot be overcome by statutory methods. The adoption of good farming practices, such as those relating to burning, and the planting of exotic species to take the pressure off indigenous vegetation as a source of firewood will assist in achieving the objective of protection.

Where areas of significance are identifiable, particularly by way of cadastral survey and the landowner has consented, they are shown on the planning maps for information and regulatory purposes. Council will continue to liaise with landowners in respect of identifying further areas. Methods of implementation include rules in certain circumstances such as activities in proximity to the coast and margins of waterbodies.

4.4.4 Anticipated Environmental Results

The anticipated environmental results anticipated from the implementation of these methods and results are as follows:

- (i) Identification and protection of areas of significant indigenous vegetation and habitats.
- (ii) Retention and enhancement of areas of significant existing vegetation and habitats.
- (iii) Increased knowledge by public and property owners as to the natural values of such areas.

4.5 Landscapes and Natural Features

The issues in regard to Landscapes and Natural Features are discussed in Part 3 and in particular Part 3.4, 3.5 and 3.6.

4.5.1 Objective - Outstanding Landscapes and Natural Features

- (i) **The protection of outstanding landscapes and natural features which are integral to the character of the Chatham Islands.**

Reasons

The outstanding landscape and natural features are integral in defining the character of the Chatham Islands and any development should take this into account in order that adverse effects are avoided on landscape values. This objective reflects Section 6(b) and 7(d) of the Act and the policies of the NZCPS.

4.5.2 Policies

- (i) **To recognise areas of outstanding landscapes and natural features in accordance with one or more of the criteria listed below:**
 - (a) **the landscape/natural feature is intact and largely unmodified by human activity.**
 - (b) **the landscape/natural feature is an example of a national or international geological landform.**
 - (c) **the landscape/natural feature is one which people travel to view.**
 - (d) **the landscape/natural feature is high in visual sensitivity to change.**
 - (e) **the area is protected by statute or covenant.**
- (ii) **Development should be undertaken in a manner which avoids, remedies, or mitigates adverse effects on the criteria set out in Policy 4.5.2(i).**

4.5.3 Methods

- (i) Encourage landowners to consider informal/formal protection options such as covenants, reserves etc.
- (ii) Consult and liaise with island owners in the management of offshore islands that contain outstanding areas.
- (iii) Identify outstanding areas on planning maps in consultation with landowners as “Areas of Significant Natural Value”
- (iv) Regulate by rules in certain circumstances.

Reasons and Explanation

A variety of policies and methods are available to protect outstanding areas. The criteria which makes an area significant are set out in order to provide certainty in respect of meeting obligations under the Act.

Where areas of significance are identifiable, particularly by way of cadastral survey and the landowners has consented, they are shown in the planning maps for information and regulatory purposes. Council will continue to liaise with landowners in respect of identifying further areas. Rules are implemented in certain circumstances including those relating to activities in proximity to the coast and margins of waterbodies.

4.5.4 Anticipated Environmental Results

- (i) Identification of outstanding landscapes and natural features.
- (ii) Retention of outstanding landscapes/natural features that are not compromised by development.

4.6 Heritage Items

The issues in regard to heritage are discussed in Part 3 and in particular Part 3.8.

4.6.1 Objective - Places and Sites of Heritage Values

- (i) **The recognition and protection of places and sites of heritage value which have a historical and cultural association with the Chatham Islands.**

Reasons

Council is required to have regard to the recognition and protection of heritage items in accordance with Section 7(e) of the Act. Retention of these items are an integral part of the character and values of the islands.

4.6.2 Policies

- (i) **The identification of items in the document for information and regulatory purposes.**
- (ii) **Demolition, alteration or removal of identified heritage items should not be allowed unless it can be demonstrated that:**
 - (a) **any alteration will not detract from its heritage value**
 - (b) **relocation of the item is able to be accommodated without having a significant adverse effect**
 - (c) **practical utilisation of the item is not possible**
- (iii) **Archaeological sites including those of special significance to Iwi are to be protected from the adverse effects of use and development.**
- (iv) **Consultation with Iwi prior to any development upon discovery of urupa remains.**

4.6.3 Methods

- (i) Use of guidelines and education.
- (ii) Identification on the planning maps of heritage items and their listing in Appendix 3.
- (iii) Require resource consent for activities affecting heritage items.
- (iv) Compliance with the Historic Places Act 1993 in respect of archaeological sites.
- (v) Encourage dissemination of information and/or on the process and protocol for disturbance of lwi sites.
- (vi) The purchase of heritage items by heritage authorities and consideration by Council to purchase such items.

Explanation and Reasons

The identification and listing of heritage items has the purpose of educating and informing people by making them more aware of a heritage item and also enables Council to assess any proposal that may affect the item, in accordance with the criteria set out in Policy 4.6.2(ii). The items identified are listed by the New Zealand Historic Places Trust which has specific criteria for the registration of such items (refer to Section 23 of the Historic Places Act 1993). This does not preclude other items being added to the list by a change to the document.

Purchase of items by heritage authorities (eg. Historic Places Trust) and the consideration of such items for purchase by Council are other methods.

Council encourages liaison with lwi prior to development in order sites of cultural value can be identified. If an archaeological site is disturbed then lwi must be contacted in order that appropriate action can be undertaken. In addition, archaeological sites associated with human activity prior to 1900 are likely to require an authority from the New Zealand Historic Places Trust if a proposal seeks to modify, damage or destroy a site.

4.6.4 Anticipated Environmental Results

- (i) Identification of heritage items in the document.
- (ii) Increased recognition of heritage items.
- (iii) Retention of heritage items including archaeological sites.
- (iv) Increased understanding of protocol of lwi if cultural sites are disturbed.

4.7 Public Access to and Along the Coastal Marine Area, Rivers and Lakes

The issues in regard to public areas to the Coastal Marine Area, Rivers and Lakes are discussed in Part 3 and in particular Part 3.8.

The matter of public access along the Coastal Marine Area is dealt more specifically in Section 5.6.

4.7.1 Objective - Maintenance and Enhancement of Public Access

- (i) **The maintenance and enhancement of appropriate public access to and along the coastal marine area, rivers and lakes.**

Reasons

This recognises that public access is a matter of national importance under Section 6(d) but that in the circumstances of the Chathams, different types and levels of access are appropriate. Generally, access across private land does not present a problem as landowners give permission.

4.7.2 Policies

- (i) **In considering the maintenance and enhancement of public access, the Council shall have regard to:**
- **The availability of access across private land and existing legal access**
 - **Trends in demand for access.**
 - **The necessity to:**
 - **protect areas of significant indigenous vegetation or significant habitats of indigenous fauna**
 - **protect cultural values**
 - **protect fisheries resources**
 - **protect public health or safety**
 - **ensure a level of security consistent with the purpose of a resource consent**
- (ii) **Public access to the following areas should be enhanced as the opportunity arises;**
- **The western side of Te Whanga (legal and physical access)**
 - **The coast in general and in particular at:**
 - **Matarakau (physical access)**
 - **Mairangi (physical access)**
 - **Waitangi West Beach east of Cape Pattison (physical access)**
 - **South Coast (physical access)**
- (iii) **To consider:**
- **the creation of esplanade reserves/strips for public access on subdivisions which result in the creation of allotments that are less than 4 ha in area subject to the matters set out in Policy 4.7.2(i) and (ii)**
 - **the use of access strips**

(Refer also to Objective 4.12.4).

- (iv) **Structures should be designed and located to avoid, remedy or mitigate adverse effects on public access to and along the coastal marine area, rivers and lakes.**

4.7.3 Methods

- (i) Encouraging landowners to continue to facilitate public access.
- (ii) Creation of physical access such as roads and boat ramps.
- (iii) Creation of esplanade reserves/strips, access strips or private agreements.
- (iv) Monitor visitor numbers to assess the necessity for public access.

Reasons and Explanation

While there is an assumption under the Act that public access will be maintained and enhanced, there are some circumstances as set out in Policy 4.7.2 (i) that preclude this. Access is easily obtainable at present across private land and therefore there may not be any necessity to create public access. Visitor numbers should however be monitored to see if this situation needs changing. The remaining matters under policy 4.7.2 (i) are recognised in the NZCPS in which public access should not be at the expense of the identified values.

While the current situation in respect of access is not critical, more intense subdivision could result in a loss of access by the alienation of land and therefore esplanade reserves/strips, access strips or private agreements may be created having regard to the particular circumstances of any one situation. This may include agreements on subdivisions greater than four hectares.

Council has identified the coast and Te Whanga as areas where access is desirable, including some areas where physical access will be enhanced.

Structures located in waterbodies and coastal margins should not generally impede public access.

4.8 Natural Hazards

The issues in regard to natural hazards are discussed in Part 3 and in particular Part 3.9.

4.8.1 Objective - Adverse effects of Natural Hazards

- (i) **Avoid or mitigate the adverse effects of natural hazards on human life and property and other aspects of the environment where feasible.**

Reasons

Council is under an obligation in terms of the Act to avoid or mitigate the effects of natural hazards. The NZCPS also contains policies on coastal hazards. The Chathams have a potential number of natural hazards that require steps to be taken in order to protect life, property and the environment.

4.8.2 Policies

- (i) Use, development and subdivision should not occur in areas that are prone to erosion, sea level rise and flooding where these hazards are likely to endanger human life and property and other aspects of the environment, unless the hazard can be mitigated.
- (ii) To ensure that any mitigation measures in relation to natural hazards do not in themselves lead to unnecessary adverse effects.

4.8.3 Methods

- (i) Where appropriate regulate by rules.
- (ii) Place conditions on resource consents and/or use provisions of the Building Act.
- (iii) Encourage landowners to fence off erosion prone areas from stock where practicable and plant trees where appropriate.
- (iv) Monitor information on sea level rise as to its likely effect on human life and property and if necessary regulate subdivision and development to avoid or mitigate its effects.

Reasons and Explanation

To avoid or mitigate the effects of natural hazards, activities should where possible be restricted. Currently there are not any specific hazard areas identified on the planning maps. However, as indicated in 3.9.1 (iv) there are problems of coastal erosion at Kaingaroa and any development will be required to satisfy Council that the adverse effects of the hazard can be remedied or mitigated. Other areas are susceptible to natural hazards, such as the coastal sand dunes at Petre Bay, although they are not subject to any development pressure. Therefore, in susceptible areas, such as those in proximity to the coast, resource consent applications should provide an assessment of natural hazards. The Building Act enables conditions to also be imposed on buildings in respect of floor levels etc. However, any mitigation measure should not in itself give rise to further adverse effects. Landowners are encouraged to fence off erosion prone areas and plant trees although it is acknowledged there are costs associated with such activities. Other effects, such as sea level rise are not known with any certainty at this stage and therefore the situation will be continued to be monitored. If necessary restrictions can be put in place by way of a plan change.

4.8.4 Anticipated Environmental Results

- (i) Identification of natural hazard prone areas.
- (ii) Use, development and subdivision that is not exposed to the adverse effects of erosion, flooding, etc.
- (iii) Mitigation of natural hazards where such mitigation measures are acceptable.

4.9 Air Quality

The issues in regard to Air Quality are discussed in Part 3 and in particular Part 3.11.

4.9.1 Objective - Retain Standard of Air Quality

- (i) **To retain the high standard of air quality in the Chathams.**

Reasons

Generally the existing air quality in the Chathams is of a very high standard and this should be retained for the benefit of the community.

4.9.2 Policy

- (i) **Discharges of contaminants to air should not have an adverse effect on people's health and amenities, on flora and fauna and on other natural and physical resources.**

4.9.3 Methods

- (i) Regulate by rules to stop any nuisance arising from a discharge.
- (ii) Encouragement of good practices in the operation of activities with potential adverse air discharges.

Reasons and Explanation

While existing air quality is generally high Council wishes to ensure that any adverse effects of discharges such as odour or particulates are able to be remedied or mitigated having regard to the level of amenities prevalent in an area.

4.9.4 Anticipated Environmental Results

- (i) Retention of the existing air quality.

4.10 Hazardous Substances

The issues in regard to hazardous substances are discussed in Part 3 and in particular Part 3.10.

4.10.1 Objective - Prevention and Mitigation of Effects of Hazardous Substances

- (i) **To prevent or mitigate the actual and potential effects arising from the storage, use, disposal and transportation of hazardous substances.**

Reasons

The escape of hazardous substances can have potentially adverse effects on human life and the natural resources of the islands. Council is required under the Act to prevent or mitigate these adverse effects.

4.10.2 Policies

- (i) **Hazardous substances should be securely contained during their use, storage, and transport so as to minimise the risk of escape.**
- (ii) **Hazardous substances should be disposed of in an environmentally acceptable manner including the avoidance of the Coastal Marine Area, water bodies and wildlife habitats.**

4.10.3 Methods

- (i) Compliance with all legislation dealing with hazardous substances including the Hazardous Substances and New Organisms Act 1996, Dangerous Goods Act 1974, Transport Act 1962 and Building Act 1991.
- (ii) Compliance with industry guidelines eg Code of Practice for the Safe Use of Timber Preservatives and Antisapstain and Chemicals and Growsafe programmes.
- (iii) Investigate methods of disposal including an environmentally managed landfill or transportation of hazardous substances off the islands.
- (iv) Education and advice on the storage of hazardous substances.
- (v) Abatement notices/enforcement orders where management of hazardous substances are not adhered to.
- (vi) Rules regulating the location, storage and disposal of hazardous substances.

Explanation and Reasons

Secure containment and disposal in an environmentally acceptable manner are critical in achieving the objective. Given the type and quantity of hazardous substances on the Chatham Islands, it is generally considered the existing legislation and guidelines are sufficient for the storage, use and transport of goods in most instances. In other cases, depending on sensitivity and quantity, rules will be required. There is no formal structure in place for the disposal of such substances and Council will investigate the appropriate methods including the establishment of a facility at a landfill or transport off the island. Residents are becoming more aware of the potential effects of hazardous substances and Council encourages dissemination of information on this topic. Council will also use its enforcement and abatement notice procedures where management of hazardous substances is being undertaken without due care.

4.10.4 Anticipated Environmental Results

- (i) A low level of risk in the Chathams from hazardous substances.
- (ii) Increased awareness from the public of the adverse effects of hazardous substances.
- (iii) The establishment of a method to dispose of hazardous substances in an environmentally acceptable manner.

4.11 Waste Management

The issues in regard to waste are discussed in Part 3 and in particular Part 3.4, 3.12 and 3.13.

4.11.1 Objective - Waste Disposal

- (i) **To ensure that waste is disposed of in a manner that avoids, remedies or mitigates adverse effects, having regard to the community's and Council's resources.**

Reasons

Waste disposal is a critical function on the islands and has the capacity to cause adverse effects. Any response must take into account the resources available for managing waste.

4.11.2 Policies

- (i) **The maintenance of public landfills for the disposal of waste in an environmentally acceptable manner.**
- (ii) **The closure of the existing Kaingaroa landfill depending on the availability of a new site.**
- (iii) **Any waste disposed of on private land should be in an environmentally acceptable manner.**

4.11.3 Methods

- (i) Education and advice on good waste disposal practices.
- (ii) Ensure that good management practices are in place at landfills including regular covering of rubbish, fencing to contain litter etc.
- (iii) Investigate alternatives for the Kaingaroa landfill.
- (iv) Rules to regulate the disposal of waste.

Reasons and Explanation

Within the resources available to it, Council endeavours to manage the public landfills in an acceptable manner by adopting good practices. Users of the sites should also dispose of their waste in an acceptable manner. Given the unsatisfactory location of the Kaingaroa landfill in proximity to the coast, Council proposes to investigate an alternative site if one becomes available. To this end, Barker Bros. Ltd has suggested a possible location on its land which is under consideration.

There is some disposal of waste such as effluent sludge, fish waste and offal on private land. This should be carried out in a manner that does not have any adverse effect on amenities.

4.11.4 Anticipated Environmental Results

- (i) Acceptable standards and sites for the disposal of waste having regard to the Chatham's resources and likely effects.

4.12 Subdivision and Development

The issues in regard to subdivision are discussed in Part 3 and in particular Part 3.12 and 3.13.

4.12.1 Objective – Subsequent Uses

- (i) **To ensure that sites which are created by subdivision do not subsequently result in adverse effects on the environment which cannot be avoided, remedied or mitigated.**

Reasons

Subdivision is a legal method for defining cadastral boundaries and therefore does not have a direct effect on the environment. Nevertheless given the expectations that are raised by subdivision, allotments should be able to accommodate subsequent uses without creating an adverse effect.

4.12.1.1 Policies

- (i) **That sites created should be capable of being put to reasonable use having regard to the objectives and policies for the management area in which it is located.**
- (ii) **Any subdivision should avoid the likely adverse effects on significant indigenous vegetation and habitats, outstanding landscape features, and the natural character of waterbodies and the coastal environment.**
- (iii) **Any subdivision should avoid or be able to mitigate any site identified with a natural hazard.**

Reasons and Explanation

Sites created by subdivision should be of sufficient dimensions and size to accommodate subsequent activities. Any adverse effect in terms of natural values and natural hazards should be identified at the initial subdivision stage given that it is the first step in development.

4.12.2 Objective - Provision of Services

- (i) **The adequate provision of services, infrastructure and access for sites created by the subdivision and development in a manner that avoids, remedies or mitigates adverse effects.**

Reasons

It is appropriate that servicing requirements are addressed at the time of subdivision and development as it ensures that efficient and adequate servicing can be put in place at the initial stage of development rather than the costs falling on the community at a later date. The provision of services should not result in an adverse effect on the environment.

4.12.2.1 Policies

- (i) **Subdivision and development should provide for:**
- (a) **Disposal of sewerage in a manner which maintains public health and avoids, remedies or mitigates effects on the environment**
 - (b) **Adequate water supplies for drinking and firefighting**
 - (c) **Disposal of stormwater in a manner which does not affect water quality and avoids inundation**
 - (d) **Connections into reticulated systems where they are available**
 - (e) **The possible installation of septic tanks in the Waitangi Settlement Area for connection with the present reticulated system**
 - (f) **Supply of electricity, street lighting and telecommunications using a method that is appropriate to the circumstances of the subdivision/development and to the amenity values of the area**
 - (g) **Safe and efficient vehicular and pedestrian access**
 - (h) **In the Settlement Management Areas, the following:**
 - **roads and rights of way to a sealed standard**
 - **underground reticulation of services**
 - **kerb and channelling and footpaths**
- (ii) **The costs of additional new or upgraded services and infrastructure shall be paid for by the developer/subdivider (refer Section 4.13).**

4.12.3 Methods

- (i) Conditions of resource consents
- (ii) Management plans for forestry

Reasons and Explanation

Services such as water supply, sewage disposal, electricity and telecommunications are generally important for the well being of people and communities and their health and safety. The way in which these services are provided will vary because of differences on the islands. Many of these services are not reticulated because of the sparseness of the population and lack of resources and often are not provided for by Council. For example, reticulated water supplies are only available at Kaingaroa and Waitangi and a reticulated sewerage system only available at Waitangi. The water supply at Kaingaroa is supplied by the fish factory while electricity is supplied by the Chatham Islands Enterprise Trust. In other circumstances people depend on generators for power, septic tanks for effluent disposal and bores and rainwater for water supply. Notwithstanding the type of sources, services should be provided without creating an adverse effect. Generally reticulated systems are preferred because they are more reliable and have less effect than say individual septic tanks etc. In Waitangi, Council may require the connection of a septic tank to the reticulated system to dispose of liquid effluent and grey water. This will allow the Waitangi Sewerage system to operate more effectively. In the more intensively settled areas, the undergrounding of systems will avoid adverse visual effects while sealed roads with kerb and channelling and footpaths are also appropriate.

Methods include conditions of resource consent and submission of management plans for forestry which assist Council in determining roading priorities.

4.12.4 Objective- Esplanade Reserves and Strips

- (i) **To contribute to the protection of conservation values and enable public access and recreational use of rivers, lakes and the coastal environment by the creation of esplanade reserves and strips in locations where the above matters require addressing.**

Reasons

Under the Act conditions of subdivision consent include the provision of an esplanade reserve or strip along the edges of rivers or lakes or the coastal environment. The purpose of the esplanade reserve as set out in Section 229 of the Act is to contribute to the protection of conservation values and to enable public access and recreational use. All of these elements are present on the Chatham Islands in varying degrees but the creation of esplanade reserves and strips may not be appropriate in all cases.

4.12.4.1 Policies

- (i) **To generally require esplanade reserves or strips to be set aside for allotments of four hectares or less in accordance with the criteria set out in Table 4.12.1.**

(Refer also to Policy 4.7.2)

4.12.5 Methods

- (i) Creation of esplanade reserves and strips as a condition of resource consents.

Reasons and Explanation

Under the Resource Management Act, all subdivisions which create allotments under 4 ha are required to have esplanade reserves of 20 metres in width created along the edges of rivers and lakes or the coast which the allotment includes or adjoins, except as provided by any rule in a District Plan or a resource consent.

While Council will generally set aside reserves, particularly as it relates to the coast, it does not believe that all of the circumstances set out in Section 229 will necessarily apply to all areas. It therefore wishes to retain discretion as to whether the reserve should be set aside in accordance with the specified criteria in Table 4.12.1. Esplanade strips provide an option to esplanade reserves by enabling the subdivider to retain ownership with Council having an easement over the land.

Council does not believe there is a general need to require esplanade reserves to be set aside on allotments greater than four hectares given the density of subdivision, the expense that it would involve Council in, and the disincentive to subdivide by landowners. However, as indicated in Part 4.7.3, this does not preclude agreements being reached with the landowner in respect of allotments greater than four hectares.

4.12.6 Anticipated Environmental Results

- (i) An orderly subdivision pattern that facilitates development without adverse effects on the environment.

- (ii) Subdivisions that are provided with adequate levels of service having regard to their location.
- (iii) Creation of esplanade reserves/strips in appropriate locations.

Table 4.12.1

<ul style="list-style-type: none"> (i) Esplanade reserves and strips may be set aside if: <ul style="list-style-type: none"> • Ecological, or natural values would be protected or enhanced; or • Public access would be enhanced having regard to the existing level of access available • Recreational use would be protected or enhanced • Water quality or aquatic habitat value would be protected or enhanced • The land is within a natural hazard area or where there is an identified risk from one or more natural hazards (such as coastal erosion) • The creation of an esplanade reserve would complete or promote the marginal protection of a river, lake or coastline. (ii) The width of an esplanade reserve and strip may be varied from 20 metres if: <ul style="list-style-type: none"> • The natural values warrant a wider or narrower esplanade strip or esplanade reserve; or • Topography, or the siting of any building or other feature, renders the 20 metre width inadequate or excessive • The protection of waahi tapu, mahinga kai and other taonga requires an esplanade reserve or esplanade strip of greater or lesser width than 20 metres; or • The protection or enhancement of water quality requires an esplanade reserve or esplanade strip of greater or lesser than 20 metres; or • The land is within a natural hazard area of where there is an identified risk from one or more natural hazards (such as coastal erosion); or • The costs of the provision and maintenance of a 20 metre wide esplanade reserve or esplanade strip are more than the potential public benefits of the purposes of esplanade reserves or strips; or • Where the creation of a 20 metre wide esplanade reserve or esplanade strip would create economic hardship or risks to public safety or the security of property; or (iii) Council may waive the requirement for an esplanade reserve or strip if there is: <ul style="list-style-type: none"> • adequate alternative public access; or • adequate means of protecting water quality and conservation values; or • adequate provision for public recreational use of the area of coast, river or lake in question

4.13 Development Contributions

The issues in regard to Development Contributions are discussed in Part 3 and in particular in Part 3.13.

4.13.1 Background

The Act empowers the Council to require a development contribution as a condition of a resource consent. Development contributions provide the opportunity to avoid, remedy, mitigate or offset any adverse effects relating to activities. Development contributions include “financial contributions” which may be in the form of money or land or a combination of them. The provision of works and services can also be required. A contribution may be required on all types of consents.

4.13.2 Objective

- (i) **To ensure that the costs of adverse effects arising from subdivision and development is included in the cost to the developer in a fair and equitable manner.**

Reasons

Any costs associated with development should lie with the developer rather than the community.

4.13.3 Policies

- (i) **Developers shall meet the costs of avoiding, remedying and mitigating or off-setting the adverse effects of any activity on the environment including the provision or upgrading of services and infrastructure.**
- (ii) **Development contributions shall be used to meet increased demand for services and infrastructure arising from the activity and to avoid, mitigate or remedy any adverse effects from new activities.**

Reasons

New development may generate use of existing services and infrastructure provided by Council which requires them to be upgraded or extended. This includes such infrastructure as roading, water supply, stormwater and the provision of development of reserves and community services.

Contributions from developers can be directed to the maintenance and expansion of services where this is attributable to the new development, rather than the ratepayers’ subsidising development. Contributions will also be utilised to avoid, mitigate or remedy the adverse effects of activities off-site.

4.13.4 Methods

- (i) Implementation of development contribution rules.
- (ii) Conditions of resource consents.

4.13.5 Anticipated Environmental Outcomes

- (i) Adverse effects are avoided, remedied, mitigated or off-set by the payment and implementation of development contributions.

4.13.6 Development Contribution Purposes

A development contribution may be imposed as a condition of resource consent for the following purposes:

In general:

- (i) **To avoid, remedy, or mitigate any identified adverse effects on the environment**
- (ii) **To ensure a positive effect on the environment to offset any adverse effect**

Particular purposes and the required level of contribution are set out below.

(iii) Upgrading of roads:

Purpose

- To meet the needs of extra traffic likely to be generated by the land use or subdivision, where existing roads are of inadequate width, formation or construction to cater for the increased usage caused by the land use or subdivision. Upgrading of roads adjacent to the land use or subdivision may be required.

Required Level of Contribution

- (a) The full cost of the upgrading works required to meet the required standard to make roading suitable for increased traffic including, where appropriate, the cost of forming the road and acquiring and vesting any land as road for widening purposes.
- (b) The full cost of the work required for kerb and channel, berms, footpaths, crossings and street lighting.

(iv) Access and New Roads

Purpose

- To provide suitable formed access to the site from a formed road or proposed formed road. Where access cannot be achieved from existing formed roads, new roads may be required.

Required Level of Contribution

- The full cost of providing suitable formed access to the site. Access to the roads is to be formed in accordance with New Zealand Standard 4404. Where one or more new roads are required, the full actual cost of constructing the new road, including the cost of the vesting in the Council of the necessary land for the road. Access rights of way in the Settlement Management Areas are to be sealed.

(v) Sewerage

Purpose

- To maintain the health and amenity of inhabitants or occupants and to protect the natural environment from indiscriminate and harmful disposal of sewage where new allotments, sites and buildings are intended for human habitation or occupation.

Required Level of Contribution

- Where a sewerage system is available and has adequate capacity for meeting the proposed additional sewage, the full actual cost of connecting the allotments or buildings to that sewerage system. When the design capacity of the system is likely to need to be upgraded as a result of the subdivision or development a contribution towards the upgrading of the system may be required.
- Where a sewerage system is not available, the full actual cost of disposal, including design and investigation, acquiring sufficient land for on-site disposal and treatment of effluent likely from activities on the site, and the cost of increasing the capacity if necessary, together with the full actual cost of providing sewerage within the subdivision or buildings.

Council may require that a septic tank be installed on a site in the Waitangi Settlement Management Area and the overflow from the tank connected to the existing reticulated sewer line.

(vi) Drainage

Purpose

- To prevent damage and loss of property and amenity from the indiscriminate and uncontrolled run-off of stormwater where new allotments, roads and/or other impervious surfaces are created by subdivision or land use and create a need for extra stormwater disposal.

Required Level of Contribution

- Where a piped outfall is available, the full actual cost of reticulation control structures within the subdivision or land use. Where a piped outfall is not available or the capacity of an existing system is inadequate, the full actual cost of providing for the disposal of stormwater and increasing the capacity if necessary, together with the full actual cost of reticulation and control structures within the subdivision or building.

(vii) Earthworks

Purpose

- To provide safe and adequate building areas and road access, sewerage disposal and treatment stormwater control, land stability; to enable better utilisation of land, where the subdivision or land use involves recontouring land to create roading services, site design and building areas; and to ensure that earthworks do not adversely affect significant natural habitats, indigenous vegetation ecosystems, landscapes and natural features.

Required Level of Contribution

- The full actual cost of carrying out the earthworks to the appropriate standard, retaining significant areas where required. The full actual cost of clearing, cleaning, filling or compacting land in order to mitigate the effects of former activities and make the site suitable for its proposed activity.

(viii) Contribution Towards Recreation Facilities

Purpose

- To upgrade public recreational facilities and reserves for public recreation. Council has sufficient open space and will therefore take a monetary contribution rather than land for the upgrading of facilities and in particular the Norman Kirk Recreation Reserve which is used by all of the community.

Required Level of Contribution

- Up to 5% of the value of each newly created allotment which will have a dwelling erected on it. Allotments has the meaning in Section 218 of the Act and includes those created by cross lease.

(ix) Esplanade Reserves and Esplanade Strips

Purpose

- Refer Part 4.12.4.

Required Level of Contribution

- The full actual costs of vesting or contributing a reserve or strip of not greater than 20 metre width including the value of the land or interest in land and the costs of survey and conveyancing.

(x) Landscaping, Fencing and Screening

Purpose

- To reduce the adverse effects of land clearance and/or recontouring, enhance amenities and improve land stability where earthworks and/or land clearance or development have removed existing vegetation, or where replanting and landscaping will enhance existing amenities and reduce adverse impacts.
- To minimise any adverse effects where a subdivision or land use may impact on heritage features, conservation areas or on important landscapes or public vistas/views or for screening between adjoining sites.

Required Level of Contribution

- The full actual cost of carrying out the landscaping, fencing or screening.