

4.0 Objectives / Policies

The objectives and policies of this Management Plan have been developed in consultation with the public of Gisborne and staff of the Gisborne District Council.

4.1 Ground Management

Objective

To preserve, enhance and maintain Midway Beach Reserve in a manner that is consistent with its intended use as a dual recreational facility for both active and passive recreation experiences.

Policies

- a. The Council will maintain the reserve to a level acceptable for both the public and organised beach recreation.
- b. The Council will endeavour to reduce the extent of vandalism within the reserve.
- c. The Council will cancel any event or close the whole or part of the reserve where the turf surface cannot sustain uses that may result in the damage of the reserve.

4.2 Development

Objective

To allow development of Midway Beach Reserve in a manner that facilitates and encourages community development and enhances the recreational benefits of the reserve.

Policies

- a. **Reserve development** shall comply with the objectives and policies of the District Plan and the Reserves Act 1977.
- b. **Development of the reserve** shall emphasise and enhance the value of open space for recreational purposes.
- c. **Signs located in recreational reserves will be subject to the following design criteria:**
 - All signs on recreational reserves are to comply with the provisions of the District Plan.

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- Signs are to be visually prominent but not in such a position as to detract from the landscape qualities.
- The design of signs shall be of one standard, functional and integrated with the surrounding landscape.
- Where possible, all information shall be consolidated on to one sign.

d. **Leases and Licences for Use of Land and Facilities**

Leases (as opposed to any other form of tenure) of any part of the Midway Beach Reserve will be granted only where:

- i. Required by the Reserves Act 1977; and
- ii. Any voluntary organisation receives approval for the erection of:-

Stands
Pavilions
Gymnasiums
Club Rooms

Other buildings and/or structures associated with and necessary for the use of the reserve for outdoor sports, games or other recreational activities.

Buildings and structures for sports, games or public recreation not directly associated with outdoor recreation if in the public interest and prior approval of the Minister.

Where a voluntary organisation is required in the opinion of the Council to spend a substantial sum of money, trade, business or occupations necessary to enable the public to obtain the benefit and enjoyment of the reserve or for the convenience of persons using the reserve. Where the use is contemplated by and in conformity with this management plan subject to the above where the term of the lease is not less than twelve months.

Subject to above, where a lease is required by the lessee for mortgage purposes associated with fund raising.

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Subject to the above, where the exclusive possession of a lease or the terms and conditions are not otherwise inconsistent with the rights of the public to have access to a recreation reserve.

Leases and Licences will not be granted where:-

Where the exclusive use of the reserve, or any part of it is required for not more than 40 days in one year, nor more than six consecutive days at any one time a setting apart agreement will be entered into.

Any setting apart agreement entered into by Council and a sporting body shall not in the aggregate exceed ten years. The use will not permit the erection of buildings other than those buildings required for the period of use.

An agreement to set apart (as opposed to a lease or licence) the reserve of any part of it will be required where the use is for a period less than twelve months in any year seasonal.

e. **Ancillary Club Liquor Licences**

- The use of buildings for social purposes must be ancillary to the permitted uses purpose of the reserve i.e. outdoor recreation.
- The environmental impact of increased traffic, parking demand and other factors which may be associated with ancillary use of facilities shall be carefully assessed in considering any application for a general ancillary club licence.

NB: A Resource Consent may also be required under the provisions of the District Plan.

f. **Fire Control**

The lighting of open fires on Midway Beach Reserve is prohibited (*with the exception of essential Council servicing i.e. Beach Cleaning works*). Only gas operated barbecues will be permitted to be used.

g. **Overnight Camping**

Over night camping on Midway Beach Reserve is prohibited.

h. **Commercial Activity**

Temporary small scale commercial activity such as gala days and flea markets will be permitted if the following conditions are met:

- i. Organisers must gain the permission of the Council to hold such events.

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- ii. Council may require a bond to cover failure to clear up turf damage resulting from stalls, damage to vegetation or buildings and rubbish collection.
- iii. The commercial activity in a recreational reserve may only be an occasional event. User charges will be applied to Commercial event organisers for the use of the reserve. This cost will be determined by Council with regard to the annual maintenance costs of the reserve. Regular commercial events will however not be permitted.

i. **Charge Events**

Charge events will be permitted if the following conditions are met:-

- Organisers must gain the permission of Council to hold such events.
- Council may require a bond to cover failure to clear up turf damage resulting from the charge event activities.

j. **Visitor Numbers**

- There is no restriction on the number of visitor numbers on Midway Beach Reserve (except in those conditions outlined below).
- Special events such as galas and charge events that may attract large numbers of people to Midway Beach Reserve hence they may require a permit from the Council (See policy (j)). Council will determine whether visitor numbers maybe too high and can impose conditions, transfer the event to another park or not permit it to go ahead.

4.3 Active Recreation

Objective

To encourage and develop suitable provision for the enhancement of active recreation and the creation of multiple use facilities, for the sole purpose of maximising recreational opportunities.

Policies

- a. Where appropriate recreational activities shall be catered for within the boundaries of acceptable code compatibility.

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- b. To develop and encourage the formation of a recreational strategy which focuses on the needs and wants of the community and determines the appropriate use of recreational reserves.
- c. To encourage and plan for the sustainable management, use, development and protection of the reserve to meet the reasonably foreseeable needs of present and future generations of reserve users.

4.4 *Landscape and Vegetation Management*

Objective

To develop, create, maintain and enhance a landscape within the reserve which is in character with the reserve's intended purpose.

Policies

- a. Landscape development will focus on the carrying capacity of the reserve and its intended use.
- b. Turf standards are to be monitored and upgraded where necessary to ensure that the grounds are maintained to New Zealand Turf Standards.
- c. The planting and maintenance of tree species will seek to enhance the physical character of the reserve while maintaining its predominant feature as an open space. Existing trees shall be maintained in good condition and may only be removed for reasons of safety or good management as set out below:-
 - The tree is dead , dying or diseased.
 - The tree has become a danger to public safety.
 - The tree interferes with essential public utilities or important public construction work.
 - The tree is obstructing the water flow in any drainage system, watercourse, stream or river.
 - The tree has out grown its location or site and is causing serious damage to buildings and properties, public or privately owned.
 - The tree is suppressing or inhibiting the growth of more desirable specimen trees or other vegetation of greater interest to the public.

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- The tree is a poor specimen or is unsuited to the site due to soil type or other factors and needs to be removed in order that the area can be replanted with trees that will make better specimens.
- The tree requires removal to allow for planned and approved recreational facility development.

(No tree removal will commence without the approval of the Reserves Supervisor and Council's Community Facilities Asset Manager. Any planting undertaken must have the prior consent of the Reserves Supervisor and the Reserves Planner.)

- d. New planting will take place in appropriate areas where they will enhance the environment of the park in order to:
- Provide shelter and shade for park users.
 - Integrate buildings into and improve the appearance of the area.
 - Replace trees removed for reasons mentioned above.
 - Increase soil stability and control erosion.
 - Screen the boundaries of the park.

(New planting will be undertaken as staffing and finance permits).

- e. Landscaping and building development on the reserve will take into consideration the location of the park within the immediate neighbourhood and the importance of open space.

4.5 Buildings

Objectives

To ensure that the provision and maintenance of buildings and other structures is of a design and scale that is suited to the environment and appropriate to facilitate public recreational use and enjoyment of the reserve.

To provide sufficient seats, picnic tables, litter receptacles, signs, children's play equipment and other furniture of a design appropriate to the reserve to facilitate public use and enjoyment of the outdoor recreational environment.

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- a. All proposals for building structures situated on Council reserve land must comply with the provisions of the district plan and the guidelines set out in this management plan.
- b. Any proposal for a building or an extension to an existing structure must consider the effects if any on which the development will impose on the reserve, including increased demand for parking.
- c. Where practical buildings should be multiple use.
- d. Any building proposal shall not significantly detract from the sole purpose of the reserve and the key concept of open space.
- e. **The location of buildings**, sculpture, artwork and plaques in recreational reserves will be located only where:
 - They will not unduly restrict the area available for outdoor recreation.
 - They do not obstruct the entrances to the reserve, either physically or visually.
- f. **All new buildings** (including fences) must comply with the regulations set out in the Building Act 1991.
- g. **Public buildings** on the reserve shall be provided for the specific proven needs of reserve users where this provision does not detrimentally affect the appearance or utility of the recreation reserve.
- h. **Size and Design** all new buildings and structures shall be of a size and design in which:
 - The form, design and location of the building does not have any adverse effects on the visual and physical features of the reserve.
 - Materials colour and design will be in sympathy with the natural surroundings.
 - The design of buildings and /or facilities will be in compliance with the design and performance requirements of the District Plan.

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- The appearance of buildings and materials used in their construction will minimise the opportunities for vandalism.
- i. **The location of buildings**, sculpture, artwork and plaques in recreational reserves will be located only where:
 - They would not unduly restrict the area useable for outdoor recreation.
 - They do not obstruct the entrances to the parks either physically or visually.
 - They do not detract from the open nature of the reserve, especially as seen from the open road.
- j. **Substandard buildings** and structures shall be removed when the opportunity arises and replaced if necessary.
- k. Seating, picnic tables, litter receptacles, barbecues, play equipment and other park furniture shall be placed in pleasant settings with regard for orientation to the sun, shelter from the wind and views of the reserve. Care shall be taken to avoid any visual distraction from the natural environment. All furniture shall be of a design functionally and visually appropriate to their surroundings.

4.6 *Vehicle/Access Parking*

Objectives

To maintain existing motor vehicle access, roads and parking for the benefit of the reserve users and to the extent to which they are necessary for the proper use of the reserve.

To provide additional motor vehicle access and parking areas in response to proven needs but within the limitations set by this management plan and the need to preserve the natural qualities of the reserve.

Policies

- a. Only those vehicles authorised by Council shall be allowed access to parts of the reserve where their use is necessary.
- b. All Vehicle movement will be restricted to the sealed accessways and carparks within the reserve.

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- c. Detailed site plans covering the entire reserve must be presented to Council for any proposed access site or vehicle parking area.
- d. Detailed site plans must have regard to the effects that the activity will have on the reserve, the alternatives considered and the need for parking areas and ramps for the disabled.
- e. The design of any car parking facility must conform with the requirements of the District Plan.

4.7 Pedestrian Access

Objectives

To provide and maintain satisfactory pedestrian access through the reserve.

Policies

- a. All areas of the reserve shall be accessible to the public except for those areas which are privately owned/ and or leased from the Council.
- b. Areas of the reserve shall not be accessible to the public where:
 - An area has been fenced off or set aside for reserve work including planting, construction and turf renovation.
 - The public safety is threatened.
- c. Cycle access is only permitted on the sealed surface areas of Midway Beach Reserve. Motor Cycle access on pedestrian foot paths or the beach it self is prohibited.
- d. Suitable access points should be developed and maintained for the exclusive use of the disabled in areas where the terrain permits such a use.

4.8 Utility Services

Objective

To minimise the visual impact of utility services.

Policies

- a. Other than in exceptional circumstances and where it is impractical to do so, all utility services shall be placed underground.

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- b. The placement of such services underground shall be carefully sighted with the existing features such as trees and shrubs.
- c. All new essential utilities and all replacements of existing utilities shall be allowed on Midway Beach Reserve only with specific Council consent and only if they cannot reasonably be located elsewhere.
- d. Utility services shall be located so as not to restrict areas suitable for recreational activities or required for future buildings or tree planting.

4.9 Site Furniture/Fittings

Objectives

To provide adequate reserve seating and fittings in order to facilitate the public enjoyment of the reserve and its surroundings.

Policies

- a. Reserve furniture and fittings shall be planned for areas in which visual impact is minimised.
- b. All furniture and fittings will be of a conforming design that integrates with the physical characteristics of the reserve.
- c. Seating arrangements will be established in areas which are orientated towards the direction of the sun, shelter, visibility and views.
- d. All furniture and fixtures must adhere to the policies and guidelines set out in the development section of this management plan.
- e. Designed to minimise the effects of vandalism and graffiti.