

PART H

ESPLANADE RESERVES/STRIPS

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H. ESPLANADE RESERVES/STRIPS

H.1 Coastal Margins

*Amended
Change 48
27/02/04*

A 50 metre wide Esplanade Reserve in the Rural Zone and 20 metres in all other zones, measured from the line of the Mean High Water Spring Tide (MHWS), shall be required along the coast when subdivision occurs, creating lots of less than 4ha, excluding boundary adjustment subdivisions. These reserves shall be fenced with a 7 wire post and wire fence or equivalent.

H.2 Lakes (With A Bed Of 8 Hectares Or More)

*Amended
Change 48
27/02/04*

A 20 metre wide Esplanade Reserve shall be required along lakes of more than 8 hectares when subdivision occurs creating lots of less than 4ha, excluding boundary adjustment subdivisions. These reserves shall be fenced with a 7 wire post and wire fence or equivalent.

H.3 Rivers And Streams (River Bed With Average Width Of 3 Metres Or More)

*Amended
Change 48
27/02/04*

The following is a list of widths required for subdivision, creating lots of less than 4 ha, excluding boundary adjustment subdivisions. The priorities are indicated for each recommended width. There are also areas which are considered to be high priority where Council may wish to negotiate with the landowner for public access through an Esplanade Strip.

TABLE - MAXIMUM WIDTH OF ESPLANADE RESERVE/STRIP

Water Body	Width of Esplanade Reserve	Width of Esplanade Strip
A Waitohu Stream		
i) Upstream of Water Treatment Plant	-	20 metres (E)
ii) Downstream of Water Treatment Plant	-	5 metre (A, H) - Greater widths may be required within 500m of MHWS (Waitohu Stream mouth)
B Otaki River		
i) Upstream of SH1 Bridge	-	20 metres (E,A,H)
ii) Downstream of SH1	20 metres A,H	-

Bridge		
Waterbody	Width of Esplanade Reserve	Width of Esplanade Strip
C Mangaone Stream		
i) Upstream of Hautere Plain	-	20 metres (E)
ii) On the Hautere Plain	-	5 metres (A, H)
D Waikanae River		
i) Upstream of SH1 Bridge		20 metres (A & E)
ii) Downstream of SH1 Bridge	20 metres A,H,E - Greater widths may be required within 1000 metres of the Waikanae River Mouth (as shown on the District Planning Maps)	3-5 metres (A) - If no subdivision occurs and negotiated with landowner
E Ngatiawa, Rangiora, Reikorangi Streams	-	20 metres Rural (E)
F Tikotu, Wharemauku, Mazengarb Streams (part only)	20 metres Urban (A, H)	20 metres Rural (E)

Priority for Reserve/Strip

E: Ecological, Water Quality
 A: Access, Recreational
 H: Natural Hazard Mitigation

H.4 Considerations

Consideration will be given to providing larger areas around the Waikanae River and Waitohu Stream Estuaries where the areas are of considerable ecological value. Other agencies, e.g. Department of Conservation or Wellington Regional Council, may be interested in acquiring greater buffer areas around future residential activities. As more than 20m Esplanade Reserves in the Estuary may be sought, financial compensation to the landowner will be required.

H.5 Reductions And Waivers

The Council may reduce or waive Esplanade Reserves or Strips where it is demonstrated to the satisfaction of Council that circumstances make the required width impracticable. This includes difficult topography and existing permitted buildings or in recognition of other reserves given for public access. A reduction could also be given where there is an absence of natural values and need for public access. Council will also have regard to the objectives

and policies in Part C.9 Coastal Environment and C.11 Open Spaces and Reserves.

Applicants for reduction or waiver may be required to consult with the Department of Conservation and the Wellington Regional Council and produce evidence of the outcome of these consultations.

H.6 Fencing

All Esplanade Strips upstream of the Waitohu and Waikanae Water Supply Treatment Plants in the rural zone and all Esplanade Reserves and Strips within urban areas shall be fenced by a 7 wire post and wire fence or equivalent. Stiles over fences or other devices may also be required to improve public access.

H.7 Access Strips

Council may negotiate to acquire access strips to Esplanade Reserves or Esplanade Strips. Generally access strips shall, in rural areas, be fenced with a 7 wire post and wire fence or equivalent and in urban areas a 1.5m close boarded fence or equivalent. The access strips shall be at least 3m wide and shall include boardwalks where erosion to sand dunes by pedestrians is likely. Any structures on dune systems (including boardwalks) shall be designed so as to avoid deflecting or accelerating erosion. However, the conditions of access, fencing requirements and the provision of boardwalks will be negotiated when Council purchases the easement.

H.8 Bed Of River, Lake Or Coastal Marine Area

Where subdivision includes a river, stream or lake the bed of the river, stream or lake shall vest in Council.

Where subdivision includes the Coastal Marine Area, the bed of the Coastal Marine Area shall vest in the Crown.

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