

ATTACHMENT D

BUFFALO BEACH – CENTRAL BEACH RESERVE MANAGEMENT PLAN AND RELEVANT OBJECTIVES AND POLICIES



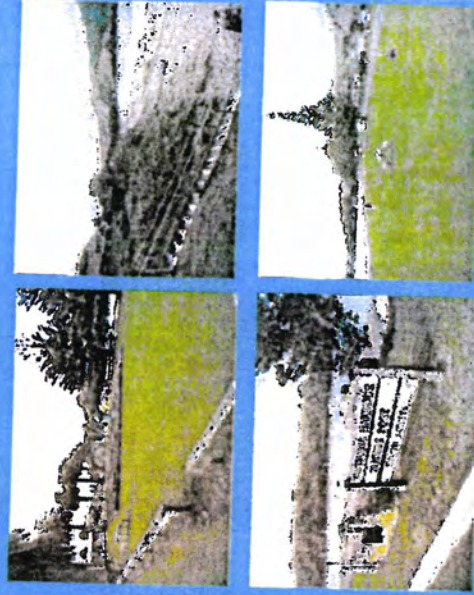
PLANNERS PLUS LIMITED

Land Development, Resource Consent and Planning Specialists.

654726

Whitianga and Wharekaho Reserve Management Plan

Document 2 Individual Reserve Plans



June 2007

Adopted by TCDC - 27 June 2007
Reserves Act 1977



Doc Set 654726

Section 9. Individual Reserve Plans

Section 9. Individual Reserve Plans

All reserves are required to be classified under the Reserves Act 1977. The use and management of each reserve area may differ, in particular with local purpose reserves and recreation reserves. Reserve use and management of a reserve is dependent upon the:

- a. Physical setting / size of a reserve.
- b. The social use of a reserve.
- c. The infrastructure required.
- d. What any possible development of that reserve area may entail.

The Thames Coromandel District Council (the Council) has adopted a system whereby reserves are categorised according to their size and type of use, and management focus. This will allow Council to take a strategic approach in managing these reserve areas to provide opportunities based on natural, historic and cultural values, and recreation experiences of that reserve. Table 1 identifies these categories and aspects of management focus.

Section 10 lists the other reserves that are covered by the generic objectives and policies found in Whitianga and Wharekaho Reserve Management Plan Document 1.

Note: The objectives and policies [in Document 1] should be read as a whole and in conjunction with this document. **This means that more than one policy and/or objective may be relevant in any given situation.** Readers should therefore seek to identify all relevant objectives and policies.

Managing Reserves

Each reserve area along with its classification will have a management focus based upon the following table:

Table 1: Categories of Reserves.

	Category A	Category B	Category C	Category D	Category E
	Community Open Space	Active Recreation Areas	Neighbourhood Open Space	Local Area Reserve	Native Forest Areas, Historic or/ Scenic / Cultural or other Reserves
Examples:	Taylor's Mistake, The Esplanade	Hilton Park, Ohuka Tennis Court	Egans Park, Moewai Reserve, Robinson Rd Estuary Reserves	Conifer Reserve	Harbour Lights Scenic Reserve
Use	Area provides for casual and structured activities.	Range of sporting and recreational uses. Possible exclusive use (lease / licence).	Low-key casual area with predominantly local resident use.	Little or no public usage.	Conservation of native forest, historic, scenic or cultural areas.
Social Settings	Space catering for a range of family to large sized groups undertaking social gatherings, activities including play and informal sport, without infringing on other users.	High level of social interaction between groups using some of these areas – e.g. swimming pools and sports grounds.	Providing amenity or play opportunities.		Forest areas – low key, casual use, small groups or individuals wanting to enjoy a bush setting. Historic or Scenic reserves – low to medium use, small group visitation.
Physical Settings					
o Catchment	Close to strategic areas (e.g. open space near shopping areas), areas of significance to, or congregation within the community (e.g. popular coastal destinations).	Located in main areas, close to schools where possible.	Catering for local residences (Urban setting: central to most housing. Rural and coastal settings: may adjoin housing area). At least one road frontage.	Variable	Predominantly natural settings, with some areas having outlooks / vistas over surrounding area.
o Size	Medium to large open space areas of at least 2000m ²	Medium to large open space areas of at least 3 ha.	Small to medium sized open space areas of at least 2000 m ² .	Small to medium sized reserves.	May vary in size from small local pocket of native forest to large area of forest / trees with some open space areas.
Development	Up to 40% development areas and 60+% open space.	Part or whole of land area may be developed.	Up to 20% development and/or 80+% open space.	Very little or no development.	Majority is unmodified natural setting, little or no development.

[Table continued following page]

	Category A	Category B	Category C	Category D	Category E
	Community Open Space	Active Recreation Areas	Neighbourhood Open Space	Local Area Reserve	Native Forest Areas, Historic or/ Scenic / Cultural or other Reserves
Management Focus	<p>Moderate level of infrastructure and facilities.</p> <p>May include rural, urban or beach toilet blocks, local halls, playgrounds, boat ramps, picnic and BBQ facilities, carparking and signage.</p> <p>Concessions permitted, provided in keeping with reserve activity.</p>	<p>Moderate to high level of infrastructure and facilities</p> <p>May include carparking, buildings, hard court areas, signage and urban toilets.</p> <p>Concessions permitted, provided in keeping with reserve activity.</p>	<p>Low level of infrastructure / facilities.</p> <p>Open space with garden/tree settings & some may also include small playgrounds, picnic facilities, car parking, signage, rural or beach toilets.</p> <p>Two concessions permitted per reserve, provided in keeping with reserve activity.</p>	<p>Infrastructure level dependent on primary reserve purpose.</p> <p>Pest and weed control programmes may be implemented to maintain protection of natural values.</p> <p>No concessions.</p>	<p>Low level of infrastructure/facilities.</p> <p>May include walking tracks, car parking, signage, weed control programmes to protect natural values.</p> <p>No concessions.</p>

Buffalo Beach – Central Beach Reserves

Between 66 – 103 Buffalo Beach Road

Reserve Classification	Recreation	Area	4.7930 ha
Location	Opposite 66 Buffalo Beach Road (sand spit over Taputapuatea Stream)	ID Number	0484200100
Current State	Category E: Scenic Reserve	Legal Description	Lot 1 DPS 4704
Future Use			

Reserve Classification	Unclassified – proposed to be Recreation	Area	2.1010 ha
Location	93 Buffalo Beach Road, Whitianga	ID Number	0484200100
Current State	Category C: Neighbourhood Open Space	Legal Description	Lot 2 DPS 15745
Future Use	Category A: Community Open Space		

Reserve Classification	LPR Esplanade	Area	0.5471 ha
Location	99 Buffalo Beach Road	ID Number	0484200100
Current State	Category C: Neighbourhood Open Space	Legal Description	Lot 12 DPS 15745
Future Use	Category C: Neighbourhood Open Space		

Adjacent to 105 – 139 Buffalo Beach Road

Reserve Classification	Recreation	Area	0.2378 ha
Location	139A Buffalo Beach Road, Whitianga	ID Number	0484200100
Current State	Category C: Neighbourhood Open Space	Legal Description	Lot 9 DPS 6340
Future Use	Category C: Neighbourhood Open Space		

Reserve Classification	Recreation	Area	1.3658 ha
Location	139B Buffalo Beach Road, Whitianga	ID Number	0484200100
Current State	Category C: Neighbourhood Open Space	Legal Description	Lot 35 DPS 3542
Future Use	Category C: Neighbourhood Open Space		

Asset Registry	Leases and Licences	
Ski Lane markers	Mercury Bay Yacht Club	Exp 2027, 2 renewals (30 years)



Yacht club building is located at 99 Buffalo Beach Road.

Background

- These areas of reserve are located between Tarapatiki and Taputapuaeta Streams.
- All of these reserves were formed when the adjacent land was sub divided.
- These reserves provide a wide variety of open space settings along the Mercury Bay beach frontage.
- Several Pa sites are located inland from these reserves, with some areas having importance to local iwi.
- Environment Waikato, the local Royal Forest and Bird Protection Society and local residents undertook trials of coastal plantings to assess feasibility for the re-establishment on parts of the dunes in these reserves.

Reserve Issues

- The foreshore reserves have received considerable impact from large seas and big tides, with areas of sand dunes being eroded. After a big storm period in the winter of 2003, rocks were placed along the foreshore area, between 105 & 139 Buffalo Beach Road, to try and reduce further coastal erosion.
- The endangered NZ Dotterels are breed during the summer period in the area of the Taputapuaeta Stream mouth. Dogs, cats and mustelids have an impact on these birds.
- Rabbits are a problem in the dune and coastal grassland areas.
- The yacht club has built a club house and beach access ramp on reserve land. The foredune area is prone to erosion.

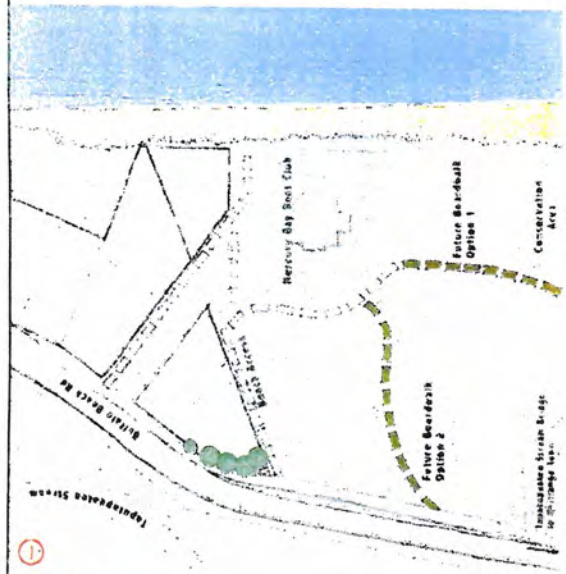
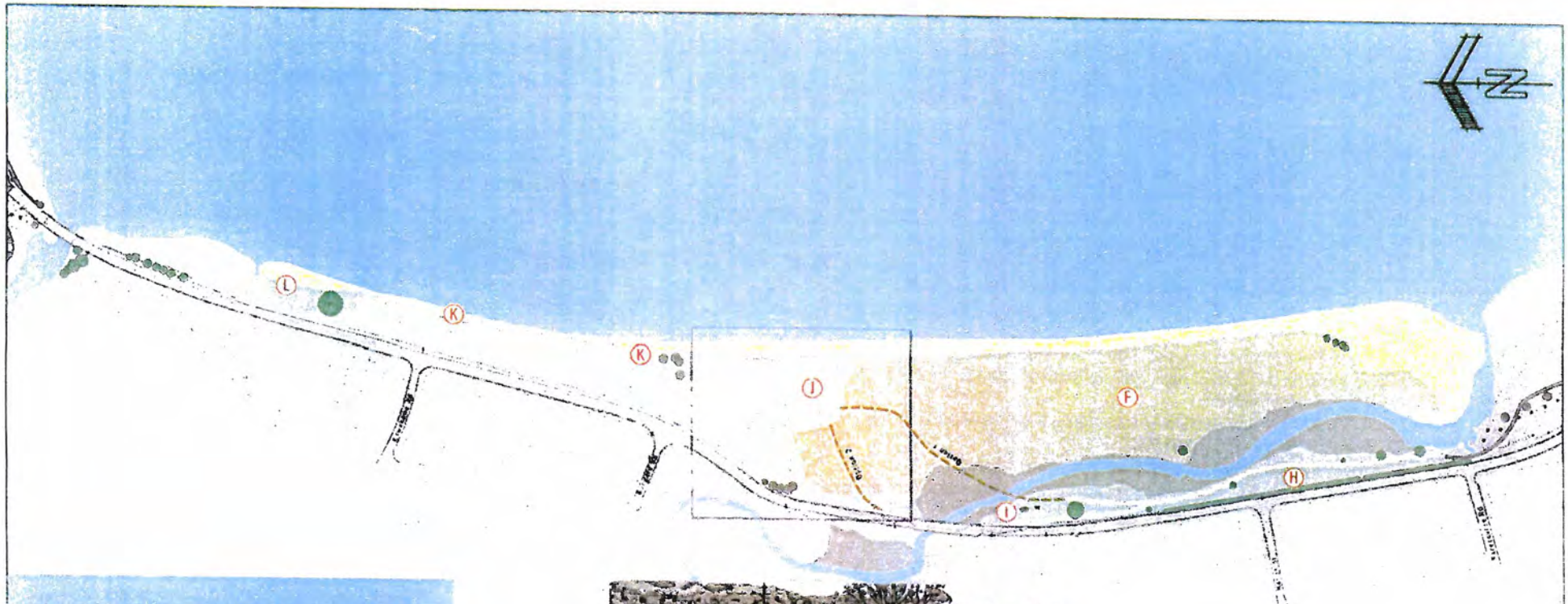


Coastal erosion will continue to be an issue along the foreshore during periods of high seas. The esplanade Reserves in this area have almost disappeared.

Reserve Management Policy

- 9.5.2.1 Implement the concept plan.
- 9.5.2.2 Allow the area at 139A Buffalo Beach Road to be used as a water ski lane, subject to marine regulations.
- 9.5.2.3 Allow horses to cross the reserve to access the beach adjacent to 139A Buffalo Beach Road.
- 9.5.2.4 Animal control will be undertaken in conjunction with other agencies, in particular to protect the breeding areas of native foreshore birds.
- 9.5.2.5 Any new structures to protect private property will not be built on reserve land.
- 9.5.2.6 Control the spread of palm seedlings and aloe species in these reserves.
- 9.5.2.7 Foster Beach Care style groups to assist in the development of foredune plantings along the beachfront to enhance the dune area.
- 9.5.2.8 Maintain the beachfront reserves, where possible in a natural state.
- 9.5.2.9 No concessionaires are to operate from or across these reserves.
- 9.5.2.10 No events or large public gatherings will be allowed on these reserves.
- 9.5.2.11 Prohibit private encroachment onto reserve land.
- 9.5.2.12 Reserve objectives and policies as outlined in Document 1 apply.

Proposed Development	Cost Estimate	Funding	Priority (see key)
No proposed development			



Possible land swap
Links to and around Mercury Bay Boat Club creating
a walking circuit and access to the beach



Hoggin Footpath stretching from Racecourse Rd
to Ohuka Beach



Macrocampa Reserve to be maintained

REVISION	DATE	DRAWN	CODE	CHECKED BY
DRAWING STATUS:	DRAFT			
SOUL				
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PROJECT TITLE: BUFFALO BEACH RESERVES				
PROJECT NUMBER:	PLOT DATE:			
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DRAWING TITLE:				
Concept Plan - Area B Buffalo Beach North				
DRAWING NUMBER:	REVISION			

DO NOT SCALE FROM THIS DRAWING

KEY TO BUFFALO BEACH RESERVES CONCEPT PLAN - BUFFALO BEACH NORTH - (AREA B)

BUFFALO BEACH LANDSCAPE IMPROVEMENTS

H. Hoggin Path

The path from Racecourse Road onwards is constructed from a lime and shell mix
The Racecourse Road Bridge is an obvious interface between a more constructed idiom suited to the town centre, and a more natural treatment associated with the conservation area. Timber Board walk and bridge construction will still be used over wet ground.

I. Picnic area alongside Taputapuatua Stream Bridge.

This area functions as an orientation junction for routes up and down the road, across the road and over the wetland to the boatclub.

J. Mercury Bay Boatclub. Rationalise routes to and around Mercury Bay Boatclub.

Provide enhanced signage and planting at entrance to club.
Clearly define boundaries and signal public land.

K. Beach accessways

L. Macrocarpa Reserve

This reserve has an iconic quality with the lone, magnificent tree. A less-is-more approach should be adopted here.

4.4 Dogs

4.4.1 Objective

- 4.4.1.1 To allow dogs provided they do not have an impact on the environment, or other reserve users.

Rationale

Dogs can pose a direct threat to people, animals and birds. Dogs should be under direct and continuous control at all times. This may be achieved through voice control. In cases where the owner cannot guarantee this level of control, dogs should be on a lead. Owners must also be considerate of other reserve users and remove dog droppings as required by law.

4.4.2 Policies

- 4.4.2.1 Dogs will generally be excluded from the following areas:
- Nesting, roosting and feeding areas of threatened bird species.
 - Scenic reserves; except where provided for.
 - Playgrounds and sports grounds.
- 4.4.2.2 Dogs must be under control at all times and owners must remove all droppings from the reserve.

4.5 Walkways

4.5.1 Objectives

- 4.5.1.1 Promote walkway linkages between reserves.
- 4.5.1.2 Promote walkway linkages to adjacent Department Of Conservation reserves.
- 4.5.1.3 Promote any walkway linkages.

Rationale

Some of the reserve areas in Whitianga could be linked with a walking path network. This would cater for the enjoyment of residents and visitors and provide community health benefits. These walking routes once established should be promoted to local residents and visitors for health and tourism benefits.

4.5.2 Policies

- 4.5.2.1 Where possible provide walking track facilities through reserve areas that:
- Are suitable to a range of peoples abilities.
 - Provide linkages between reserves.
- 4.5.2.2 Develop a coastal walkway track with linkages. This may not follow the coastline.
- 4.5.2.3 Provide appropriate walkway signage.