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# Cambridge Town Belt Reserve Management Plan

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## **PART ONE – INTRODUCTION AND BACKGROUND**

### **1. Preface**

#### **1.1 Cambridge Town Belt**

The Cambridge Town Belt is the largest ‘urban reserve’ in Waipa District and is a defining feature of the historic towns of Cambridge and Leamington. It is also one of the few complete examples of a Town Belt in New Zealand. The original survey of Cambridge included provision for a Town Belt which, at that stage, was intended to function as a buffer between town and country.

In 1880, the Cambridge Town Belt was surveyed into 94 sections which were made available for lease to the Cambridge community. The sections were used predominantly for grazing purposes, because much of the surrounding land at that time had not yet been converted to farming. The land contained within the original Town Belt was ‘confiscated land’ resulting from the Waikato Land Wars.

Today, the Town Belt comprises approximately 284 hectares whose primary purpose is recreation. The Town Belt provides for a combination of active and passive recreation on a year-round basis. It hosts a variety of sporting clubs and organisations ranging from ‘rugby’ and ‘athletics’ to ‘BMX’ and ‘polo’. Those parts of the Town Belt that are not currently required for recreational use are leased for grazing or cropping.

In the interim since the late nineteenth century, urban growth has ‘jumped’ the Town Belt, to the extent that Cambridge and Leamington are no longer fully contained within the Town Belt boundaries. Despite growth pressures, the Town Belt continues to be characterised by tree-lined open space, forming a ‘green wedge’ between old and new Cambridge. A characteristic which remains unchanged, is the Waikato River which separates the northern (Cambridge) and southern (Leamington) parts of the Town Belt.

The Town Belt also marks a clear delineation between the ‘grid’ layout of historic Cambridge, and the more ‘organic / curvilinear’ layout of the town’s outer (more recent) growth cells.

#### **1.2 Purpose of the Reserve Management Plan**

A reserve management plan is a working document which sets out the objectives and policies of property management. In addition to outlining how the objectives and policies are to be achieved, the reserve management plan must:-

“...provide for and ensure the use, enjoyment, maintenance, protection and preservation....and the development, as appropriate, of the reserve for the purpose for which it was classified....’  
Section 41(3) Reserves Act

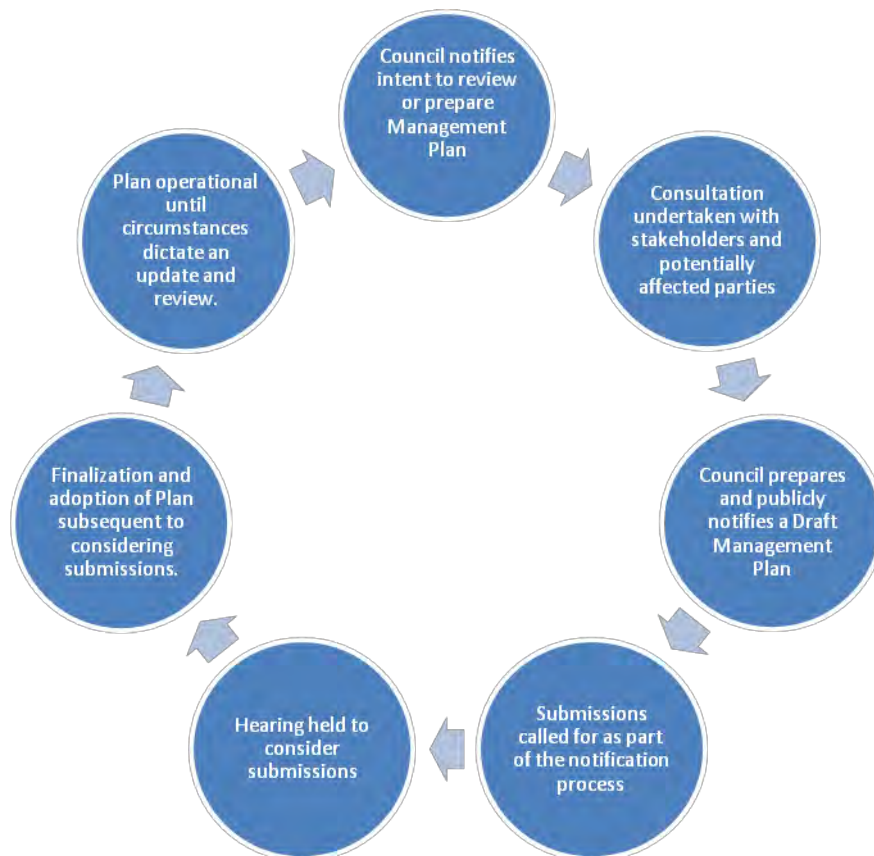
A reserve management plan should not just be a record of what is being done now. It should draw together all the relevant descriptive information on the property, re-examine current practices and provide a foundation on which all future management practices are based.

A management plan has several requirements:

1. It must be comprehensive. Omissions may give rise to ambiguity and misinterpretation.
2. It must be practical and permit some flexibility within prescribed limits. Without flexibility it will be self-defeating.
3. It must be clear, concise and easy to understand with a simple and effective message.
4. It must provide for review so that changing circumstances can be taken into account.

### 1.3 Management Plan Process

The Reserves Act 1977 defines the procedure for preparing Reserve Management Plans (RMPs) and is illustrated in the diagram below. Once adopted, the RMP can be reviewed at any time to adapt to changing circumstances. Council will undertake a desktop review of the Town Belt Management Plan at 5 yearly intervals, to ensure that the Plan remains current. Any changes will be subject to Waipa District Council approval. This review process is provided for within the Reserves Act.



**Figure 1.3 Process for Preparation of a Reserve Management Plan**

#### 1.4 How to use this Management Plan

This Management Plan is presented in three parts:

**Part 1** refers to the background and context of the Cambridge Town Belt. It includes an explanation of the statutory and strategic framework of this Reserve Management Plan, and also contains the legal classification of the reserve.

**Part 2** contains detailed Objectives for the management of the Town Belt and includes discussion on associated issues. It outlines Policies which will enable the Objectives to be met and identifies the actions that will be necessary for their implementation.

**Part 3** comprises supporting information used to inform preceding parts of the Management Plan. It includes, amongst other things, Gazette details, a schedule of leases and archaeological information relating to the Town Belt.

#### 1.5 Summary of the 1996 Town Belt Reserve Management Plan

This Town Belt Management Plan is borne from a review of its predecessor, the 1996 Town Belt Reserve Management Plan. The overarching objectives for the 1996 Cambridge Town Belt Management Plan was to ensure that the development of the Town Belt proceeds in a manner which aesthetically complements the Town of Cambridge while providing for the sporting and recreational needs of the townspeople. The individual objectives associated with management of the Town Belt included the following:

- To ensure that the Cambridge Town Belt Reserve can be retained as a local and regional asset for present and future generations.
- To ensure the sustainable management of the Town Belt whilst avoiding, remedying or mitigating adverse effects upon the environment, including nearby residents.
- To provide space for active and passive recreation for the wellbeing and enjoyment of the public.
- To provide a green open space around and eventually through parts of the town of Cambridge.
- To maintain the Town Belt as a landscape amenity enhancing the natural environment and beauty of both the town and the countryside.
- To preserve the existing flora where it is deemed to have high interest or value to the public or for land stability purposes and to increase the number and variety of trees throughout the Town Belt.
- To ensure cost effective management.
- To ensure consultation with community members and tangata whenua and to encourage community interest and involvement.

## 2.0 Statutory Context

This section contains the background information relating to the statutory framework within which the Reserve Management Plan has been prepared.

### 2.1 Reserves Act 1977

The current legislation for administering reserves in New Zealand is the Reserves Act 1977 (the Reserves Act). The purpose of the Reserves Act is set out in Section 3 of that Act, and is quoted below. The Act is administered in the Department of Conservation for the purpose of:

- (a) *Providing, for the preservation and management for the benefit and enjoyment of the public areas of New Zealand possessing-*
  - (i) *Recreational use or potential, whether active or passive; or*
  - (ii) *Wildlife; or*
  - (iii) *Indigenous flora or fauna; or*
  - (iv) *Environmental and landscape amenity or interest; or*
  - (v) *Natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value:*
- (b) *Ensuring, as far as possible, the survival of all indigenous species of flora and fauna, both rare and commonplace, in their natural communities and habitats, and the preservation of representative samples of all classes of natural ecosystems and landscape, which in aggregate originally gave New Zealand its own recognisable character;*
- (c) *Ensuring, as far as possible the preservation of access for the public to and along the sea coast, its bays and inlets and offshore islands, lakeshores and riverbanks, and fostering and promoting the preservation of the natural character of the coastal environment and the margins of lakes and rivers and the protection of them from unnecessary subdivision and development.*

The Reserves Act requires that every reserve (with some exceptions) have a Management Plan prepared for it. Once this Plan has been adopted by the local authority, it is subject to continuous review so that it adapts to changing circumstances or increased knowledge about the reserve. The review procedure is outlined in the Reserves Act and requires a public notification and submission process.

The Reserves Act also requires that all Reserves be classified and Gazetted according to the classifications laid down by the Act. Copies of Gazette Notices are included in Section 28 of this Management Plan. With the exception of two small Local Purpose Reserves, the Cambridge Town Belt is classified as a Recreation Reserve. That classification will not change as a result of this reserve management plan review process.

The Reserves Act is administered in the Department of Conservation.

## 2.2 Resource Management Act 1991

Reference is made to the Resource Management Act 1991 (RMA) for contextual purposes only. Council is required to prepare a District Plan under the RMA to promote the sustainable management of natural and physical resources; this includes but is not limited to, the sustainable management of reserves.

The Waipa District Plan identifies all reserves within the District, regardless of whether they are subject to the provisions of the Reserves Act. The District Plan also specifies performance standards for reserve development, a purpose of which is to prevent activities on a reserve from having an adverse impact on adjacent land, the wider community and the environment. It should be recognised that the Reserves Act and the RMA have very different purposes. With this in mind, this Management Plan has been promulgated to minimise potential conflicts between the two statutes.

The current Waipa District Plan became operative in December 1997. Under this Plan, the underlying Zoning of the Cambridge Town Belt is 'Residential.' That is to say, regardless of Reserve Management Plan status, physical development and activities on the Town Belt are subject to the performance standards for the Residential Zone.

At the time of preparing this Draft Reserve Management Plan, the Operative Waipa District Plan was also under review but was not yet notified. Under that review process, it is proposed to replace the 'underlying Zone' concept with a specific 'Reserve Zoning'. The Reserve Zone will have stand-alone performance standards, but will defer to this Management Plan for guidance as to permitted activities.

Policy RC9 of the Operative District Plan relates to the development and funding of reserves and seeks to "apportion the Reserves Contribution funds to the various reserve functional classifications". Where new residential subdivision occurs, a reserves contribution will be taken, either by way of a cash contribution or a land contribution. A proportion of the funds taken at the time of subdivision is allocated through the Annual Plan or Long Term Plan process to the procurement, development and management of reserves of District or Regional significance: this includes reserves such as the Cambridge Town Belt.

## 2.3 Historic Places Act 1993

In addition to the Reserves Act 1977 and the RMA, parts of the Cambridge Town Belt are also subject to the statutory constraints of the Historic Places Act 1993 (the Historic Places Act). The purpose of the Historic Places Act is summarised as follows.

- (1) *The purpose of the Historic Places Act is to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.*
- (2) *In achieving the purpose of this Act, all persons exercising functions and powers under it shall recognise—*
  - (a) *The principle that historic places have lasting value in their own right and provide evidence of the origins of New Zealand's distinct society; and*



- (b) *The principle that the identification, protection, preservation, and conservation of New Zealand’s historical and cultural heritage should—*
  - (i) *Take account of all relevant cultural values, knowledge, and disciplines; and*
  - (ii) *Take account of material of cultural heritage value and involve the least possible alteration or loss of it; and*
  - (iii) *Safeguard the options of present and future generations; and*
  - (iv) *Be fully researched, documented, and recorded, where culturally appropriate; and*
- (c) *The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga*

The definition of a Historic Site under the Historic Places Act 1993 is,

*“Archaeological site means any place in New Zealand that—*

*a) Either—*

*(i) Was associated with human activity that occurred before 1900; or*

*(ii) Is the site of the wreck of any vessel where that wreck occurred before 1900; and*

*(b) Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.”*

Under Section 10 of the Historic Places Act, all archaeological sites, whether recorded or not, are protected and may not be destroyed, damaged or modified without authority from the New Zealand Historic Places Trust. The Town Belt contains a number of known archaeological sites and these are described in Section 6.4 of the Management Plan. There is a high probability that the Town Belt also contains unrecorded archaeological sites.

#### 2.4 Waikato Tainui Raupatu Claims (Waikato River ) Settlement Act 2010

The Waikato Tainui Raupatu Claims (Waikato River) Settlement Act 2010 (‘the River Settlement Act’) is the primary direction setting document for the Waikato River and activities within its catchment affecting the Waikato River. Parts of the Cambridge Town Belt are within the catchment of the Waikato River, hence the relevance of the River Settlement Act.

Amongst other things, the purpose of the River Settlement Act is to give effect to the settlement of Raupatu claims under the 2009 deed, to recognise and restore the relationship of Waikato Tainui with the River, to restore the health and wellbeing of the Waikato River for future generations and to establish a co-management regime for the River.

Co-governance of the Waikato River is to be achieved through the establishment of the Waikato River Authority, and by providing recognition of the Act’s ‘vision and strategy’ in local authority policies and plans. Importantly, Section 16(4) of the River Settlement Act states that, “for the purpose of the Reserves Act 1977, the vision and strategy is a statement of general policy approved under section 15A of the Act”. Council is therefore required to give effect to the vision

and strategy of the River Settlement Act in relevant plans prepared under the Reserves Act 1977.

### **3 Non-Statutory and Strategic Context**

This section puts the Town Belt Reserve Management Plan into context within Council's non-statutory and strategic framework. The various documents listed below are used to inform a range of services and activities, including but not limited to, the provision and maintenance of reserves. Whilst there is no requirement under the Reserves Act to reference these documents, Council has chosen to do so because it completes the context within which this document was prepared.

#### **3.1 Long Term Council Community Plan (10 Year Plan)**

The Long Term Council Community Plan (the 10-year Plan) is Council's major planning and decision-making document for the future of Waipa District. It describes what Council is going to do, when it is going to be done and how much it is going to cost. The Plan is a focus document for promoting the wellbeing of the community, ensuring that Council is meeting the needs of the community and advancing the achievement of community outcomes. All Councils in New Zealand are required to produce a 10-year Plan and the Plan must be reviewed every 3 years.

Community outcomes are an integral part of the 10-year Plan, because they represent the goals and aspirations of the community, which in turn guide Council's long term planning. Council's overall mission statement is "to promote the wellbeing of the people of the Waipa District" and community outcomes help to achieve this.

The 2009-2019 Plan identifies 22 community outcomes that are aligned to four wellbeing themes. These are:

1. A vibrant and creative Waipa;
2. An economically secure Waipa;
3. An environmentally sustainable Waipa; and
4. A healthy and active Waipa.

Effective reserve management planning contributes towards environmental sustainability and a healthy and active District. Reserve management plans typically advocate the protection of special areas and recognise the linkage between healthy environments and healthy people. The Cambridge Town Belt Plan is structured to support the community outcomes associated with a healthy and active Waipa.

#### **3.2 Waipa 2050 Growth Strategy**

Council initiated the Waipa 2050 project in 2008. The project sought to identify what Waipa should look like by 2050 and identified the measures that would be necessary to give effect to that vision. The Growth Strategy is one of a number of supporting strategies needed to give effect to Waipa 2050.

The Strategy envisages that by 2050, soft (community) infrastructure will include ecological corridors forming an integral part of the conservation / reserve network and that community reserves will need to be upgraded (or created) to meet anticipated user demands. The Growth Strategy estimates that by 2050 Cambridge will be home to approximately 25,460 people, for which approximately 385ha of new residential land would be required. A significant trend within that growth is a noticeably ageing population, whereby residents over the age of 65 are expected to double by 2050. Whilst the growth trend predicted by Waipa 2050 has implications for overall reserve provision, it also requires that a balance is struck between meeting the recreational needs of both a young and an elderly population. The Cambridge Town Belt is well placed to meet the diversity of active and passive recreational needs that are required to support the town's changing demographic profile.

### 3.3 Cambridge Town Concept Plan

The Cambridge Town Concept Plan (the Concept Plan) forms part of the Waipa 2050 project and was adopted by Council in June 2010. The purpose of the Cambridge Town Concept Plan is to assist in achieving the Council's vision for the Waipa District as the "Home of Champions – a great place to live, work and play." The Concept Plan seeks to define and enhance the town's relationship with its immediate physical environment, including the Town Belt reserve. It achieves this by providing objectives, principles and strategies that respond to the inherent qualities of the town.

Background analysis for the Concept Plan noted that new development located outside of the Town Belt had poor physical and visual linkage with the older town located within the Town Belt. The analysis concluded that the Town Belt acted as a 'barrier' between old and new development, rather than the link between them that it could be. The transition of the Town Belt from a 'barrier' (between old and new) to 'place of interaction' is seen as desirable, and is considered achievable with improved connectivity.

The Concept Plan articulates a high-level strategy for the Cambridge Town Belt, including a 'possible future passive and active framework'. It advocates that the Town Belt remain as open space with its primary purpose being the provision of recreational opportunities for the wider community. Those opportunities are to be provided for in a manner that minimises conflict between surrounding land use. The Concept Plan promotes improved connectivity throughout the reserve, in order to facilitate an integrated Town Belt with cycle, walking and bridle path routes.

The Town Belt Reserve Management Plan is mindful of the following objectives and principles from the Cambridge Town Concept Plan:

#### *Objective 4 – Pedestrian and Cycle Network*

*Enhance and extend connectivity throughout Cambridge by providing improved opportunities for pedestrians and cyclists to move safely and comfortably within and around the town.*

#### *Principle 4.1*

*Provide a public realm strategy for linking public open spaces within the existing street network, and create opportunities for walking, cycling and horse riding throughout Cambridge.*

*Objective 6 – Public Space, Streets and Reserves*

*Maintain and enhance public spaces , streets and reserves, including the qualities that reinforce Cambridge’s tree-lined streetscape character and high amenity, safe, secure open spaces.*

*Principle 6.1*

*Provide for a range of appropriate recreation activities (such as ball sports, cycling and horse riding) within appropriate areas of Cambridge’s Town Belt.*

*Principle 6.2*

*Investigate potential for the Town Belt (such as around McLean Street) to be used for flood mitigation where this has the potential to enhance ecological and amenity values.*

*Principle 6.5*

*Enhance existing and provide new play areas for a range of ages throughout Cambridge.*

3.4 Waipa Draft Open Space Strategy

A Draft Open Space Strategy (Draft Strategy) was prepared by Waipa District Council in June 2008. The purpose of the Draft Strategy was to identify existing land resources and to identify the need for additional reserves to meet future community growth. Whilst not a binding document, the Draft Strategy was intended as a high level vision for open space and was to signal Waipa’s open space intentions for the future.

The Draft Strategy has not been adopted and made operative by Council, partly because it is based upon population projections which are now outdated, and which have been superseded by Waipa 2050 data. Nonetheless, the Draft Strategy includes a vision for reserves provision within Waipa District which is partially applicable to the Town Belt:

*“The needs of the community for open space and recreation opportunities, together with protection of natural and historic features and enhancement of the urban environment are met through the provision and development of a variety of open space, with the following key elements:*

- *Protection and enhancement of Cambridge’s European tree character;*
- *Conservation of, and recreational access to, remnant native vegetation areas;*
- *Utilisation and development of parks and waterways; and*
- *Promotion of sports that supports a District of Champions.”*

In consideration of high-level network design, the Draft Strategy advocates that playgrounds are provided within walking distance of all residential properties within urban areas. Therefore, an objective of the Draft Strategy is the provision of playgrounds within 650m of every urban residential property. In the mid-to-long term future, the Town Belt will have a role to play in meeting this best practice standard.

3.5 Environment Strategy

Waipa District Council adopted an ‘Environment Strategy’ in February 2010. Central to the Strategy is an ‘environmental vision’ which derived from a combination of Community

Outcomes (associated with the Long Term Council Community Plan) and the Waipa 2050 Growth Strategy. Council's vision for the environment is as follows:

“Waipa is a place where communities value their environment and work collaboratively to ensure Waipa remains a productive, attractive and a desirable place to live, work and play; and Communities strive for continual improvement, environmental understanding together with economic, cultural and spiritual wellbeing.”

Goal 4 of the Environment Strategy relates to the importance of partnerships in order to achieve strategic environmental management outcomes. Partnerships with community groups (such as 'Iwi' and 'the Cambridge Tree Trust') are a potentially efficient means of giving effect to reserve management plan objectives.

Goal 5 of the Environment Strategy relates to the awareness of linkage between environmental health and community health. It advocates support for individuals and local organisations (such as the Cambridge Tree Trust) who are regularly involved in environmental care initiatives. The Strategy cites 'community gardens' (productive allotments) as a means of providing greater opportunity for people to engage with their reserves environment.

#### **4. Linkages with the Surrounding Environment**

The scale and multi-functional nature of the Town Belt is such that it promotes strategic linkage with a range of entities both adjoining the reserve or within the surrounding environment. This includes, by way of example:-

##### **4.1 Cambridge High School**

The Cambridge High School is located off Swayne Road immediately north of the Town Belt. In 2011 Waipa District Council signaled its intent to grant either an easement or a 'right to occupy' over the Town Belt to provide alternative access to the High School from Taylor Street. Although at the time of preparing this Management Plan, no such easement had been legalised, both access options are supported by this Management Plan. The High School is one of a number of educational institutions which benefit from direct access to sports fields located on the Town Belt.

##### **4.2 Leamington Primary School**

Leamington Primary School is located on Lamb Street facing the southern section of the Town Belt between Shakespeare Street and Carlyle Street. The location of the school immediately opposite the Town Belt means that it is well placed to utilise the reserve for organised school activities. The school makes periodic use of polo fields when not in use by the Cambridge Polo Club.

##### **4.3 Resthaven**

Resthaven is an elderly persons' institution located off Vogel Street on land which historically comprised part of the Town Belt. The Resthaven Trust (a community-owned Trust) purchased

land for a hospital and resthome in 1975, with compensatory land set aside as Town Belt immediately to the west of the existing facility. The land-swap in 1975 resulted in the creation of a 'dog-leg' in the alignment of the western Town Belt. Resthaven residents enjoy access to Payne Park immediately north of the hospital site, where passive recreational space is important for elderly persons.

In 2011 the Resthaven Trust Board successfully applied to Council for an access easement across the Town Belt to enable connection between Vogel Street and a proposed new retirement village located on adjoining rural land to the west of the Town Belt. Subject to Resthaven obtaining the necessary statutory approvals, this management plan supports the principle of the proposed Resthaven easement.

#### 4.4 Cambridge Golf Club

The Cambridge Golf Club is located on the northern side of the Waikato River and is accessed via State Highway 1. The Golf Club abuts the eastern part of the Town Belt with one of its greens literally located within a portion of the Town Belt. Because this part of the Town Belt is constrained by State Highway 1 to the north, and the Waikato River to the south, use by the Golf Club is a beneficial arrangement in terms of long-term maintenance of this part of the Town Belt.

#### 4.5 Maungatautari Ecological Island

The Maungatautari Ecological Island is a 3400 hectare ecological sanctuary located approximately 8km south of Karapiro (Mighty River) Domain. A 47km pest-proof fence encompassing Maungatautari Mountain makes it the largest in-land ecological island in New Zealand and one of the largest in Australasia. Perimeter fencing for the ecological Island was completed between August 2006 and November 2003. The guiding vision for the Maungatautari Ecological Island Trust is:

"To remove, forever, introduced mammalian pests and predators from Maungatautari, and restore to the forest a health diversity of indigenous plants and animals not seen in our lifetime."

The Cambridge Town Belt has a potentially symbiotic relationship with Maungatautari Ecological Island insofar as it provides a 'green corridor' or 'stepping stone' for birds migrating to or from Maungatautari Mountain. With careful management of Town Belt planting, the ecological spin-off from the Ecological Island are expected to benefit nearby urban areas. Other potential ecological corridors are those associated with Maungakawa and the Karapiro Stream, both of which can benefit the Town Belt.

#### 4.6 Waikato River

The Waikato River is a defining feature of Cambridge and one of immense cultural significance to Iwi. The river dissects the urban areas of Cambridge and Leamington and, other than roading, is the main physical barrier to an otherwise uninterrupted Town Belt.

## 5. Community Feedback and Existing Management Issues

The process of preparing this Reserve Management Plan began in April 2011, when Council wrote to stakeholders with a direct interest in the Cambridge Town Belt and signaled its intent to review and update the existing RMP. This was followed by public notification of Council's 'intent to review' in May 2011, when the public was invited to contribute towards the review process.

Council subsequently sought specific stakeholder inputs from a range of community organisations, including but not limited to, the Cambridge Community Board, the Cambridge Tree Trust, the Cambridge Reserve Landscape Committee and Nga Iwi Toopu O Waipa. Issues raised through this consultative process include but are not limited to the following:

- Lack of pedestrian, cycle and bridle connectivity across and through the Town Belt.
- The Town Belt is no longer perceived as 'containing' urban growth, but rather 'dividing' historic Cambridge from newer, outer-lying areas.
- Greater connectivity is needed to future growth areas.
- The Town Belt is not sufficiently accessible to all community groups.
- Leasing / grazing arrangements which involve the containment of stock generally mitigate against through connectivity.
- Parts of the Town Belt adjacent to the Karapiro Stream lack a long-term development plan.
- Grazing techniques on the river terraces is creating adverse environmental effects, including run-off to stream environments.
- The Town Belt lacks a proactive policy for the management of noxious weeds.
- There are perceptions that the Town Belt is a 'development-free' zone.
- Competing or incompatible land use activities.
- There is insufficient provision for rugby and cricket pitches.
- The 1994 LA4 Landscape Plan is considered too prescriptive and is no longer fully supported.
- The existing Reserve Management Plan lacks flexibility.

This Draft Management Plan was prepared between June and October 2011 incorporating comments received from the first round of submissions. This Draft has also taken note of submissions made in November 2009 for the consultation phase of the Waipa 2050 Growth Strategy. Part 2 of this Management Plan attempts to strike a balance between meeting the competing interests of various community groups whilst satisfying the fundamental requirements of the Reserves Act.

## 6. Reserve Value Descriptions

### 6.1 Topography and Geology

Cambridge, and thus most parts of the Town Belt, occupies the alluvial plains stretching along both sides of the Waikato River. However, almost 20% of the Town Belt is situated within the steep slopes or swampy, low-lying topography associated with the Waikato River's tributary system.

Elevation ranges from an average of 70-75 metres above sea level (asl) on the highest river terrace to approximately 40-45 metres asl on the few intermediate terraces, and 20-25 metres asl at the water level of the Waikato River and tributary gullies.

The predominant parent material is an extensive layer of alluvium ranging from sand through to gravel sized particles with an overlying sequence of ash. Soil is of a yellow-brown sandy loam type although the parent material can vary, with interspersed layers of pumice, causing unstable soil structure at different terrace levels. Underlying seams of clay affect the permeability of the light soils in some places.

### 6.2 Open Space Environment

With the exception of the Karapiro Stream gully environment, and locations adjacent to Grace Avenue and Addison Street, most parts of the Town Belt are planted in grass for either grazing or recreational purposes. Council's policy is to permit grazing of the Town Belt until such times as land is needed for recreational activities. As a consequence, open paddocks are a defining feature of the natural environment, with stock proof fencing typically defining the outer edges of the reserve.

The Town Belt includes a variety of exotic trees, which until more recently, were confined to the outer extremities of the reserve boundary. Earliest species include oak, linden, chestnut and plane trees. More recent planting has been undertaken by the Cambridge Tree Trust (CTT) with funding from a variety of sources including the Cambridge Community Board. CTT planting on the Town Belt comprises a combination of exotic and indigenous species. It includes but is not limited to:

- 18 Mexican evergreen oaks planted as part of an oak arboretum in Payne Park in 2008;
- Kahikatea, rimu and totara groves adjacent to the Oaklands swale next to Taylor Street;
- Groves of karaka, titoki, tawas, swamp marie, miro, kamahi, rewarewa, putaputaweta, tanekaha and beech within the 'ovals' of the Oaklands swale;
- An oak arboretum on the northern side of Taylor Street; and
- Liriodendrons, Mexican oaks, sycamores, magnolias, acers, copper beech, liquid amber and ceris planted on the southern part of the Town Belt in the vicinity of Te Awamutu Road.

Secondary species have also been planted in the form of native arboretum, the purpose of which is to provide ecological connectivity between Cambridge and Maungakawa thereby attracting birds from outer-lying rural to urban areas. Secondary species include: makomako,



astelia, ferns, carex, kaka king, coprosmas, cabbage trees, corokia, akeake, grisselinia, hoheria, kanuka, mahoe, olearia, flaxes, taratas, pittosporums and pseudopanax.

### 6.3 Social and Recreational Values

The social and recreational values associated with the Town Belt stem from its historic role as a green belt and from its subsequent use as a recreation reserve. Historically, the Town Belt was a means of 'containing' growth and defining urban limits. More recently growth has extended beyond the Town Belt and therefore the colonial concept of a defined town boundary has to some extent been compromised. Regardless, as public land set aside for community use, the Town Belt is of significant social value.

Typically, recreational values are either passive or active. In this instance, passive recreation is promoted through strategically planted arboretum, associated walkways and dog exercise areas. Cambridge has an ageing population and is experiencing increasing demand for retirement facilities. Passive recreation is important within the context of that demographic, and the Town Belt seeks to meet that need through areas such as Payne Park which, although a community asset, is specifically located adjacent to the Resthaven retirement village.

The openness and scale of the Town Belt means that it is well suited to a range of active recreational sports. A number of sporting clubs are domiciled in the Town Belt, including the soccer club, rugby clubs (x2), the pony club, the athletics club, the softball club, the polo club and the Cambridge BMX club. Activities such as Riding for the Disabled have a long-standing relationship with the Town Belt and fulfill both a social and a recreational purpose.

Social values also stem from the reserve's use as a grazing resource for either sheep, horses or cattle. The proximity of that resource to residential areas is of particular benefit to the urban community, which would otherwise be reliant upon more distant grazing in outer-lying rural areas.



Portrait of CFSC (Cambridge Sports Team) courtesy of 'Sir George Grey Special Collections, Auckland Libraries, 4-8726'





#### 6.4 Heritage and Cultural Values

The Town Belt contains a number of sites of historic and cultural significance.

The Cambridge water tower is a registered heritage building and is located immediately north of the Resthaven retirement complex in Payne Park. The water tower dates from 1902 and is a rare example of the work by Ashley John Hunter. It is also one of the few surviving brick water towers in New Zealand. Due to the rapid growth of Cambridge in the early part of the 20<sup>th</sup> century and associated capacity issues, the water tower had a limited life span. It was decommissioned circa 1926 but remains an historic icon which defines one of the principal gateways into Cambridge. The water tower enjoys protection under the Proposed Waipa District Plan and has an HPT classification of Category II.

Elsewhere on the Town Belt there are numerous sites of pre-European significance, ranging from pa sites to Maori Gardens (borrow pits).

Pa sites S15/44 and S15/96 are located on Part Allotment 49 and Allotment 53 respectively. The former is located on a promontory extending into the eastern side of the Karapiro Stream gully. The surface condition of this site has been damaged due to cyclical grazing and cropping. The latter pa site is located on the north-eastern corner of the 'Leamington Belt', on the southern Bank of the Waikato River. This pa is in good condition and is considered one of the best preserved in Cambridge.

Archaeological site S15/401 comprises a series of borrow pits located to the north of Cambridge Road in the vicinity of Allotments 91 to 93 of the Cambridge Town Belt. The site is a good example of pre-European Maori garden. As well as the presence of borrow pits (approximately 18 in this location), sites of this type are characterised by Maori made soils resulting from the addition of sand and gravel to topsoil as part of the gardening process. Archaeological sites of this nature are confined to only a handful of places in New Zealand and are rare outside the Waikato. Once present over large areas along the banks of the Waikato River, this class of archaeological site has significantly reduced in numbers over the preceding 40 years.

Three surviving borrow pits (S15/468) are in the vicinity of Allotments 23 and 24 of the Town Belt, on the north-western corner of the Taylor Street / Swayne Road intersection. Also

surviving, but in poorer condition, are borrow pits (S15/469) located on Allotment 40 of the Town Belt. Since the 1940s, the historic integrity of this site has been compromised due to cultivation and cropping activities.

Records of known archaeological sites are contained within Part Three of this Management Plan.

## 6.5 Landscape Character

The landscape of the Town Belt is characterised by flat open space, tree-lined borders and intermittent club-house development. Although highly modified as a result of human intervention, the landscape retains a naturalistic and essentially open rural appearance. A notable exception to this rule is the eastern sector of the Cambridge Town Belt (north of the Waikato River) which is characterised by the gully systems of the Karapiro Stream. Generally, however, open space remains a dominant feature of the landscape and serves to provide a visual 'buffer' between urban and rural environments (or between older and more recent urban environments).

The Waikato River and its associated gully system are also contributing features to the landscape albeit that it dissects the reserve into northern and southern components. Several public roads also cut through the Town Belt creating visual gateways into Cambridge and Leamington. These 'cuttings' create longer distance views through the heart of the Town Belt and give an appreciation of the reserve's open space character.

## 7. **Legal Descriptions and Reserve Classification**

The majority of the Cambridge Town Belt is classified as Recreation Reserve with only two small parcels classified as Local Purpose Reserve. This management Plan must therefore incorporate and ensure compliance with the principles set out in Sections 17 (Recreation Reserves) and 23 (Local Purpose Reserves) of the Reserves Act 1977.

### Section 17 – Recreation Reserves

*'... providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.'*

### Section 23 – Local Purpose Reserves

*'... for the purpose of providing and retaining areas for such local purpose or purposes as are specified in any classification of the reserve.'*

Subsections 17(2) of the Act sets out more specific requirements for the management of Recreation Reserves.

*(a) the public shall have freedom of entry and access to the reserve, subject to the specific powers conferred on the administering body by sections 53 and 54, to any bylaws under*

*this Act applying to the reserve, and to such conditions and restrictions as the administering body considers to be necessary for the protection and general well-being of the reserve and for the protection and control of the public using it:*

- (b) where scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife are present on the reserve, those features or that flora or fauna or wildlife shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve: provided that nothing in this subsection shall authorise the doing of anything with respect to fauna that would contravene any provision of the Wildlife Act 1953 or any regulations or Proclamation or notification under that Act, or the doing of anything with respect to archaeological features in any reserve that would contravene any provision of the Historic Places Act 1993:*
- (c) those qualities of the reserve which contribute to the pleasantness, harmony, and cohesion of the natural environment and to the better use and enjoyment of the reserve shall be conserved:*
- (d) to the extent compatible with the principal or primary purpose of the reserve, its value as a soil, water, and forest conservation area shall be maintained.*

The relevant classifications and legal descriptions of the Town Belt are listed in the Tables below.

<b>Legal Descriptions for Cambridge East (Clockwise from Waikato River / Vogel Place)</b>	<b>Geographic Location (approx)</b>	<b>Certificate of Title</b>	<b>Reserves Act Classification</b>	<b>Area</b>	<b>Gazette</b>
Allotment 1 Cambridge Town Belt	Waikato River / Vogel Place	All CFR 451548	All Recreation Reserve	163.8039 ha	30 August 1984, page 3529
Section 1, SO 362382 Cambridge Town Belt	Closed road / Vogel Place				
Allotments 2, 3 and 4 Cambridge Town Belt	Vogel Place / Vogel Street				
Part Allotments 5 and 6 Cambridge Town Belt	Adjoining Resthaven				
Lots 1 and 2, DPS 13572 Cambridge Town Belt	Cambridge Road / SH1				
Lot 1 DPS 10007	Taylor Street / Victoria Road				
Allotments 6A and 7A Cambridge Town Belt	Cambridge Road / SH1				
Allotment 7 Cambridge Town Belt	Vogel Street				
Part Allotment 8 Cambridge Town Belt	Vogel Street				

<b>Legal Descriptions for Cambridge East (Clockwise from Waikato River / Vogel Place)</b>	<b>Geographic Location (approx)</b>	<b>Certificate of Title</b>	<b>Reserves Act Classification</b>	<b>Area</b>	<b>Gazette</b>
Allotments 9-14 Cambridge Town Belt	Vogel Street	All CFR 451548	All Recreation Reserve	163.8039 ha	30 August 1984, page 3529
Part Allotment 15 Cambridge Town Belt	Vogel Street				
Part Allotment 16 Cambridge Town Belt	Hannon Road / Taylor Street				
Part Allotment 17 Cambridge Town Belt	Taylor Street				
Allotment 17A & 18A Cambridge Town Belt	Taylor Street / Victoria Road				
Allotment 18 Cambridge Town Belt	Taylor Street / Victoria Road				
Allotments 19 – 33 Cambridge Town Belt	Taylor Street				
Allotments 34-37 Cambridge Town Belt	McLean Street / Thornton Road				
Part Allotment 38 Cambridge Town Belt	McLean Street				
Allotments 39-44 Cambridge Town Belt	McLean St (unformed) / SH 1 / Waikato River				
Part Allotment 45 Cambridge Town Belt	SH1 / Waikato River				
Part Allotment 46 Cambridge Town Belt	SH1 / Karapiro Stream				
Allotments 47 and 48 Cambridge Town Belt	SH1 / Karapiro Stream				
Part Allotment 49 Cambridge Town Belt	McLean St (unformed) / Karapiro Stream				
Allotment 50 Cambridge Town Belt	McLean Street / Karapiro Stream				
Part Allotments 51 & 52 Cambridge Town Belt	Oliver Street / Karapiro Stream				
Part Allotments 365, 366 & 368 Town of Cambridge East	Thornton Road				
Allotment 370 Town of Cambridge East	Thornton Road				

<b>Legal Descriptions for Cambridge West &amp; East (Clockwise from State Highway 1 / Vogel Street)</b>	<b>Geographic Location (approx)</b>	<b>Certificate of Title</b>	<b>Reserves Act Classification</b>	<b>Area</b>	<b>Gazette</b>
Sections 1 to 4 SO 58417	Vogel Street	451552	Local Purpose (Community Use)	5011m <sup>2</sup>	30 <sup>th</sup> August 1990, page 3170
Sections 1 to 4 SO 58416	McLean Street	451554	Local Purpose (Community Use)	9090m <sup>2</sup>	30 <sup>th</sup> August 1990, page 3170

<b>Legal Descriptions for Cambridge West/Leamington (Clockwise from Waikato River / Vogel Place)</b>	<b>Geographic Location (approx)</b>	<b>Certificate of Title</b>	<b>Reserves Act Classification</b>	<b>Area</b>	<b>Gazette</b>
Allotment 53 Cambridge Town Belt	Riverbank / Addison Street	All CFR 483210	All Recreation Reserve	119.452 5 ha	30 August 1984, page 3529
Part Allotment 54 Cambridge Town Belt	Wordsworth Street				
Allotments 56 to 67 Cambridge Town Belt	Wordsworth St / Carlyle St / Maungatautari Road				
Part Allotment 68 Cambridge Town Belt	Lamb Street				
Allotments 69-83 Cambridge Town Belt	Lamb Street				
Allotments 84 to 89 Cambridge Town Belt	Shelly Street				
Allotment 98 Cambridge Town Belt	Closed Road / Shelly Street				
Part Allotment 90 Cambridge Town Belt	Bracken Street / Pope Terrace				
Allotments 91 to 94 Cambridge Town Belt	Pope Terrace / Waikato River				

The Town Belt comprises land confiscated by the Crown in 1865, subsequent to the end of the Waikato Land Wars. The land was subsequently set apart as reserve by the Crown and various boards were appointed to control and manage the land as domain. The reserves vested in the Cambridge Borough Council in 1984 when the reserves were classified under the Reserves Act 1977. The Waipa District Council called for titles in 2008 and 2009, copies of which are included in Part 3 of this Management Plan.

The majority of the Town Belt is subject to provisions of the Waikato Raupatu Claims Settlement Act 1995. That Act provides for residual Crown land to be offered for purchase to a Land holding Trust (Waikato Tainui) in certain circumstances. Although this Management Plan does not provide for the disposal of any Crown residual land, the implications of the Waikato Raupatu Claims Settlement Act need to be acknowledged.



## PART TWO – OBJECTIVES, POLICIES AND ACTIONS

### 8. Vision Statement

The following vision statement was developed on the basis of historic knowledge of the reserve, its context within existing community plans and input from community stakeholders. It encapsulates the desired long-term intent for the Town Belt and forms the basis for the management decisions contained within this Management Plan. The vision for the Town Belt is as follows:-

*“An open-space Town Belt that provides for the physical welfare and diverse recreational needs of a growing community, while maintaining and enhancing the park-like qualities for which it is valued”.*

### 9. Ecological Values

The Cambridge Town Belt is a highly modified environment, insofar as it no longer represents its original indigenous form. The ecological values associated with that environment are similarly modified, though plantings are now under way to reintroduce native species. Native arboretum are recognised as a means of creating ‘green corridors’ to encourage the migration of birds from rural to urban areas. The Karapiro Stream and its associated gully system is also potentially valuable ecological habitat, the success of which depends upon the effective management of invasive weed and the selective re-planting of indigenous species. Ecological values are also potentially at risk from incompatible land use activities.

Objective(s) and policies relating to ecological values are listed in Table 9.0 below

Objective(s)
9.1 To restore, protect and enhance Town Belt ecosystems.
<b>Policy 9.1</b> <b>To undertake and / or fund the diversification of planting in a coordinated and planned manner.</b>
<b>Policy 9.2</b> <b>To disallow land use activities whose associated environmental effects would undermine significant ecological values.</b>
<b>Policy 9.3</b> <b>To develop and subsequently implement a Town Belt Weed Management Protocol.</b>
<b>Policy 9.4</b> <b>To establish ecological corridors, and develop lineal natural habitats that links the Cambridge Town Belt with surrounding areas.</b>



## Actions and Implementation



- Utilise a range of specimen trees in the reserves. Where appropriate, build on the existing framework of species and historical plantings.
- Implement and / or fund a programme of specimen tree planting in order to enhance existing landscape features and the amenity value of the Town Belt.
- Develop a Weed Management Protocol in collaboration with relevant community and stakeholder groups, including but not limited to, the Cambridge Tree Trust.
- Develop a Planting Plan for the consolidation and replanting of the Karapiro Stream gullies.
- Collaborate with the Cambridge Tree Trust and other relevant stakeholders in the development and implementation of Planting Plans.
- Ensure, wherever possible, that all new restoration planting is derived from propagated eco-sourced species appropriate to the site.
- Ensure the consideration of significant ecological values when assessing the suitability of proposed activities, leases or lease renewals.

## 10. Landscape Values

Landscape and landscape values can be described as “the relationship between the natural / physical environment and human patterns, human experience and perception” (‘Waikato Regional Landscape Assessment 2010’ - Buckland, Chow Hill & GHD). The highly modified nature of the Town Belt can be said to reflect that relationship because what was previously a natural landscape was cleared in the late nineteenth century to create what we now know as the Town Belt. The relationship between that physical environment and the Cambridge community has continued to evolve, to the point where open space, tree-lined borders, arboreta and intermittent club-house development now define the landscape.

Open space remains a dominant feature of the Town Belt landscape. In addition to creating a physical ‘buffer’ between urban and rural environments, the openness of the Town Belt supports a wide range of recreational activities which are reliant upon space.

As a recreation reserve first and foremost, it is inevitable that over time, some open space will be needed to meet the recreational needs of a growing community. However, this Management Plans seeks to achieve a balance between protecting open space values and fulfilling the purpose of a recreation reserve. It achieves this by identifying ‘development sensitive areas’ within which building development is discouraged. Development sensitive areas are identified on the Town Belt Plan contained within section 25.

The objectives and policies relating to landscape values are listed in the table below.

## Objective(s)

10.1

Physical development is carefully managed so that the landscape character and open space values of the Town Belt are protected and enhanced.

10.2

Potentially adverse effects of structures and physical development on the landscape are avoided, remedied or mitigated.



### Policy 10.1

To maintain the Town Belt as an open area that defines the historic boundaries of Cambridge and Leamington.

### Policy 10.2

To manage the siting, scale and nature of development so that the landscape character and open space values of the Cambridge Town Belt are protected and enhanced.

### Policy 10.3

To discourage the location of new buildings and infrastructure within development sensitive areas, where the protection of open space character is especially desirable.

### Policy 10.4

To encourage the relocation of existing buildings and infrastructure from development sensitive areas to less sensitive parts of the Town Belt.

### Policy 10.5

To pursue a continuing programme of tree maintenance and replacement as a means of preserving and enhancing landscape values.

### Policy 10.6

Space permitting, to direct recreational clubs and organisations which are not dependent upon open space to establish in the more enclosed areas of the McLean Street / Thornton Road precinct.

### Policy 10.7

To minimise the visual impacts of roading and pathways on the landscape.



## Actions and Implementation

- Ensure the alignment between landscape / open space policies of the Reserve Management Plan and those within the Draft Proposed District Plan.

- Devise performance standards within the Draft Proposed District Plan to safeguard landscape character and open space values.
- Liaison with the Cambridge Tree Trust and other relevant stakeholders over the ongoing planting of specimen trees and arboretum.
- Consider a program of gully planting in high erosion areas.
- Encourage and support community participation in the planting and care of commemorative trees.
- Pursue the relocation of poorly designed, above-ground utility services, as appropriate.

**11. Heritage Values**

Although the Town Belt is synonymous with late nineteenth century colonisation, Cambridge has an historic association with Maori which pre-dates European settlement. Consequently, there are remnants of both Maori and European heritage throughout the Town Belt which need to be recognised and protected. Although this Town Belt Management Plan is prepared under the Reserves Act 1977, the protection of historic heritage is deemed a matter of national importance under the Resource Management Act 1991. Statutory protection of archaeological heritage is also provided for under the Historic Places Act 1993. This Reserve Management Plan seeks to ensure that the recreational use and enjoyment of the Town Belt is not at the expense of the reserve’s underlying heritage values.

The objectives and policies relating to heritage values are listed in the table below.

<p><b>Objective(s)</b></p> <p>11.1 To recognise, protect and, as appropriate, promote the cultural and historical values of the Town Belt and its immediate catchment, working in partnership with Iwi and relevant stakeholders on issues of significance.</p>	
<p><b>Policy 11.1</b> To recognise and provide for the protection and interpretation of any site or place of historical significance associated with the Town Belt.</p> <p><b>Policy 11.2</b> To recognise and protect trees of historic significance and ensure that they are maintained in accordance with the standards and techniques of arboricultural best practice.</p> <p><b>Policy 11.3</b> To ensure that site-specific management plans are prepared for allotments which contain features of historic significance, and that those sites are managed in accordance with those plans.</p> <p><b>Policy 11.4</b> To ensure that lease agreements reflect the presence of significant historic features and that leases holders are aware of the conservation responsibilities that that will impose.</p>	



**Policy 11.5**

To ensure that activities and development within the Town Belt provides for the protection of known archaeological sites.

**Policy 11.6**

To ensure that archaeological authorities are applied for from New Zealand Historic Places Trust for all works (including minor earthworks) with the potential to affect archaeological sites.

**Policy 11.7**

To name reserve facilities (such as playgrounds, tracks and pathways) in a manner that reflects local heritage values and the character of Cambridge.

**Actions and Implementation**



- Liaise with Nga Iwi Toopu O Waipa, the New Zealand Historic Places Trust and other relevant stakeholders to ensure that sites of cultural or historic significance on the Town Belt are recognised.
- Provide for the identification and protection of heritage sites within the Draft Proposed District Plan.
- In association with Iwi, consult on the appropriate form of interpretation for sites of historic or cultural significance within the Town Belt.
- Develop and promote themed walkways, such as heritage trails.
- Ensure that protocol for the issue of Project Information Memorandum (PIMs) or Land Information Memorandum (LIMs) includes reference to heritage constraints.
- Review lease agreements to ensure that sites containing archaeological and / or heritage values are reflected in the lease documentation, and that lease-holders are aware of the responsibilities that that will impose.

## 12. Recreation and Use

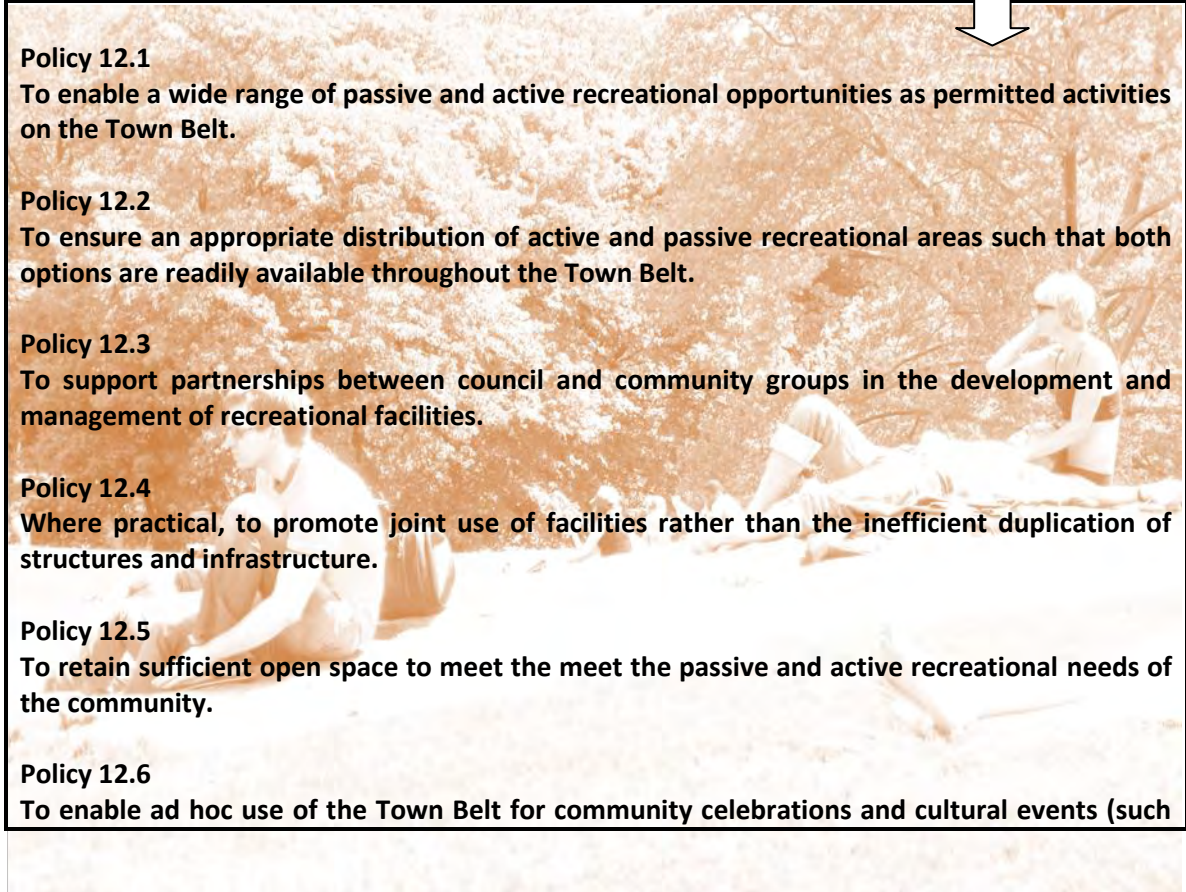
The Town Belt is a recreation reserve first and foremost and, consequently, parts of the reserve are leased to a wide variety of recreational community groups. Such is the diversity of activities available that, from a recreational point of view, the Town Belt is arguably 'all things to all people'.

Cambridge has grown significantly since adoption of the previous Town Belt Management Plan, and inevitably, so too has the demand for open recreational space. As clubs expand their activities and their membership, larger facilities and more expansive areas of the Town Belt will eventually be required. Rugby and cricket, for example, currently require additional facilities on the Town Belt. A balance is required to ensure that the recreational needs of the community are being met without compromising the landscape and open space qualities for which the Town Belt is valued.



Demographic profile also has an influence on recreation dynamics. Cambridge is an ageing community with a higher than (national) average elderly population. The popularity of Cambridge as a retirement destination is expected to grow, and there will be a corresponding increase in the demand for passive recreational space. Whilst the Town Belt has an abundance of open-space, only a small portion has been strategically developed for passive use. Again, a balance is required to ensure that the needs of active and passive users are appropriately met, whilst ensuring 'best fit' (of facilities) relative to club demand and available resources. Section 24 of this Management Plan lists the range of activities that are permitted by right within the Town Belt, subject to compliance with the relevant District Plan performance standards.

The objectives and policies relating to recreation and use are listed in table 12 below.

<p><b>Objective(s)</b></p> <p>12.1 To increase the use, enjoyment and recreational opportunities of the Town Belt in a way that is consistent with the purpose and values of the reserve, and which avoids conflict between different recreational users.</p> <p>12.2 An appropriate mix of passive and active recreational opportunities is available on all sides of the Town Belt.</p>	 <p><b>Policy 12.1</b> To enable a wide range of passive and active recreational opportunities as permitted activities on the Town Belt.</p> <p><b>Policy 12.2</b> To ensure an appropriate distribution of active and passive recreational areas such that both options are readily available throughout the Town Belt.</p> <p><b>Policy 12.3</b> To support partnerships between council and community groups in the development and management of recreational facilities.</p> <p><b>Policy 12.4</b> Where practical, to promote joint use of facilities rather than the inefficient duplication of structures and infrastructure.</p> <p><b>Policy 12.5</b> To retain sufficient open space to meet the meet the passive and active recreational needs of the community.</p> <p><b>Policy 12.6</b> To enable ad hoc use of the Town Belt for community celebrations and cultural events (such</p>
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as 'circuses' and 'Armistice Day celebrations') in the locations specified in the Town Belt Plan.

**Policy 12.7**

To prohibit casual overnight camping unless:

- In association with an organised sporting or recreational event; and
- Either temporary camping facilities are provided to the satisfaction of Council, or camping is restricted to self-contained campervans only.

**Actions and Implementation**



- As far as practicable, follow CPTED guidelines for the design and management of developed areas.
- Collaborate with relevant rugby and cricket organisations to facilitate the creation of additional pitches within the Town Belt.
- Investigate the provision of public toilet facilities in areas of high use, where club facilities may be unavailable to the general public.
- Identify areas on both the northern and southern sides of the Town Belt for community garden use.
- Audit of facility / club usage in order to verify user needs and to identify sharing opportunities.

**13. Access and Parking**

Unless exempt through sections 53 and 54 of the Reserves Act (the Act), the public is entitled to freedom of entry and access to Recreation Reserves. Whilst sections 53 and 54 enable restricted access to parts of the Town Belt which are otherwise leased, it is Council's intent that the reserve is publicly accessible in all other circumstances. Paradoxically, the more accessible the Town Belt becomes, the greater the challenges faced in managing access issues, including but not limited to, parking.

Many clubs and community organisations provide on-site parking as a means of accessing reserve facilities. Whilst Council is generally supportive of off-street parking, formalised car parks need to be carefully managed to ensure they are appropriate for the scale of activity they serve and to minimise impacts upon the landscape character. Care is also needed to avoid the unnecessary duplication of facilities, including access crossings which might otherwise give rise to conflict with the surrounding road network. Although shared accesses and car parks are generally encouraged, this Management Plan seeks to achieve a balance between operational necessity and the preservation of landscape character.

Recent community feedback suggests that there is insufficient access and connectivity for pedestrians, cyclists and riders throughout the Town Belt. This Management Plan remedies that situation by recognising the need for lateral connectivity across the Town Belt, as well as interconnectivity throughout the reserve itself. A shared cycle and pedestrian footpath is indicatively shown in the Town Belt maps which are attached as section 25 of this document.

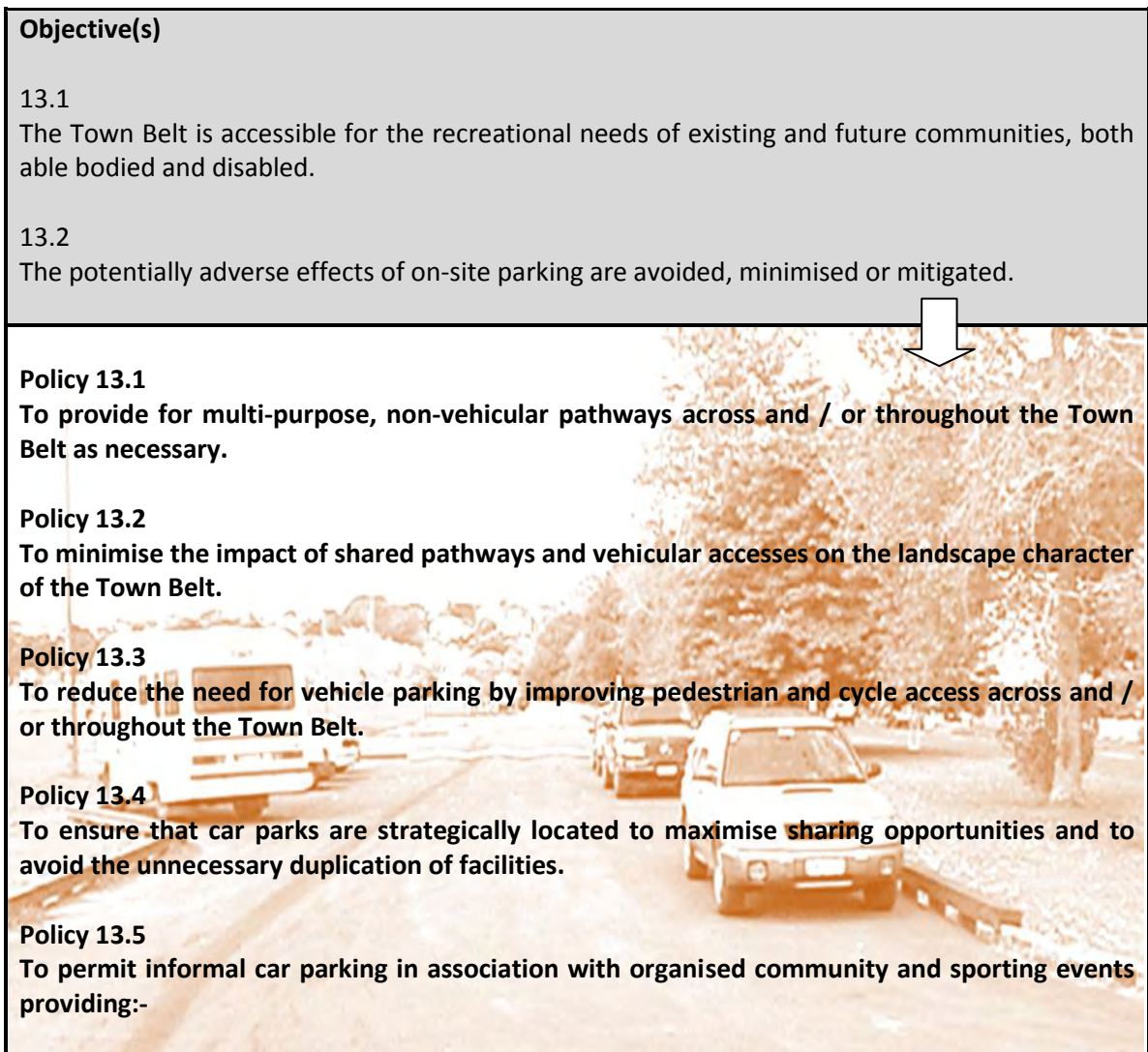
This Management Plan recognises that flexibility may be required on the finalised alignment of the shared cycle / pedestrian network, hence the indicative nature of the Town Belt map.

Currently, there are a number of public roads, including a State Highway which bisects the Town Belt. In time, as Cambridge expands into outer growth cells, it is conceivable that improved connectivity will be necessary to link both sides of the Town Belt. Whilst this Management Plan is not promoting new roads through the Town Belt, it nonetheless permits the consideration of that issue, if justifiable circumstances exist. Any such development would need to be strategically located to meet community needs without compromising the character of the Town Belt.

Variouly, the Town Belt is used as an informal car park to support organised community and sporting events. This Management Plan is supportive of that use providing any such parking is temporary in nature and does not result in surface damage or modification.

The objectives and policies for access and parking are listed in the table below.

<b>Objective(s)</b>
<p data-bbox="279 877 1442 974">13.1 The Town Belt is accessible for the recreational needs of existing and future communities, both able bodied and disabled.</p> <p data-bbox="279 1020 1442 1083">13.2 The potentially adverse effects of on-site parking are avoided, minimised or mitigated.</p> <p data-bbox="279 1163 1442 1260"><b>Policy 13.1</b> To provide for multi-purpose, non-vehicular pathways across and / or throughout the Town Belt as necessary.</p> <p data-bbox="279 1306 1442 1402"><b>Policy 13.2</b> To minimise the impact of shared pathways and vehicular accesses on the landscape character of the Town Belt.</p> <p data-bbox="279 1449 1442 1545"><b>Policy 13.3</b> To reduce the need for vehicle parking by improving pedestrian and cycle access across and / or throughout the Town Belt.</p> <p data-bbox="279 1591 1442 1688"><b>Policy 13.4</b> To ensure that car parks are strategically located to maximise sharing opportunities and to avoid the unnecessary duplication of facilities.</p> <p data-bbox="279 1734 1442 1831"><b>Policy 13.5</b> To permit informal car parking in association with organised community and sporting events providing:-</p>



- The event and its associated car parking are temporary in nature, regardless of whether they are contiguous; and
- The car parking will not result in damage or modification to the ground surface.

**Policy 13.6**

**To require Traffic Management Plans (TMPs) from event organisers for events and activities which are expected to attract in excess of 1000 persons on any single day.**

**Actions and Implementation**



- Identify existing and future desire lines across and throughout the Town Belt. Conceptually identify and set aside desire lines for the creation of multi-purpose, non-vehicular pathways.
- Consider vehicular accessibility needs to service future growth cells.
- Adjust lease arrangements on a rolling-renewal basis to accommodate multi-purpose pathways.
- Identify those neighbours that are encroaching over reserve boundaries and impeding public access. Work with them in order to clarify boundary issues and reinstate public access to reserve land.
- Investigate the use of signage such as ‘you are here’ maps, or signifiers to highlight access points on the Town Belt.
- Investigate the use of ‘signifiers’ (such as walkway tiles) rather than signs, leading to access points and linking the Town Belt with adjacent streets and footpaths.
- Promote walking and cycling as a means of reducing car dependency on reserves.
- In association with relevant stakeholder groups, undertake amenity planting to mitigate the adverse visual effects of carparking, and to provide shade in carparking areas.
- Ensure the provision of disabled car parks and strategically located disabled access points.
- Install cycle racks in high-use areas.
- Investigate the demand and feasibility of bridle path development.

**14. Buildings and Facilities**

Clubhouses and facilities go hand in hand with many sporting organisations or community groups. As such, the Town Belt displays a variety of structures fulfilling a wide range of recreational needs. Traditionally, these buildings have been funded by individual community groups through club memberships and fundraising activities. Consequently, club buildings tend to be functional, stand-alone entities rather than integrated design solutions. The design quality and subsequent maintenance of these buildings is partially dependent upon club revenue, which can fluctuate in response to changing social and recreational trends. Declining club membership can lead to the neglect of facilities which can ultimately jeopardise the visual integrity of the Town Belt.



Insensitively located, buildings and structures can also affect the landscape qualities and open space character of the Town Belt. This Management Plan identifies development-sensitive areas where it is desirable to restrict building development in the interests of maintaining public open space. Although the protection of 'views' is not the purpose of this Management Plan, the location of development sensitive areas largely coincides with the significant view-shafts and vistas as identified in the Cambridge Town Concept Plan.

Buildings and facilities can also have a cumulative effect which diminishes the availability of open space. For that reason, this Management Plan advocates the sharing of facilities where possible and seeks to ensure that buildings are designed and screened to mitigate potentially adverse effects. Under-utilised buildings and facilities can also give rise to increased property damage and vandalism. Again, there are benefits to be gained by the sharing of facilities, including but not limited to, more efficient use of resources and increased passive surveillance.

The objectives and policies relating to buildings and facilities are listed in the table below.

<b>Objective(s)</b>
14.1 Buildings and structures which are ancillary to the purpose of the reserve and which contribute to the use and enjoyment of the Town Belt are provided for.
14.2 Buildings and structures are designed and located to minimise adverse effects upon the open space character of the Town Belt.



**Policy 14.1**

To permit buildings and structures which are ancillary to recreational activity and which contribute to the use and enjoyment of the reserve.

**Policy 14.2**

To minimise adverse effects upon the open space character of the Town Belt by avoiding the unnecessary duplication of buildings and by promoting the sharing of facilities.

**Policy 14.3**

To mitigate the effects of buildings and structures through individual design quality, mitigatory planting and the careful siting of structures.

**Policy 14.4**

To ensure that buildings on reserve land are maintained to a standard that does not lower the character and amenity of the reserve or adjacent land.

**Policy 14.5**

To permit but regulate the use of relocated buildings according to condition, appearance and size.

**Policy 14.6**

To discourage the location of new buildings and infrastructure within development sensitive areas, where the protection of open space character is especially desirable.

**Policy 14.7**

To encourage the re-location of existing buildings and infrastructure from development-sensitive areas to less sensitive parts of the Town Belt.

**Actions and Implementation**



- Develop and adopt standard operating procedures to ensure that proposed buildings and structures will meet the following criteria;
  - The need for the structure to be within the reserve is justified, including its proposed location.
  - The development is sited clear of known archaeological sites.
  - Measures are identified to minimise or mitigate effects upon the open space character of the Town Belt.
  - Access and connectivity options across and through the Town Belt are not compromised.
  - Development-sensitive view-shafts are not compromised.
  - Consistency is demonstrated with the objectives and policies of this Reserve Management Plan and those of the Waipa District Plan.

- Consider extensions to existing club buildings subject to demonstrating compliance with the above-listed criteria.
- Pursue the removal of redundant buildings and structures where lease periods have, or are about to expire.
- Work in conjunction with leaseholders to ensure that damage, vandalism and graffiti is removed or remediated as soon as practically possible.
- Develop and adopt standard operating procedures to ensure that buildings and facilities are not sited within development-sensitive areas.

## 15 Leases

The leasing of land to local residents is an historical practice on the Town Belt, and was initially provided for either grazing or cropping purposes. Those lease arrangements continue to play an important role in the management of the Town Belt, because grazing is recognised as an efficient maintenance activity for those areas not yet required for recreational purposes. Leases for grazing and cropping are also a source of rental income, which can be used to off-set operating and development costs elsewhere in the Town Belt. Care needs to be taken to ensure that grazing or cropping leases are secondary to the primary purpose of the reserve and are complimentary to the long-term recreational needs of the community.

Increasingly, parts of the Town Belt are also leased to sporting or community groups, where those activities are consistent with the classification purpose of the reserve. Section 28 of this Management Plan includes a schedule of Town Belt leases including the nature and terms of leases. Leases will continue to be issued for persons or organisations requiring the exclusive long-term use of a building or land on the Town Belt. Leases will be managed in accordance with Council's Community Leasing Policy. Licences will be issued for the non-exclusive use of a building or land within the Town Belt.

The objectives and policies relating to leases are listed in the table on the next page.

## Objective(s)

15.1

To permit leasing for specified purposes as a means of sustainably managing the Town Belt and achieving the classification purpose of the reserve.

15.2

Leasing activities do not undermine the qualities for which the Town Belt is valued



### Policy 15.1

To permit leased grazing of the Town Belt until such times as the land is required for sporting or recreation purposes.

### Policy 15.2

To restrict leased cropping on the Town Belt to areas which are not suitable for sporting, recreation, conservation or grazing purposes, and which do not contain known heritage values.

### Policy 15.3

To permit leasing by recreational clubs and societies where activities are consistent with the purpose of the reserve classification.

### Policy 15.4

To assess recreational lease applications according to the strength of club membership and relative to potential impacts upon reserve values.

### Policy 15.5

To ensure that lease agreements adequately reflect lessee responsibilities, including but not limited to, the maintenance of buildings, structures, car parks and the mowing of grassed areas.

### Policy 15.6

To ensure that new leases make provision for multi-purpose pathways as indicatively shown within the Town Belt Reserve Management Plan.

## Actions and Implementation





- Maintenance of a computerised lease database.
- Systematic monitoring of leased sections to ensure compliance with lease agreements.
- Systematic review of lease agreements.
- Advertise lease opportunities for tender as and when sections become available.
- Adjust lease arrangements on a rolling renewal basis to accommodate multi-purpose pathways.

## 16 Liquor

Common to many reserves within New Zealand, several clubhouses within the Town Belt have facilities for the on-site sale and consumption of liquor. Providing the sale and consumption of liquor is undertaken in a responsible manner, and is otherwise ancillary to a site's recreational function, it is an acceptable practice within the Town Belt. It is the responsibility of clubs and organisations to ensure compliance with liquor licensing requirements, District Plan requirements and to declare such facilities (or activities) in lease agreements.

The use of clubhouse facilities for private functions is also considered acceptable providing clubhouses are appropriately licenced, the activity remains ancillary to the site's primary recreation purpose and the activity does not give rise to a breach of the District Plan Permitted Activity standards (including that relating to 'noise').


Objectives and policies relating to the sale and consumption of liquor are listed in the table below.

<b>Objective(s)</b>
16.1 The sale and consumption of liquor is undertaken in a responsible and controlled manner and with the appropriate consents.

Policy 16.1 To allow, within licenced clubhouses, the sale of liquor associated with events, functions or organised activities, subject to appropriate liquor licensing controls.
Policy 16.2 To require the disclosure of existing or proposed liquor sales in lease agreements.
Policy 16.3 To monitor compliance with liquor licensing conditions.
<b>Actions and Implementation</b>

<ul style="list-style-type: none"><li>• Maintenance of a computerised liquor licence database.</li><li>• Monitor compliance with liquor licensing conditions.</li></ul>

## 17 Dogs

At the time of preparing this Management Plan, there were over 6800 dogs within Waipa District, of which approximately 2000 were registered to Cambridge-based owners. Dog exercising is a recognised recreational activity and thus consistent with the classification purpose of the Town Belt. Notwithstanding that, dog controls are necessary to ensure compatibility with other reserve users, and to minimise potential damage to playing surfaces. In accordance with Council's Dog Control Bylaw 2009, this Management Plan supports the continued use of parts of the Town Belt for dog exercise purposes, and restricts dogs from others. Section 27 of this Management Plan illustrates the availability of dog exercise areas.

Objective and policies concerning dogs are listed in the table below.

<b>Objective(s)</b>
17.1 Parts of the Town Belt are made available for dog exercise purposes, in accordance with the Waipa District Council Dog Control Bylaw 2009.
17.2 The potential for conflict between dogs and other reserve users is minimised.

<b>Policy 17.1</b> To ensure that dogs are kept on a lead at all times other than within specified off-lead areas.
<b>Policy 17.2</b> To restrict dogs to specified exercise areas in accordance with the Waipa District Council Dog Control Bylaw 2009.
<b>Policy 17.3</b> To ensure that dog exercise areas are segregated from sports fields and are appropriately signposted.
<b>Policy 17.4</b> To ensure the availability of 'dog-waste bins' throughout high-use areas of the Town Belt.
<b>Actions and Implementation</b>
<ul style="list-style-type: none"><li>• Ensure the availability / publicity of the Waipa District Council Dog Control Bylaw 2009.</li><li>• Ensure the provision of off-lead dog exercise areas in appropriately sited locations.</li><li>• Ensure that exercise areas are clearly signposted.</li><li>• Provide, maintain and empty dog-waste bins as required.</li><li>• Collaborate with relevant stakeholders groups for the setting aside and creation of a dog agility area.</li></ul>

## 18 Services and Infrastructure

All clubhouses within the Town Belt require essential services, though not necessarily connection to Council's reticulated service network. Utility services such as power are also a day-to-day necessity for club buildings and associated infrastructure (such as floodlighting for playing fields). Although utility services are essential for the social wellbeing of the community, they have the potential to cause adverse environmental effects, or to undermine the visual integrity of the Town Belt when they are inappropriately sited.

In some locations, such as McLean Street, above-ground reticulated services also cross the Town Belt to service other urban areas. In addition to undermining the visual integrity of that open space, the above-ground utility will also limit the scope of activities that can be undertaken beneath that infrastructure. Potentially, above-ground reticulation is also a safety hazard.

As Cambridge and Leamington expand beyond the Town Belt, it is inevitable that reticulated services will be needed to service those growth areas. This Management Plan provides for below-ground reticulation corridors across the Town Belt and accepts that, from time to time, associated above-ground infrastructure (e.g. 'pump stations') may be required to service that reticulation. Care will be needed to ensure that any such ancillary infrastructure is appropriately sited (or screened) to protect landscape values.

This Management Plan does not support the use of the Town Belt for stormwater disposal purposes, for any development located outside of this reserve. Whilst swales and open drains will no longer be permitted as a means of resolving off-site disposal issues, consideration will be given to the underground reticulation of stormwater where this is deemed not to affect the integrity or purpose of the Town Belt, and where it is for Council or community purposes.

Service easements will not be granted in perpetuity, and where easements are necessary for anything other than a community service, annual fees will be charged for the granting of easements.

Objectives and policies relating to services and infrastructure are listed in the table below.

<b>Objective(s)</b>
18.1 Adequate services are provided to a standard that is required for on-site activities, without having compromised the character and qualities for which the Town Belt is valued.
18.2 The protection of landscape values by ensuring that, with the exception of essential ancillary infrastructure (such as 'pump stations'), utility services, whether crossing the Town Belt or servicing activities within the Town Belt, are not visible above ground.
18.3 Safety concerns arising from conflict between on-site recreational activities and utility infrastructure is avoided.





**Policy 18.1**

To ensure that new development on the town Belt is connected to essential services as appropriate.

**Policy 18.2**

To ensure that reticulated utility services, whether crossing the Town Belt or servicing activities within the Town Belt, are routed underground.

**Policy 18.3**

To pursue the undergrounding of existing above-ground network infrastructure.

**Policy 18.4**

To allow for the operation, maintenance and minor upgrading of existing network utilities within the Town Belt, subject to compliance with the relevant District Plan requirements.

**Policy 18.5**

To ensure that all trees and vegetation planted near electricity lines are selected and / or managed to comply (including when maturity is reached) with the Electrical (Hazards from Trees) Regulations 2003.

**Policy 18.6**

To provide for network utility operators to remove or trim vegetation, subject to compliance with the Electricity (Hazards from Trees) Regulations 2003 and subject to prior consultation with Waipa District Council (except in cases of emergency).

**Policy 18.7**

To ensure that national standards regulating safe separating distances from network utilities for activities and developments are complied with.

**Policy 18.8**

To provide access to network utility operators to inspect, maintain or operate existing utility works subject to the provisions of the relevant empowering acts and the permission of the Waipa District Council.

**Policy 18.9**

To discourage the location of new infrastructure within development sensitive areas, where the protection of open space character is especially desirable.

**Policy 18.10**

To encourage the re-location of existing infrastructure from development-sensitive areas to less sensitive parts of the Town Belt.



## Actions and Implementation



- Maintain database of existing and proposed network utility easements.
- Pursue the retrospective undergrounding of existing above-ground electricity transmission lines.
- Ensure that Council's servicing and infrastructure expectations are reflected in lease agreements.
- Ensure that essential services comply with the relevant building code and / or industry Codes of Practice.

## 19 Protection of Amenity Values

Amenity value refers to those natural or physical qualities and characteristics of an area that contribute to people's appreciation of it. Stakeholder feedback confirms that the amenity value of the Town Belt stems from a combination of factors, including but not limited to, 'its multi-purpose recreational opportunities', 'its accessibility' and 'its open space character'. Activities and associated development have the potential to affect not only on-site amenity value, but also the amenity values of adjacent or nearby property. A balance is therefore required to ensure that the preservation of neighbouring amenity value is not at the expense of on-site recreational amenity or visa versa.

Objectives and policies relating to the maintenance of amenity values are listed in the table below.

### Objective(s)

19.1

A high standard of amenity is maintained for users of the Town Belt reserve and for neighbouring landowners.



#### Policy 19.1

To ensure that facilities on the Town Belt are maintained to a high standard.

#### Policy 19.2

To provide reserve furniture at appropriate locations as a means of enhancing the use and enjoyment of the Town Belt.

#### Policy 19.3

To ensure that activities undertaken on the Town Belt comply with the relevant noise limits of the Waipa District Plan, unless otherwise exempt by a resource consent approval.

#### Policy 19.4

To ensure that lighting does not create a nuisance to neighbouring residents as a result of excessive glare (as defined by the Waipa District Plan).



**Policy 19.5**

To ensure that development on the Town Belt takes account of 'Crime Prevention Through Environmental Design' principles.

**Policy 19.6**

To provide for a wide range of passive and active recreational opportunities on the Town Belt.

**Policy 19.7**

To protect and enhance the landscape character and open space values of the Cambridge Town Belt.

**Actions and Implementation**



- Ensure that lessee responsibilities concerning the maintenance of facilities are clearly articulated within lease agreements and are appropriately monitored.
- Investigate the provision of public toilet facilities in areas of high use, where club facilities may be unavailable to the general public.
- Ensure the ongoing provision and maintenance of litter bins.
- Utilise provisions within the Proposed District Plan to control the use of relocated buildings on the Town Belt, and to control the siting of buildings.
- Identify existing and future desire lines across and throughout the Town Belt. Set aside desire lines for the creation of multi-purpose, non-vehicular pathways.
- Consider vehicular accessibility needs to service future growth cells.

## 20 Signage & Furniture

Carefully designed signage and furniture can enhance the use and enjoyment of a reserve. The scale of the Town Belt and the diversity of activities contained within the reserve mean that signage has an important role to play. Coordinated signage is essential to ensure that reserve users (and especially visitors) can access desired facilities. Given the proliferation of leased land within the Town Belt, signage is also important to inform users of the protocols and restrictions which may be applicable to some parts of the reserve.

The sustainability of many clubs relies upon commercial sponsorship to supplement membership income. Consequently, those clubs may be obligated to display sponsor signage. Although this Management Plan recognises the importance sponsor signage, it also recognises that controls are necessary to ensure that visual effects are appropriately managed. By its nature, sponsor signage tends to be visually 'stand-alone': it is rarely integrated into its physical surrounds. For that reason, sponsor signage should relate exclusively to the facility which it serves, and should not be prominent from public viewpoints.

Reserve furniture such as seating, rubbish bins and picnic tables are an integral part of the Town Belt, and an opportunity for integrated design. Ideally, reserve furniture should communicate the uniqueness of the Town Belt and its associations with the surrounding environment.

Community associations are sometimes expressed through commemorative and 'gifted' furniture, such as park benches. Whilst these have a part to play in the reserve's overriding character, 'commemorative gifts' need to be carefully managed in order to ensure practicality and consistency of design.

Objectives and policies relating to signage and furniture are listed in the table below.

<b>Objective(s)</b>
20.1
The Town Belt incorporates consistent and informative, high quality signage which reflects the uniqueness of Cambridge.
20.2
Consistent and functional, high quality furniture is provided to meet user demands.
<b>Policy 20.1</b>
<b>To adopt standardised, high quality signage which is designed to reflect the uniqueness of Cambridge.</b>
<b>Policy 20.2</b>
<b>To manage the location, size and number of temporary signs in order to minimise impacts upon landscape character and amenity values.</b>
<b>Policy 20.3</b>
<b>Subject to obtaining necessary resource consents (if appropriate), to permit sponsor signage on inward-facing locations which are not prominently visible from public roads.</b>
<b>Policy 20.4</b>
<b>To ensure that all new and replacement furniture is of an approved standardised design.</b>
<b>Policy 20.5</b>
<b>As demand dictates, to provide reserve furniture at appropriate locations to cater for local and visitor needs.</b>
<b>Policy 20.6</b>
<b>To consider on a case-by-case basis, community requests for the gifting and/or sponsorship of a reserve furniture.</b>
<b>Policy 20.7</b>
<b>To maintain commemorative furniture except when maintenance by others is agreed as part of the gift agreement.</b>
<b>Actions and Implementation</b>
<ul style="list-style-type: none"><li>• Develop appropriate signage standards within the Waipa District Plan.</li><li>• Ongoing monitoring and enforcement of existing unauthorised signs.</li></ul>

- Audit existing public signage and furniture to establish appropriateness of location and condition. Implement replacement furniture as appropriate.
- Establish a Design Panel for the review and update of Town Belt furniture and signage as appropriate.
- Replacement and / or repair of damaged furniture.
- Ongoing servicing of litter bins and dog waste disposal bins.
- Identify locations for future playground equipment on the Town Belt.

## 21. Commercial Activities

The Reserves Act 1977 provides for commercial activity on reserve land subject to meeting certain criteria. Depending upon vested status, the Act provides for commercial activities to operate on the basis of a concession, typically in the form of a lease, licence or permit.

A 'lease' means a grant of an interest in land that gives exclusive possession of the land and, makes provision for any activity on the land that the lessee is permitted to carry out. A number of clubs and individuals enjoy lease arrangements over parts of the Town Belt. A schedule of current leases is included in Section 28 of this Management Plan.

A 'licence' means a profit a prendre<sup>1</sup> or any other grant that gives a non-exclusive interest in the land. It can also refer to a grant that makes provision for any activity on the land that the licensee is permitted to carry out.

A 'permit' refers to a grant of rights to carry out an activity that does not require an interest in land.

Before granting a lease or license, Council will consider the nature of the proposed activity and any potentially adverse effects on people using the reserve. Council will also consider effects upon existing reserve values, associated access, traffic and noise effects, and effects upon adjacent residential areas.

Commercial activities are not generally permitted on the Town Belt, unless in association with organised sporting or community events, or unless they contribute towards the use and enjoyment of the reserve. Ancillary commercial activity (e.g. an on-site bar or a visiting commercial vendor) is a reality of many clubs and events, and can be said to contribute towards people's use and enjoyment of the reserve. Some clubs also permit the hireage of facilities to club members for private functions and events as a means of supplementing income and covering maintenance costs. Council accepts that ancillary commercial activity is a reality of many recreational events, and is an increasing expectation of reserve users.

This Management Plan seeks to achieve a balance between permitting ancillary commercial activities and preserving the value characteristics of the reserve. For the purpose of this document, 'ancillary commercial activity' means the temporary sale of leisure-related services or products in association with a permitted on-site recreational event or activity.

<sup>1</sup> A 'profit a prendre' is a right to take something off the land of another person.



Objectives and policies relating to commercial activities are listed in the table below.

**Objective(s)**

21.1

Ancillary commercial activities are accommodated to the extent reasonably necessary to supplement organised clubhouse facilities or organised sporting or recreational events.

21.2

The nature, scale and number of commercial operations is managed by way of Council concessions.



**Policy 21.1**

To allow without the need for a concession, the sale of leisure-related services or products, including mobile food and beverage vendors on the Town Belt providing:

- (i) The services or products are in association with, and ancillary to, an organised sporting, recreational or community event; and
- (ii) The activity is of a temporary nature not exceeding the duration of the sporting, recreational or community event.

**Policy 21.2**

To ensure that vendors and commercial operators are licenced by the Waipa District Council including Registration Certificates pursuant to the Food Hygiene Regulations 1974 or a Mobile Traders Permit in accordance with Council's Bylaws, as applicable.

**Policy 21.3**

To allow paid sporting coaches and trainers to undertake coaching and/or training activities without the need for a concession.

**Policy 21.4**

To permit commercial use of club house facilities for private events and functions providing:-

- The activity remains ancillary to the primary purpose of the facility; and
- The activity is not in breach of lease conditions; and
- The function or event is fully licenced, as appropriate; and
- The activity is able to comply with District Plan permitted noise requirements.

**Policy 21.5**

To require concessions in the form of a licence or permit for all other commercial activities, including but not limited to 'circuses'.

**Policy 21.6**

To require payment of a concession bond where, in the opinion of Council, the scale and nature of activities is such that it has the potential to exacerbate surface wear and tear.

## Actions and Implementation



- Develop a Concessions Policy as part of Council's policy framework
- Maintain a concession database in order to:
  - Monitor the scope of commercial activity on the Town Belt
  - Identify trends concerning supply and demand of ancillary services
  - Track income generated by concessions
  - Promote transparency in the handling and consideration of concessions.
- Develop (or update) assessment criteria and standard operating procedures for the consideration of concessions.
- Ongoing monitoring of concession conditions.

## 22. Administration and Management

The Waipa District Council has an obligation to manage the Town Belt in accordance with Section 17 of the Reserves Act 1977. As a classified recreation reserve, this Management Plan is focused on the provision of areas for recreation and sporting activities, and the physical welfare and enjoyment of the public. Attention is also given to the protection of the natural environment and the retention of open space.

Although promulgated under the Reserves Act 1977, this Reserve Management Plan has also given consideration to the District Plan prepared under the Resource Management Act 1991. Implementation of this Management Plan will be through Council's Annual Plan process and Long Term Plan, which specifies the works and actions to be undertaken in any given financial year. In order to feed into that process, an annual works programme for the Town Belt will need to be prepared.

Day-to-day management of the Town Belt will continue to rest with the Council. However, ongoing community partnerships will be pursued as a means of sourcing expertise, improving operational efficiencies and maximising resources. Public inputs to the administration of the Town Belt will continue to be encouraged through the special consultative procedures of the Reserves Act 1977 and the Local Government Act 2002. The effectiveness of this Management Plan will also need to be continuously monitored, with provision for a full review of the Management Plan no later than 7 years from the date of adoption.

Objectives and Policies relating to administration and management are listed in the table below.

### Objective(s)

22.1

The Town Belt is managed in accordance with its Reserves Act 1977 classification, in a manner which maximises the use, enjoyment and protection of the reserve.



**Policy 22.1**

To implement the provisions of this Management Plan in a structured and integrated manner.

**Policy 22.2**

To require that activities not otherwise provided for in this Management Plan obtain approval from the Minister for Conservation before any such activities are undertaken.

**Policy 22.3**

To give effect the objectives of the Town Belt Management Plan by allocating funds and prioritising actions through Council’s Annual Plan and Long Term Plan processes.

**Policy 22.4**

To pursue stakeholder and community inputs into the development of Management Plans.

**Policy 22.5**

To review the Town Belt Reserve Management Plan no later than 5 yearly cycles.

**Actions and Implementation**



- Preparation of an annual works programme.
- Inclusion of a prioritised works programme within Council’s Annual Plan and Long Term Plan.
- Monitor and test the ongoing validity of the Town Belt Reserve Management Plan relative to the community’s changing needs and circumstances.
- Signal a review of the Town Belt Management Plan within the appropriate Long Term Council Plan and Annual Plan.

**23. Information and Communication**

This Management Plan is intended to be both a working and a public document. Its effectiveness as a management tool relies upon the communication of information between Council and the community. The public needs to be fully informed as to the limitations and opportunities afforded by this Management Plan. At the same time, Council’s future management of the Town Belt will be better informed if it is open to ongoing community feedback concerning current reserve usage.

The objective and policies relating to information and communication are listed in the table below.

**Objective(s)**

**23.1**

Existing and potential users of the Cambridge Town Belt have access to information regarding the nature of the reserve and its available facilities.





**Policy 23.1**

To ensure that the Town Belt Management Plan is publicly accessible on the Waipa District Council website at all times.

**Policy 23.2**

To ensure the availability of a hard copy Town Belt Management Plan in the Cambridge public library and public counters as appropriate.

**Policy 23.3**

To advertise the availability of Town Belt sections for community use, as and when existing leases expire.

**Policy 23.4**

To pursue consultation opportunities with the Cambridge Community Board, Iwi and other relevant stakeholders on issues which affect the Town Belt.

**Actions and Implementation**



- Continued use of 'Word on Waipa' as a means of information sharing within local media.
- Develop and maintain a 'reserves' database on the Council website (including general lease information).
- Ensure the availability of hard copy management plans in Council libraries.
- Provide ongoing community 'suggestion / feedback' opportunities on Council's reserve webpage.
- Preparation and publicity of a 'works programme' as part of the Annual Plan process.
- Ensure consultation with the Cambridge Community Board in circumstances where activities or development on the Town Belt requires resource consent.

## PART THREE – SUPPORTING INFORMATION

### 24. Permitted Activities

The Town Belt is a recreation reserve first and foremost. Subject to the relevant performance standards of the Waipa District Plan, this Management Plan provides for the following as permitted activities within the Town Belt:-

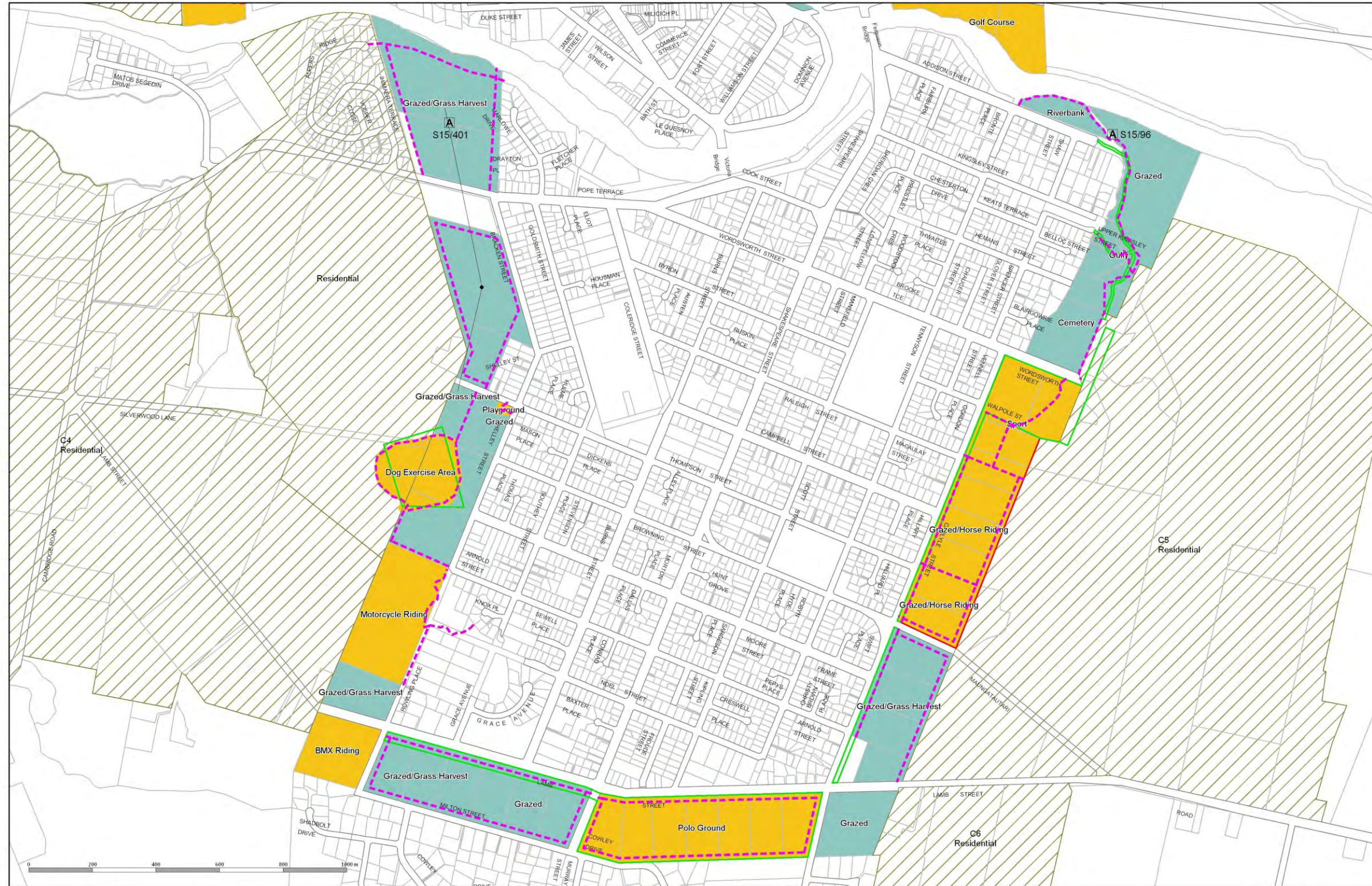
- All passive and active recreational activities\* other than motorsport activities (unless already an existing motorsport activity consented under the Reserves Act and the Resource Management Act, and / or a motorsport activity with an existing use right);
- Community clubs (excluding motorcycle clubs, unless an existing motorcycle club consented under the Reserves Act and the Resource Management Act, and / or a motorcycle club with an existing use right);
- Associated infrastructure, including but not limited to: track / pathway development, bridle paths, pitches, goalposts, clubhouses, spectator grandstands, car parking areas, stables, horse-stalls, loading-ramps, playgrounds, furniture and floodlights;
- Earthworks undertaken in conjunction with any approved building or resource consent activity, or 'associated infrastructure' works listed above; and,
- Relocated buildings and structures less than 40m<sup>2</sup> in area (providing associated with recreational activities and / or community clubs).
- The relocation of existing buildings and structures from development sensitive areas of the Town Belt to less sensitive areas, as identified by the Town Belt Plan (section 25).
- All Council signage including but not limited to that associated with 'reserve activities', 'walkways', 'traffic' and 'pedestrian direction'.
- Permanent signage associated with club facilities (subject to District Plan standards),
- Temporary signage associated with an organised sporting, recreational or community event.
- Toilets
- Temporary community events\*\*, such as circuses and cultural celebrations, including weddings. Note: Temporary community events are permitted, subject to Council having reviewed and approved an appropriate Traffic Management Plan (TMP) one month prior to the commencement of the event.
- Mobile food and beverage vending where the activity is licenced (as appropriate), temporary in nature and is clearly ancillary to a permitted sporting recreational or community event.
- Community gardens

\* 'Recreational activity' for the purposes of this Reserve Management Plan is defined as 'an activity of leisure'.

\*\* The preferred location for community events is shown on the Town Belt Plan which is contained within Section 25 of this Management Plan.



25. Town Belt Plans



**Leamington**  
Cambridge Town Belt Management Plan 2011

Legend		Current Land Use Type	
	Proposed Easement		Active
	Existing Animal Exercise Area		Passive
	Public Access To Community Gymnasium		
	Existing Animal Prohibited Area		
	Growth Cell (Label: Ref)		
	Archaeological Site - Indicative Location		

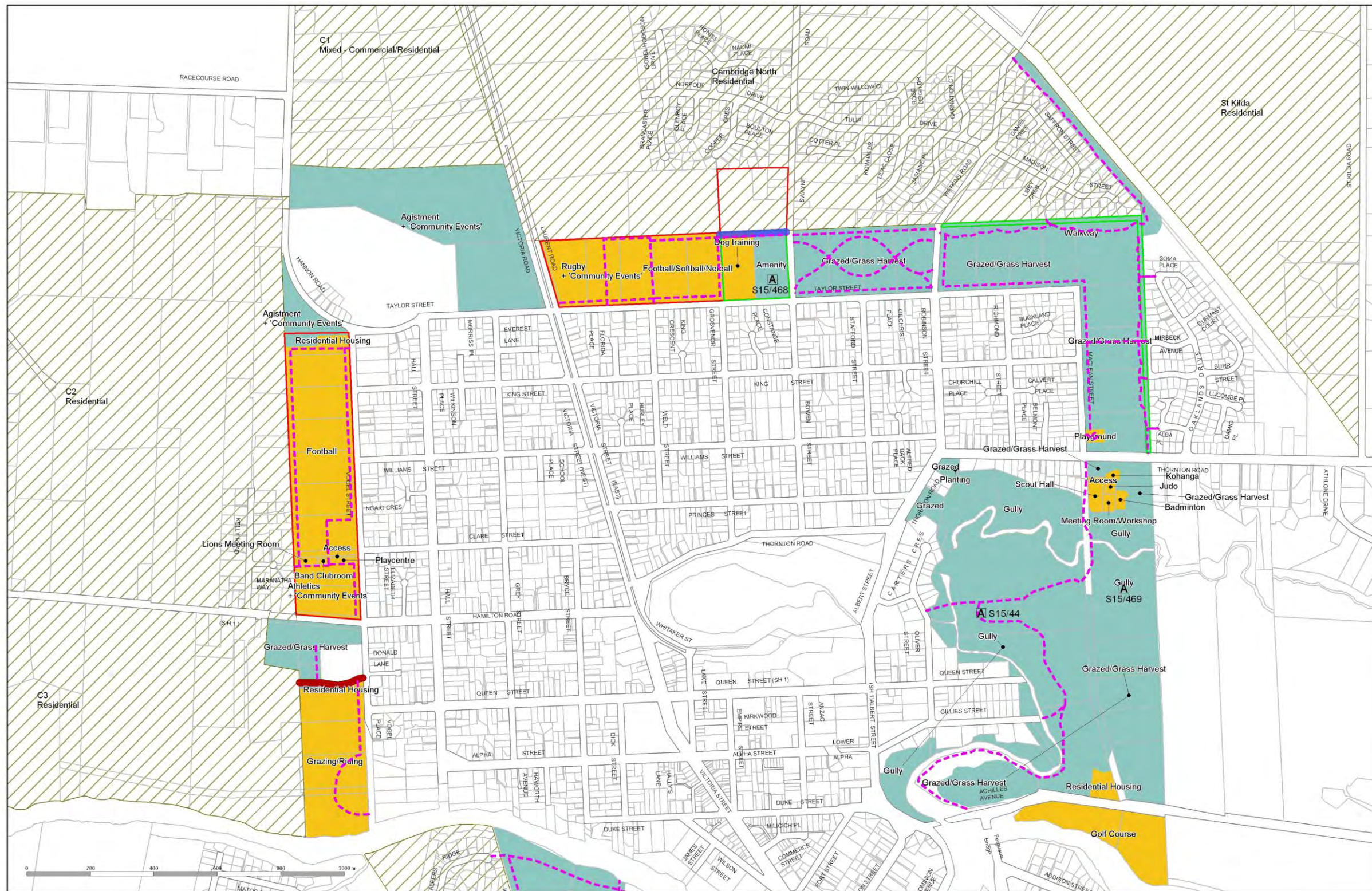
**Waipa**  
DISTRICT COUNCIL

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Revision 5  
Scale at A3  
NTS

Reference 11029071  
Date 03/11/2011



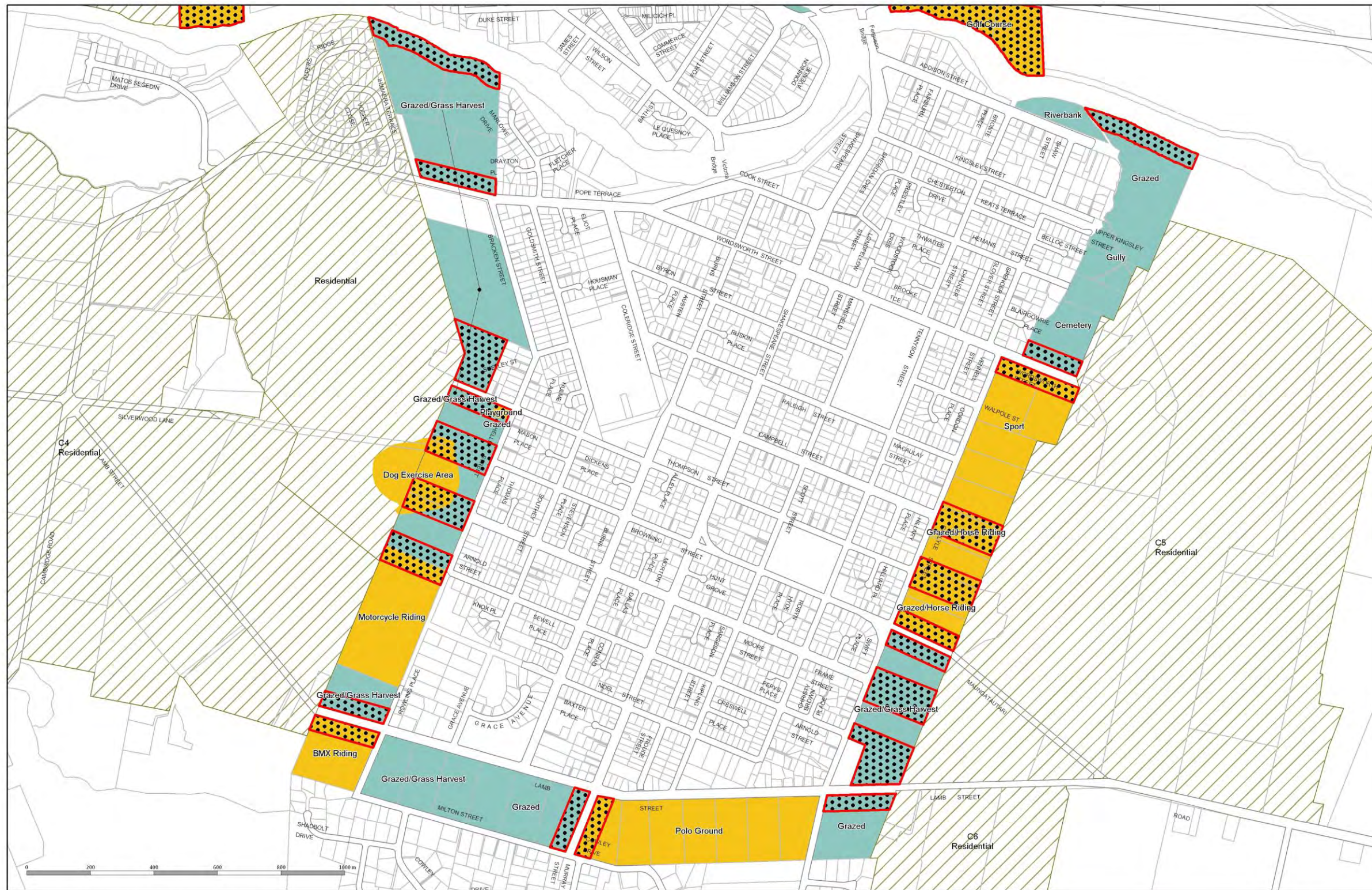


**Cambridge**  
Cambridge Town Belt Management Plan 2011

Legend		Current Land Use Type
	Track Network - Existing/Proposed	Active
	Proposed Easement	Passive
	Existing Animal Exercise Area	
	Public Access To Community Gymnasium	
	Existing Animal Prohibited Area	
	Growth Cell (Label: Ref)	
	Archaeological Site - Indicative Location	

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 Revision 5  
 Scale at A3  
 Reference 11029071  
 Date 13/06/2012



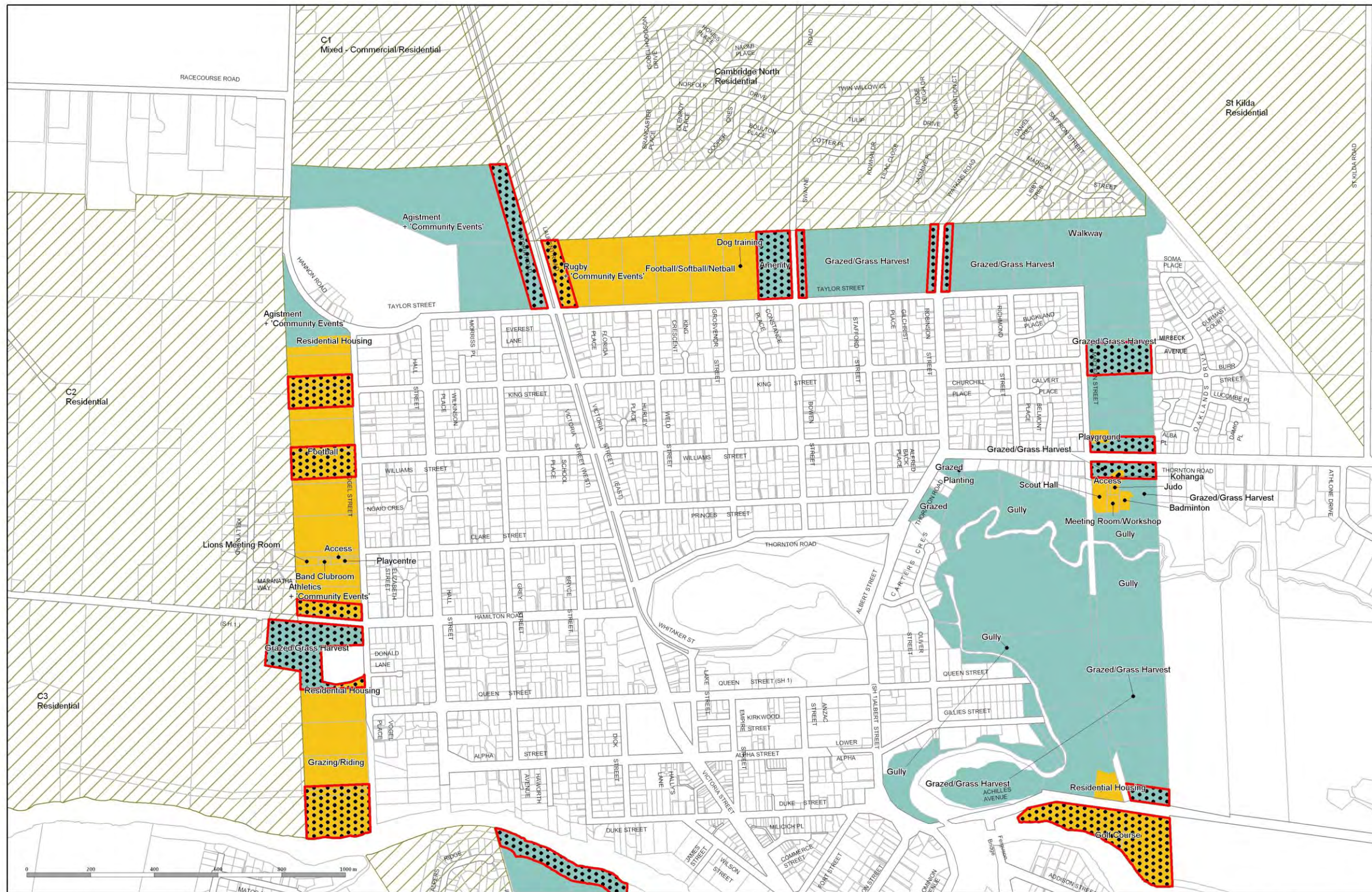


**Development Sensitive Areas - Leamington**  
Cambridge Town Belt Management Plan 2011

Legend		Current Land Use Type	
	Development Sensitive Areas		Active
	Growth Cell (Lab: Ref)		Passive

Reference: 11029071  
 Date: 03/11/2011  
 Scale at A3: NTS  
 Revision: 5





**Development Sensitive Areas - Cambridge**  
 Cambridge Town Belt Management Plan 2011

Legend		Current Land Use Type	
	Development Sensitive Areas		Active
	Growth Cell (Lab: Ref)		Passive

**Waipa DISTRICT COUNCIL**

Scale at A3 NTS

Reference 11029071  
 Date 04/11/2011

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26. Certificates of Title

*CAMBRIDGE ROMANS  
TOWN BELT*



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



Search Copy

*R. W. Muir*  
Registrar-General  
of Land

**Identifier** 451548  
**Land Registration District** South Auckland  
**Date Issued** 03 November 2008

**Prior References**

266998 HS49492 S351867  
SA12C/239 SA56/248 SA56/249  
SA67/104

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**Estate** Fee Simple  
**Area** 163.8039 hectares more or less  
**Legal Description** Lot 1-2 Deposited Plan South Auckland 13572 and Lot 1 Deposited Plan South Auckland 10007 and Section 1 Survey Office Plan 362382 and Allotment 1-4 Cambridge Town Belt and Part Allotment 5-6 Cambridge Town Belt and Allotment 6A, 7A, 7 Cambridge Town Belt and Part Allotment 8 Cambridge Town Belt and Allotment 9-14 Cambridge Town Belt and Part Allotment 15-17 Cambridge Town Belt and Allotment 17A, 18A, 18-37 Cambridge Town Belt and Part Allotment 38 Cambridge Town Belt and Allotment 39-44 Cambridge Town Belt and Part Allotment 45-46 Cambridge Town Belt and Allotment 47-48 Cambridge Town Belt and Part Allotment 49 Cambridge Town Belt and Allotment 50 Cambridge Town Belt and Part Allotment 51-52 Cambridge Town Belt and Part Allotment 365-366, 368 Town of Cambridge East and Allotment 370 Town of Cambridge East

**Purpose** Recreation Reserve

**Proprietors**  
Waipa District Council

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**Interests**

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE CERTIFICATE 6829799.1 - 18.4.2006 at 9:00 am (AFFECTS SECTION 1 SO 362382)

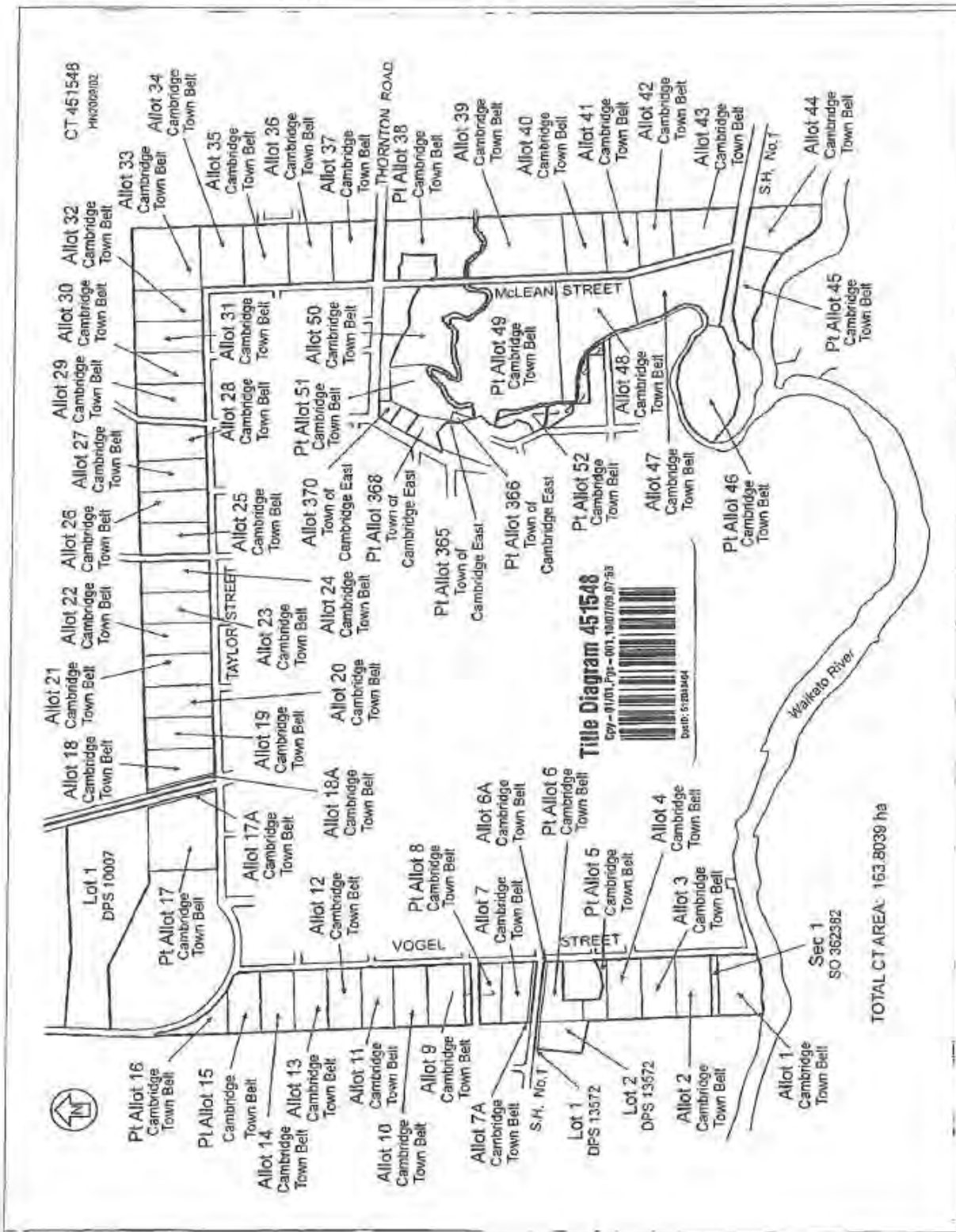
Subject to the Reserves Act 1977

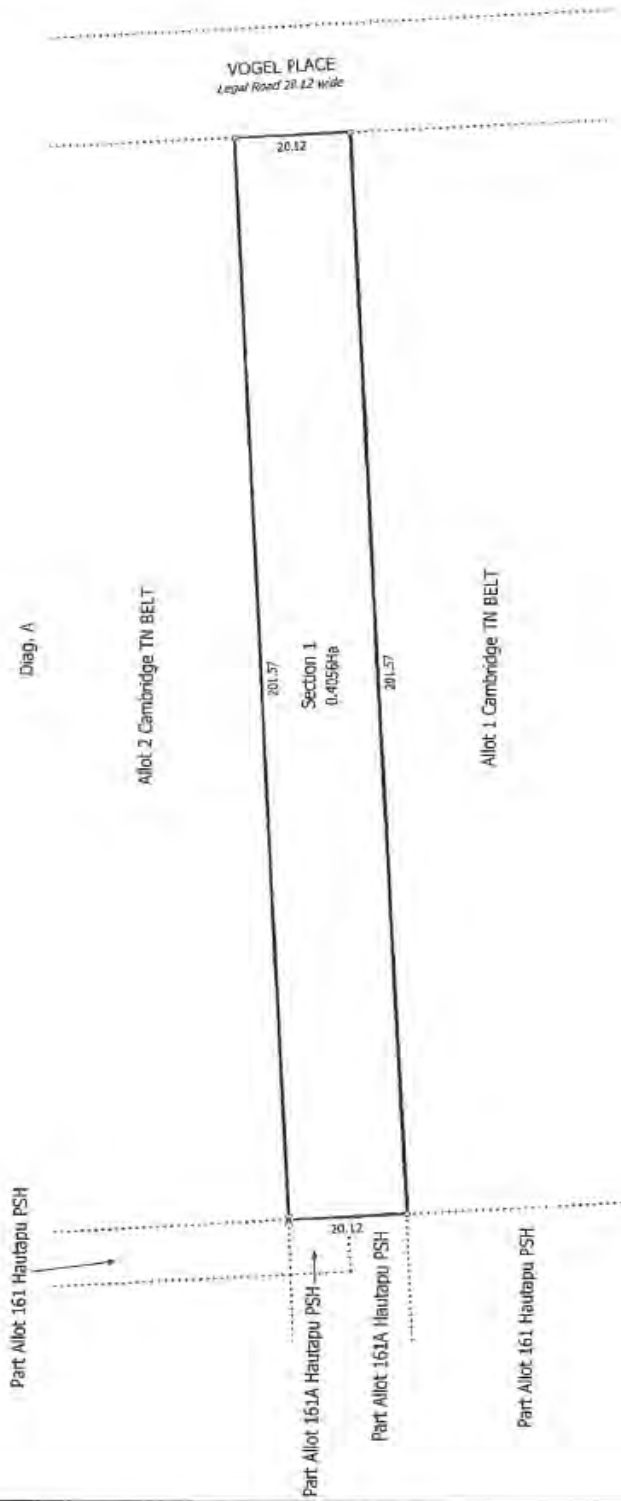
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Register Only







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<p>Land District: South Auckland  <b>Dataset Type: Compiled</b>          Digitally Generated Plan  <small>Generated on: 25/11/2005 1:45pm Page 3 of 7</small></p>	<p>Section 1</p>	<p>Surveyor: Bennett, Jack Milne          Firm: Focus Surveying and Resource Mani-</p>	<p><b>Digital Title Plan</b>  <b>SO 362382</b>          Approved on: 25/11/2005</p>
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LEAMINGTON DOMAIN  
(TOWN BELT)



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



Search Copy

R.W. Muir  
Registrar-General  
of Land

**Identifier** 483210  
**Land Registration District** South Auckland  
**Date Issued** 07 July 2009

**Prior References**

451549 SA13C/438

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**Estate** Fee Simple  
**Area** 119.4525 hectares more or less  
**Legal Description** Allotment 53 Cambridge Town Belt and Part Allotment 54 Cambridge Town Belt and Allotment 56-67 Cambridge Town Belt and Part Allotment 68 Cambridge Town Belt and Allotment 69-89 Cambridge Town Belt and Part Allotment 90 Cambridge Town Belt and Allotment 91-94, 98 Cambridge Town Belt

**Purpose** Recreation Reserve

**Proprietors**  
Waipa District Council

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**Interests**

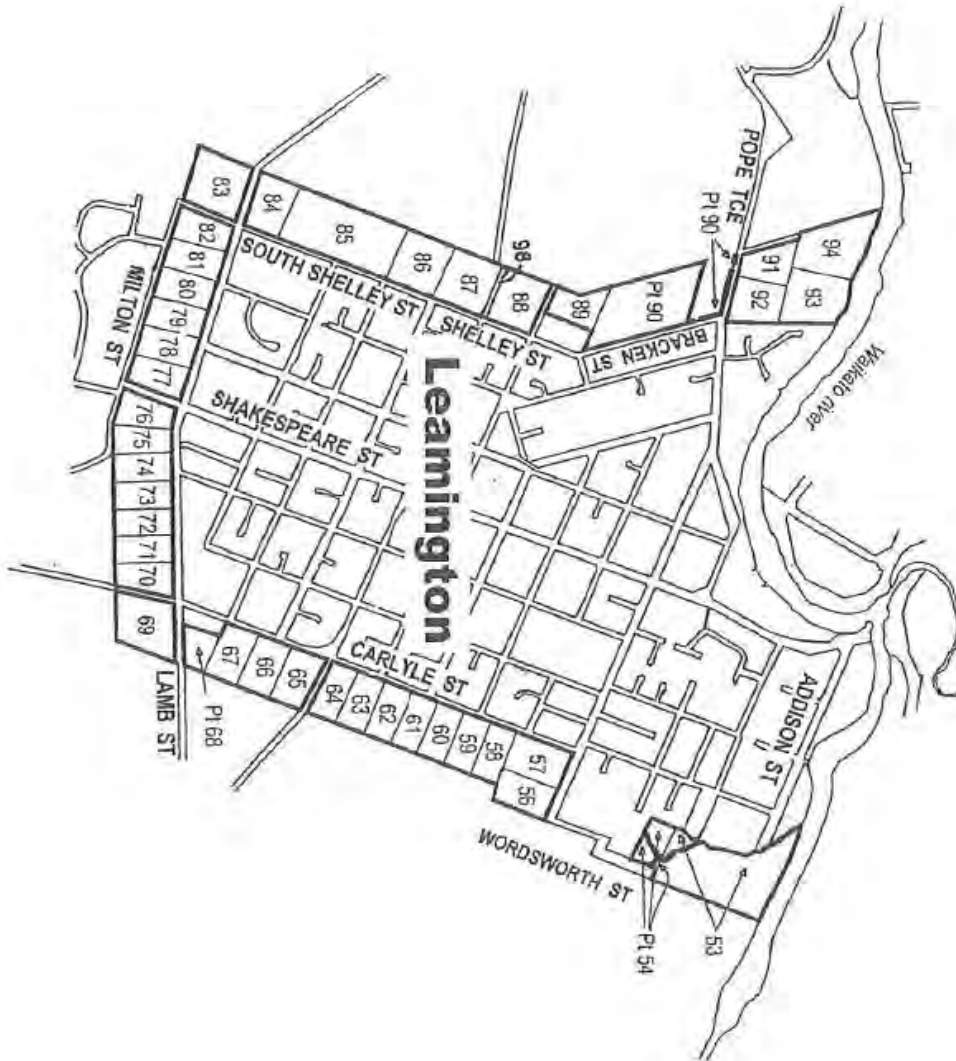
Subject to the Reserves Act 1977

**Title Diagram 483210**

Cpy - 01/01, Pgs - 001, 10/07/09, 10:06



DocID: 61204328



*VOGEL STREET COMMUNITY  
RESERVE*



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



**Search Copy**

**Identifier** 451552  
**Land Registration District** South Auckland  
**Date Issued** 03 November 2008

**Prior References**  
H977856

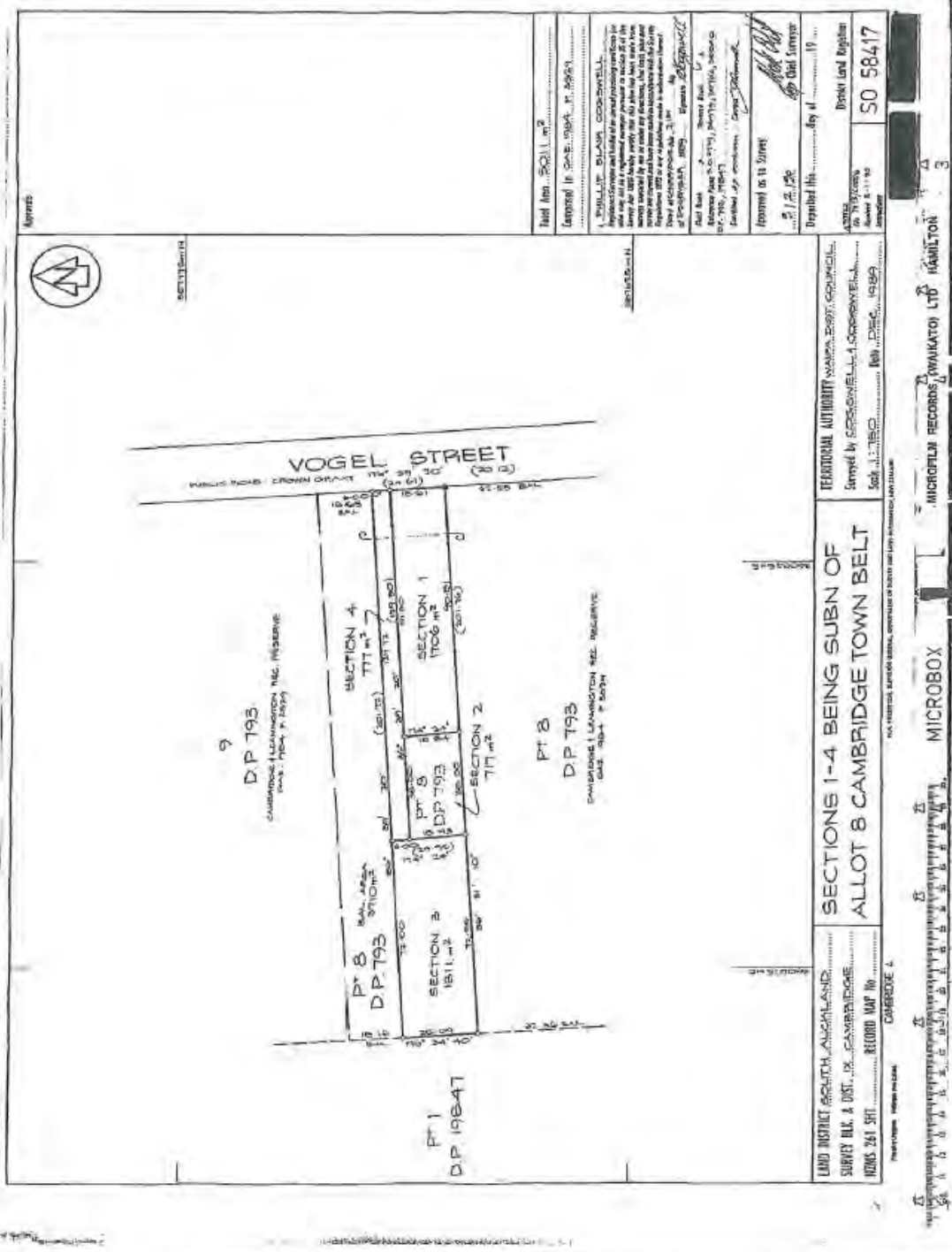
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<b>Estate</b>	Fee Simple
<b>Area</b>	5011 square metres more or less
<b>Legal Description</b>	Section 1-4 Survey Office Plan 58417
<b>Purpose</b>	Local Purpose (community use) Reserve

**Proprietors**  
Waipa District Council

---

**Interests**  
Subject to the Reserves Act 1977



Area

Total Area	5031 m <sup>2</sup>
Leasing	IN 2008, 1984, 1984
Surveyor	THOMAS, CLARK, COOPER & CO.
Scale	1:1000
Project No.	2008/1984/1984
Project Name	CAMBRIDGE TOWN BELT RESERVE
Project Description	...
Project Location	...
Project Status	...
Project Date	...
Project Reference	...
Project Notes	...
Project Contact	...
Project Address	...
Project Phone	...
Project Email	...
Project Website	...
Project Social Media	...
Project Other	...

**REGIONAL AUTHORITY** ...  
 Surveyed by ...  
 Date ...

**SECTIONS 1-4 BEING SUBN OF ALLOT 8 CAMBRIDGE TOWN BELT**

**LAND DISTRICT SOUTH AUCKLAND**  
**RECORD MAP NO. CAMBRIDGE 1**

MICROBOX  
 MICROFILM RECORDS  
 HAMILTON

MACLEAN STREET COMMUNITY  
RESERVE



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



Search Copy

  
R W Muir  
Registrar-General  
of Land

**Identifier** 451554  
**Land Registration District** South Auckland  
**Date Issued** 03 November 2008

**Prior References**  
H977856

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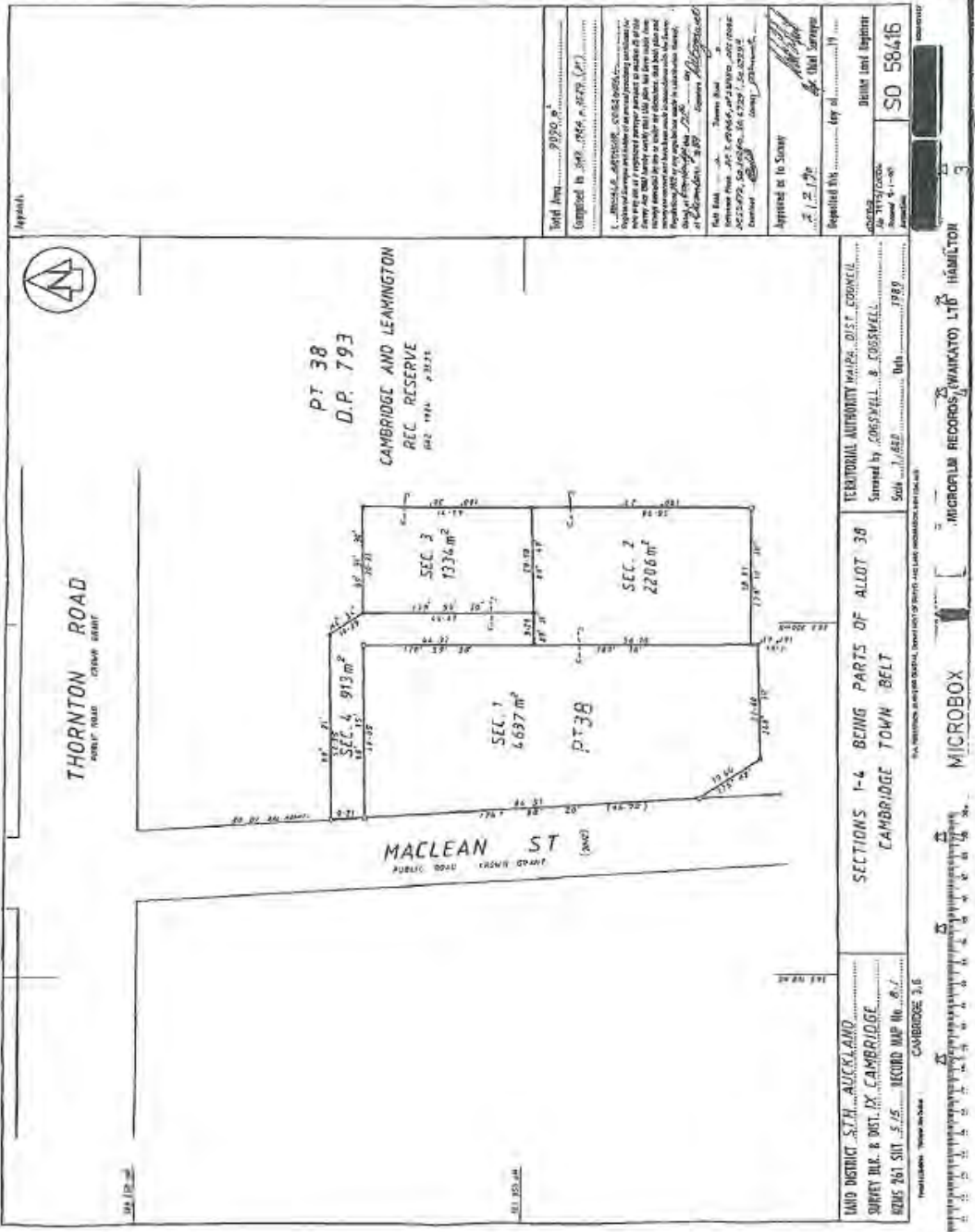
**Estate** Fee Simple  
**Area** 9090 square metres more or less  
**Legal Description** Section 1-4 Survey Office Plan 58416  
**Purpose** Local Purpose (community use) Reserve

**Proprietors**  
Waipa District Council

---

**Interests**  
Subject to the Reserves Act 1977





30 AUGUST

THE NEW ZEALAND GAZETTE

3529

*Classification of Reserve*

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby classifies the reserve, described in the Schedule hereto, as a recreation reserve, subject to the provisions of the said Act.

## SCHEDULE

SOUTH AUCKLAND LAND DISTRICT—RAGLAN COUNTY  
488 square metres, more or less, being Lot 1, D.P. 24159, situated in Block VIII, Maioero Survey District. All certificate of title 639/48.  
Dated at Hamilton this 17th day of August 1984.

G. L. VENDT,  
Assistant Commissioner of Crown Lands.  
(L. and S. H.O. Res. 3/2/187; D.O. 8/976/4)

3/1

*Classification of Reserve*

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby classifies the reserve, described in the Schedule hereto as a recreation reserve, subject to the provisions of the said Act.

## SCHEDULE

SOUTH AUCKLAND LAND DISTRICT—WAIAPA COUNTY—CHURCH STREET RECREATION RESERVE  
3288 square metres, more or less, being Allotment 111, Town of Kihikihi, situated in Block VII, Puniu Survey District. All *New Zealand Gazette*, 1983, page 3468. S.O. Plan 30606.  
Dated at Hamilton this 17th day of August 1984.

G. L. VENDT,  
Assistant Commissioner of Crown Lands.  
(L. and S. H.O. Res. 3/44/10D; D.O. 8/3/327)

3/1

*Revocation of a Notice Relating to Classification of a Reserve and Issue of a Fresh Notice*

PURSUANT to section 6 (3) of the Reserves Act 1977, the Assistant Commissioner of Crown Lands acting under delegated authority from the Minister of Lands hereby revokes the notice classifying the Cambridge and Leamington Domain dated 17 July 1981 and published in the *New Zealand Gazette* of 6 August 1981, No. 94, page 2190.

*Classification of Reserve*

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby classifies the reserve, described in the Schedule hereto, as a recreation reserve, subject to the provisions of the said Act.

## SCHEDULE

SOUTH AUCKLAND LAND DISTRICT—CAMBRIDGE BOROUGH  
303.9464 hectares, more or less, being Allotments 1 to 4, 6A, 7, 7A, 8 to 14, 17A, 18, 18A, 19 to 44, 47, 48, 50, 53, 56 to 67, 69 to 89, 91 to 94 and part Allotments 5, 6, 15 to 17, 45, 46, 49, 51, 52, 54, 68 and 90, Cambridge Town Belt. Allotments 370, 576A, 576B, 576C and part Allotments 365, 366, 368, 576, 578 and 579, Town of Cambridge East, Allotments 424, 425, 569 and 570, Town of Cambridge West, Lot 1, D.P. 25378, and Lots 1 and 2, D.P. S. 13572. All situated in Blocks IX and XIII, Cambridge Survey District. All certificates of title 56/248, 56/250, 668/234, 6D/699. Part certificates of title 56/249, 67/104, 67/105 and 12C/239. All *New Zealand Gazette*, 1966, page 798, 1970, page 846, 1972, page 1490 and part *New Zealand Gazette*, 1958, page 908. S.O. Plans 127, 1387C, 2478 and 46509.

## WAIKATO COUNTY

13.1522 hectares, more or less, being Lot 1, D.P. S. 10007, part certificate of title 476/109.

Dated at Hamilton this 17th day of August 1984.  
G. L. VENDT,  
Assistant Commissioner of Crown Lands.  
(L. and S. H.O. Res. 3/2/10; D.O. 8/227)

3/1

*Change of Classification of Part of a Reserve*

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby changes the classification of that part of the reserve, described in the Schedule hereto, from a recreation reserve to a local purpose (pre-school education) reserve, subject to the provisions of the said Act.

## SCHEDULE

SOUTH AUCKLAND LAND DISTRICT—TAURANGA CITY—LEES PARK  
157 square metres, more or less, being Lot 1, L.T.S. 35960, situated in Block X, Tauranga Survey District. Part certificate of title 25A/1208. Part *New Zealand Gazette*, 1982, page 191.  
Dated at Hamilton this 17th day of August 1984.

G. L. VENDT,  
Assistant Commissioner of Crown Lands.  
(L. and S. D.O. 8/5/262)

3/1

*Revocation of the Reservation Over Part of a Reserve*

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, hereby revokes the reservation over that part of the Maungatautari Mountain Scenic Reserve, described in the Schedule hereto.

## SCHEDULE

SOUTH AUCKLAND LAND DISTRICT—MATAMATA COUNTY  
33.6240 hectares, more or less, being part Maungatautari 3A5A7 Block, situated in Block II, Maungatautari Survey District. Part *New Zealand Gazette*, 1927, page 3537. S.O. Plan 53353.  
Dated at Hamilton this 21st day of August 1984.

G. L. VENDT,  
Assistant Commissioner of Crown Lands.  
(L. and S. H.O. Res. 3/3/72; D.O. D.P.F. 1838)

3/1

*Classification of Parts of a Reserve*

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby classifies that part of the Reserve, described in the First Schedule hereto, as a recreation reserve, and further, classifies that part of the reserve, described in the Second Schedule hereto, as a local purpose road reserve subject to the provisions of the said Act.

## FIRST SCHEDULE

NORTH AUCKLAND LAND DISTRICT—RODNEY COUNTY  
7.3309 hectares, more or less, being part Lot 1, D.P. 8688, situated in Block V, Kaipara Survey District. Part certificate of title 14D/507.

6070 square metres, more or less, being Section 2, Block V, Kaipara Survey District. Part certificate of title 14D/507. S.O. Plan 21211.

## SECOND SCHEDULE

910 square metres, more or less, being Lot 5, D.P. 48454, situated in Block V, Kaipara Survey District. Part certificate of title 14D/507.

1001 square metres, more or less, being Lot 18, D.P. 48454, situated in Block V, Kaipara Survey District. Part certificate of title 14D/507.

Dated at Auckland this 16th day of August 1984.  
J. V. BOULD,  
Assistant Commissioner of Crown Lands.  
(L. and S. H.O. Res. 2/2/225; D.O. 8/3/74)

3/1

*Revocation of Appointment to Control and Manage a Reserve and Vesting of the Reserve in the Dannevirke County Council*

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands

## 28. Schedule of Leases

The following lease schedule should be read in conjunction with the Town Belt Lease Map below.

Map Ref	Legal Parcel Reference	Buildings	Purpose	Lease Term	Lease Expiry	Right of Renewal
1	Allotment 1, 2, 3 and pt Lot 4	covered arena/tack room	horse grazing & riding	20 years	31.12.2022	no
2	Allotment 5, 6, 6A	storage shed	stock grazing/grass harvest	18 months	expired	yes - one 1yr ror
3	Pt Allotment 4	residential house	residential housing	periodic tenancy		
4	Allotment 7 and Part Allotment 8	clubroom, storage shed/s	Athletics	25 years	30.09.2031	no
5	Allotments 9-14, Part Allotments 8,15	clubrooms x 2, storage shed	Football	5 years	30.06.2012	yes - two 5yr ror
6	Part Allotment 15	residential house	residential housing	with lease of harness club		
7	Part Allotment 16, 17 & Allotment 17A Lot 1	multiple stable/barn buildings, clubroom	Agistment	21 years	Being negotiated	no
8	Allotment 18A, 18-20	grandstand/clubrooms x 3/toilets	Rugby	25 years	30.06.2018	no
9	Allotment 21	clubroom/bas	Football/softbal	5 years	30.09.2016	yes - one

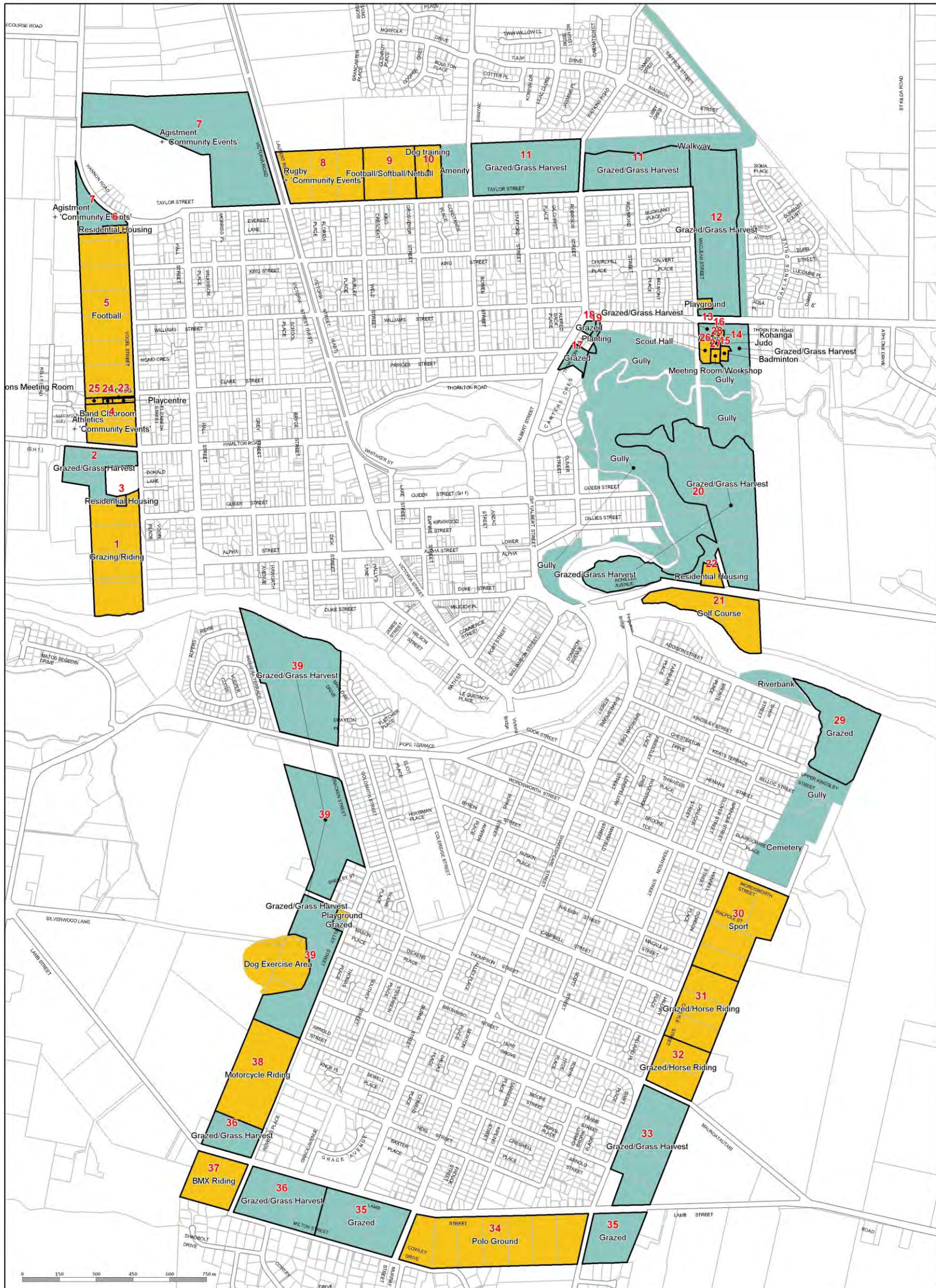
Map Ref	Legal Parcel Reference	Buildings	Purpose	Lease Term	Lease Expiry	Right of Renewal
	and 22	eball diamond netting	l/netball			5yr ror
10	Allotment 22	none	accessway easement	10 years	23.04.2012	no
10	Allotment 23	clubroom	dog training & agility	25 years	30.06.2016	no
11	Allotments 25-32	none	stock grazing/grass harvest	3 years	01.07.2015	yes
12	Allotments 33-37	none	stock grazing/grass harvest	3 years	01.07.2015	yes
13	Part Allotment 38	none	horse grazing	1 year	1.07.2012	yes
14	Part Allotment 38	none	stock grazing/grass harvest	1 year	01.07.2014	no
15	Part Allotment 38	badminton hall	Badminton	20 years	30.06.2016	no
16	Part Allotment 38	educare building	Playcentre	19 years	01.07.2014	no
17	Part Allotment 368 & Part Allotment 51	none	horse grazing	1 year	01.07.2012	yes - up to 5 yr total
18	Allotment 370	none	horse grazing	1 year	01.07.2012	yes - up to 5 yr total
19	Allotment 370	admin building & greenhouse	planting	20 years	31.01.2021	no
20	Allotments 39-43, 47-48	none	cropping/stock grazing/grass	5 years	31.10.2016	yes – one

Map Ref	Legal Parcel Reference	Buildings	Purpose	Lease Term	Lease Expiry	Right of Renewal
	& Part Allotments 46, 49 ?		harvest			5yr ror
21	Allotment 44 & Part Allotment 45	none	golf course	33 years	31.03.2030	no
22	Allotment 47	residential house	residential housing	periodic tenancy	none	n/a
23	Section 1	playcentre building	Playcentre	5 years	30.06.2016	yes - two 5yr ror
24	Section2	clubroom	Band practice and instrument store	33 years	expired	no
25	Section 3	storage building x 3	Storage/meeting room	25 years	30.09.2031	no
26	Section 1	clubroom	Playcentre/club rooms/parking/fire pit	5 years	31.07.2014	yes - two 5yr ror
27	Section 2	clubroom	meeting room/storage/workshop	20 years	31.08.2017	no
28	Section 3	clubroom	Judo hall	20 years	30.06.2017	No
29	Allotment 53	none	stock grazing	5 years	31.12.2014	no
30	Allotment 56-59	clubroom & squash courts	sports fields & clubrooms	25 years	30.11.2014	yes - one 25yr ror
31	Allotment 60-62	clubroom & implement shed	horse riding & grazing	25 years	31.07.2012	yes - one 25yr ror
32	Allotment 63, 64	clubroom	horse riding & grazing	25 years	30.06.2015	no

<b>Map Ref</b>	<b>Legal Parcel Reference</b>	<b>Buildings</b>	<b>Purpose</b>	<b>Lease Term</b>	<b>Lease Expiry</b>	<b>Right of Renewal</b>
33	Allotments 65-67, Part Allotment 68	none	stock grazing/grass harvest	5 years	06.07.2016	no
34	Allotments 70-76	none	polo playing	10 years	31.10.2015	yes
35	Allotments 69, 77-79	none	horse grazing	mostly 1 yr	various	yes, mostly up to 5 yr total
36	Allotments 80-82, 84	none	stock grazing/grass harvest	5 years	14.03.2015	no
37	Allotment 83	Starter box, clubhouse / sheds, toilet block, grandstand seating	BMX riding	15 years	13.07.2025	yes - one 15yr ror
38	Allotments 85	huts & storage container	motorcycle riding	5 years	31.05.2014	yes - two 5yr ror
39	Allotments 86-89, 91-94, Part Allotment 90	none	stock grazing/grass harvest	5 years	31.10.2014	no



**Figure 1: Town Belt Lease Map**  
(To be read in conjunction with Schedule of Leases)



**Cambridge and Leamington**  
Cambridge Town Belt Management Plan 2011  
**LEASES**

Legend	
1	Label: Lease ID
—	Lease Boundary
Yellow	Lease Use Type: Active
Green	Lease Use Type: Passive

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**Waipa**  
DISTRICT COUNCIL

Revision 2  
Scale at A3  
NTS

Reference 11029071  
Date 13/06/2012



## 29. Archaeological Records

(Extracts from an Archaeological Assessment by Consultant Archaeologist, Warren Gumbley, 2010 / 2011)

### ***S15/401: Pre-European Maori Garden***

#### **Brief Description**

The visible markers of this site are a series of borrow pits visible on the ground surface. The 1943 aerial photograph 835/60 shows approximately 18 borrow pits within the Cambridge Town Belt and a number in the property to the west. It is probable that the current access track to the stock yards has resulted in the filling of two borrow pits. As well as the presence of borrow pits, sites of this type are characterised by Maori made soils resulting from the addition and sand and gravel quarried from the substrate and added to the topsoil as part of the gardening process. Subsurface archaeological features found at such sites include the remains of the garden 'mounds', drains, postholes from fences and structures, fireplaces and hangi. Archaeological sites of this type are confined to only a handful of places in New Zealand and are rare outside the Waikato. Once present over large areas along the banks of the Waikato River and its tributaries this class of site has very significantly reduced in numbers over the last 40 years. S15/401 remains a good example of a pre-European Maori garden.

#### **Site Management**

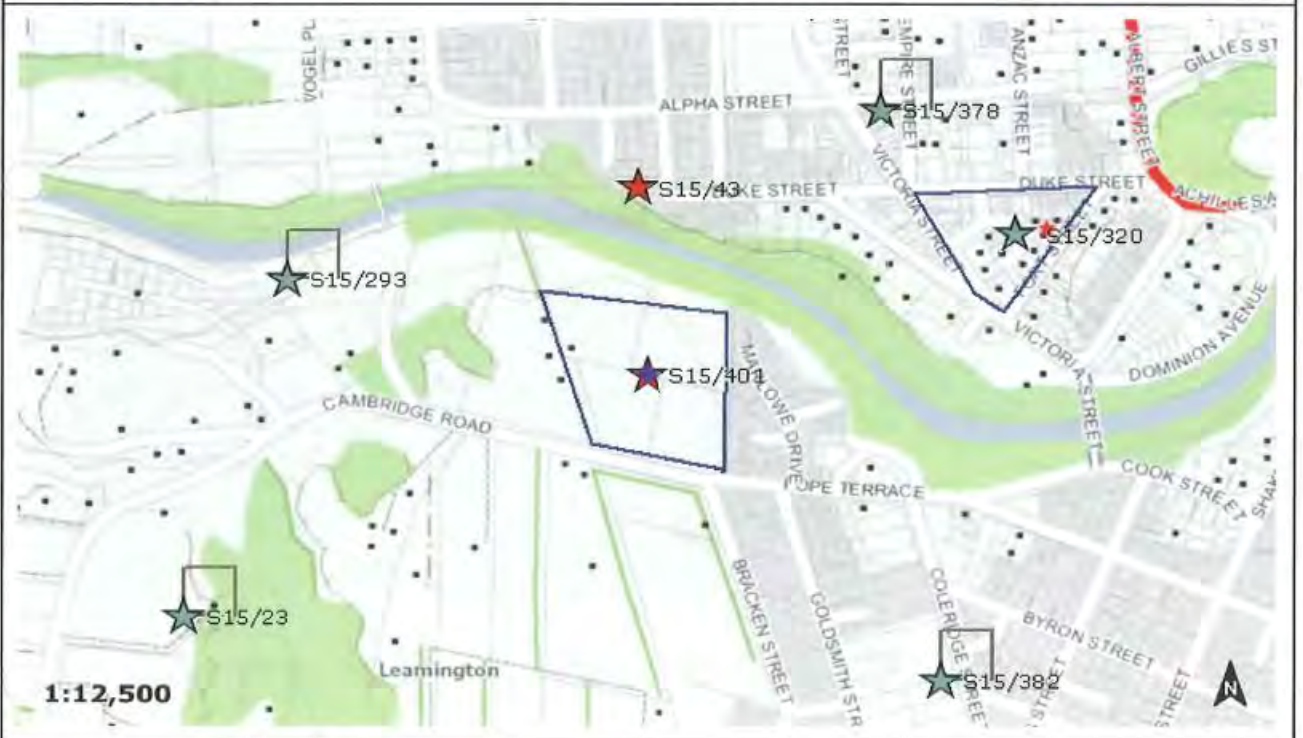
The site is currently used for grazing and may have been subject to cultivation in the past. Like any archaeological site, disturbance of the soil below the existing topsoil layer will have adverse effects on the subsurface archaeological features and, in this case, will also serve to fill the borrow pits. Any form of soil disturbance including cultivation should be avoided.

*Note: It is an offence to destroy, damage or modify an archaeological site under section 10 of the Historic Places Act 1993 without an Authority granted by the N.Z. Historic Places Trust.*

 <p><b>Site Record Form</b></p>	<p><b>NZAA SITE NUMBER:</b> S15/401</p>
	<p><b>SITE TYPE:</b> Maori horticulture</p>
	<p><b>SITE NAME(s):</b></p>
	<p><b>DATE RECORDED:</b></p>

<p><b>SITE COORDINATES (NZTM) Easting:</b> 1816678</p>	<p><b>Northing:</b> 5802592</p>	<p><b>Source:</b> CINZAS</p>
--	---------------------------------	------------------------------

<p><b>IMPERIAL SITE NUMBER:</b></p>	<p><b>METRIC SITE NUMBER:</b> S15/401</p>
-------------------------------------	---



**Finding aids to the location of the site**  
 North side of the Te Awamutu-Cambridge Road. Located in the town belt.

**Brief description**  
 Borrow pits.

**Recorded features**  
 Borrow pit, Soil - garden, Soil - made, Unclassified

**Other sites associated with this site**

SITE RECORD HISTORY	NZAA SITE NUMBER: S15/401
<p><b>Site description</b> Updated: 23/11/2010, Visited: 23/11/2010 - Approximately 20 borrow pits are visible in the block in the 1943 aerial photograph 835/60.</p> <p><b>Condition of the site</b> Updated: 23/11/2010, Visited: 23/11/2010 - Borrow pits remain visible. The block is leased for grazing and may have had maize silage grown there in the past.</p> <p><b>Statement of condition</b> Updated: 23/11/2010, Visited: 23/11/2010 - Fair - Some intact features, but others may be unclear or damaged</p> <p><b>Current land use:</b> Updated: 23/11/2010, Visited: 23/11/2010 - Grazing, Reserve/ recreation</p> <p><b>Threats:</b> Updated: 23/11/2010, Visited: 23/11/2010 - Farming practices, Ploughing/ cultivation</p>	

## ***S15/44: Pa***

### **Brief Description**

This site was not visited and was recorded in 1977 solely on the basis of aerial photographic evidence. The evidence in the 1943 aerial appears satisfactory for the record to have been made in the first instance. The location, a promontory extending into the Karapiro Stream gully, is also 'likely' site for a pa, offering both good defence and control of the lower part of the gully. The presence of a large area of borrow pits and pre-European Maori gardens (S15/469) east of the pa on the same river terrace is also important secondary evidence verifying the presence of the pa. However, a field visit is warranted to confirm the presence of the pa.

### **Site Management**

Currently the promontory is under maize cultivation. Cultivation of any form will have adversely affected subsurface archaeological features and is not a desirable activity on a site type that typically has moderate to high archaeological values such as a pa. Maintaining the site as pasture would be an appropriate management regime. Any in-ground disturbance, such as tree planting, should be avoided, and would require an Authority from N.Z. Historic Places Trust (see below).

*Note: It is an offence to destroy, damage or modify an archaeological site under section 10 of the Historic Places Act 1993 without an Authority granted by the N.Z. Historic Places Trust.*



	<p><b>Site Record Form</b></p>	<p><b>NZAA SITE NUMBER:</b> S15/44</p>
	<p><b>SITE TYPE:</b> Pa</p> <p><b>SITE NAME(s):</b></p>	<p><b>DATE RECORDED:</b></p>

**SITE COORDINATES (NZTM) Easting:** 1818050      **Northing:** 5803605      **Source:** CINZAS

**IMPERIAL SITE NUMBER:** N65/76      **METRIC SITE NUMBER:** S15/44




**Finding aids to the location of the site**  
 Site is located on a distinct promontory extending into the eastern side of the Karapiro Stm gully.

**Brief description**  
 Pa

**Recorded features**  
 Unclassified

**Other sites associated with this site**

SITE RECORD HISTORY	NZAA SITE NUMBER: S15/44
<p><b>Site description</b></p> <p>Updated: 24/11/2010 - Two distinct transverse soil marks are clear in the 1943 aerial photo 835/61. One is located at the neck of the promontory and the other is located approximately 50 m from the end of the promontory. These are very likely to be the remains of transverse ditches. The aerial photo also shows a couple of possible borrow pits in the area between the two ditches. Both ditches also show in the 2006 aerial photo.</p> <p>A large number of borrow pits are also clear in the 1943 photo in the paddocks to the east of the site.</p> <p><b>Condition of the site</b></p> <p>Updated: 24/11/2010 - The area has been subject to cultivation for maize in recent years.</p> <p><b>Statement of condition</b></p> <p>Updated: 24/11/2010 - Below surface - Surface evidence has been obliterated, however, there is likely to be subsurface material present. Note that this is different from a destroyed site.</p> <p><b>Current land use:</b></p> <p>Updated: 24/11/2010 - Grazing, Cropping</p> <p><b>Threats:</b></p> <p>Updated: 24/11/2010 - Farming practices, Ploughing/ cultivation</p>	
	

## ***S15/468: Pre-European Maori Garden***

### **Brief Description**

A set of 3 borrow pits remain in the area of the Town Belt at the corner of Swayne Road and Taylor St, west of Swayne Road. The remaining borrow pits are part of the set of 5 or 6 with only those under the trees remaining visible. The others are located in the levelled playing field immediately west and have been filled.

As well as the presence of borrow pits, sites of this type are characterised by Maori made soils resulting from the addition of sand and gravel quarried from the substrate and added to the topsoil as part of the gardening process. Subsurface archaeological features found at such sites include the remains of the garden 'mounds', drains, postholes from fences and structures, fireplaces and hangi. Archaeological sites of this type are confined to only a handful of places in New Zealand and are rare outside the Waikato. Once present over large areas along the banks of the Waikato River and its tributaries this class of site has very significantly reduced in numbers over the last 40 years.

### **Site Management**

The site is currently used for passive recreational activities and has a number of established mature exotic trees planted since the 1943 aerial photograph 835/61 was taken. Like any archaeological site, disturbance of the soil below the existing topsoil layer will have adverse effects on the subsurface archaeological features. Any form of soil disturbance including the removal or planting of trees should be avoided but if such works are necessary it may only be carried out with an Authority from N.Z. Historic Places Trust.

*Note: It is an offence to destroy, damage or modify an archaeological site under section 10 of the Historic Places Act 1993 without an Authority granted by the N.Z. Historic Places Trust.*





# Site Record Form

NZAA SITE NUMBER: S15/468

SITE TYPE: Maori horticulture

SITE NAME(s):

DATE RECORDED:

23/11/2010

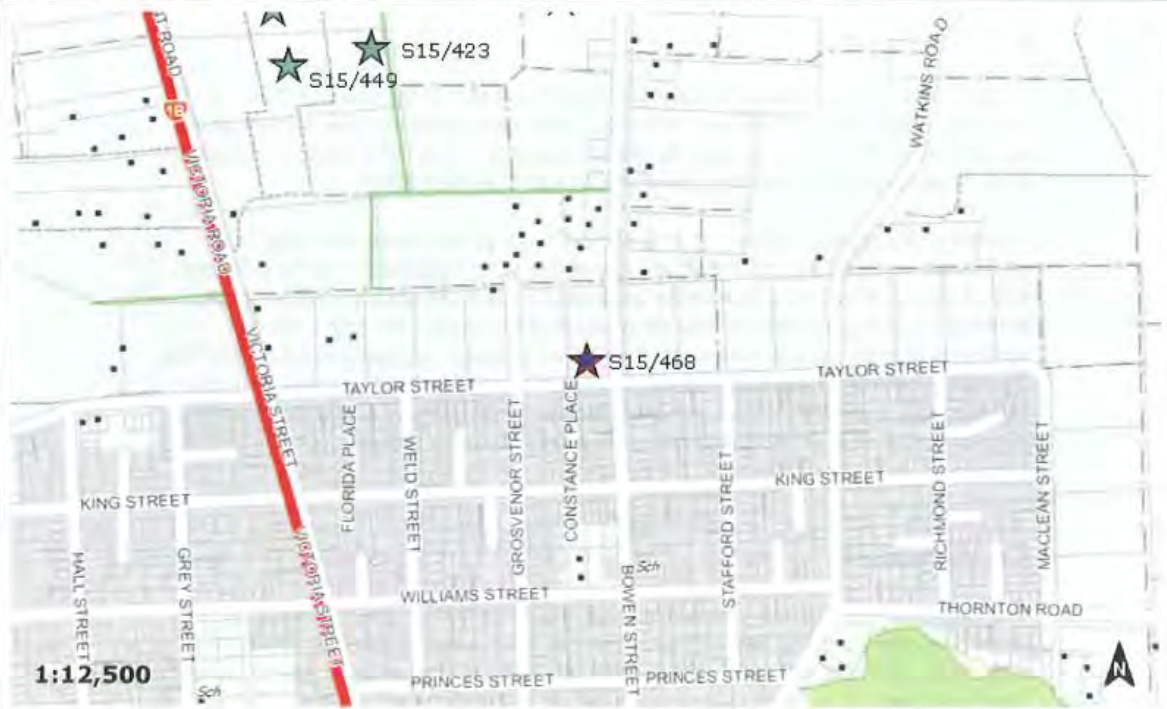
SITE COORDINATES (NZTM) Easting: 1817300

Northing: 5804640

Source: CINZAS

IMPERIAL SITE NUMBER:

METRIC SITE NUMBER:



### Finding aids to the location of the site

Located in reserve with matur exotic trees at the intersection of Swayne Road and Taylor St

### Brief description

Borrow pits

### Recorded features

Borrow pit, Soil - garden, Soil - made, Unclassified

### Other sites associated with this site



<b>SITE RECORD HISTORY</b>	<b>NZAA SITE NUMBER: S15/468</b>
<p><b>Site description</b> Updated: 23/11/2010, Visited: 23/11/2010 - 3 borrow pits remain clearly visible in the park (part of Cambridge Town Belt) at the corner of Swayne Road and Taylor St (west of Swayne Rd). These were part of a group of 6 visible in 1943 aerial photograph 835/61. The other 3 have been filled when the part of the town belt immediately west of the reserve was levelled for playing fields. These filled pits remain visible in the 2006 aerial photo as dark circles in the grass.</p> <p><b>Condition of the site</b></p> <p><b>Statement of condition</b> Updated: 23/11/2010, Visited: 23/11/2010 - Fair - Some intact features, but others may be unclear or damaged</p> <p><b>Current land use:</b> Updated: 23/11/2010, Visited: 23/11/2010 - Reserve/ recreation</p> <p><b>Threats:</b> Updated: 23/11/2010, Visited: 23/11/2010 - Tree planting (other than forestry)</p>	

## ***S15/469: Pre-European Maori Garden***

### **Brief Description**



A number of often large borrow pits are visible in the 1943 aerial photograph 835/62 in the paddock to the east of the Pa S15/44. Approximately 14 of the 40+ borrow pits in this group were located within the Cambridge Town Belt. This site was not visited as it was under maize cultivation on 23/11/2010.

As well as the presence of borrow pits, sites of this type are characterised by Maori made soils resulting from the addition of sand and gravel quarried from the substrate and added to the topsoil as part of the gardening process. Subsurface archaeological features found at such sites include the remains of the garden 'mounds', drains, postholes from fences and structures, fireplaces and hangi. Archaeological sites of this type are confined to only a handful of places in New Zealand and are rare outside the Waikato. Once present over large areas along the banks of the Waikato River and its tributaries this class of site has very significantly reduced in numbers over the last 40 years. The recent aerial photographs (2006) show that the borrow pits within the area of the Town Belt have been filled but they are still recognisable as circular marks on the ground. S15/469 appears to have been significantly adversely affected by cultivation which has led to the filling of the borrow pits and has almost certainly had adverse effects on the subsurface archaeological features.

### **Site Management**

The regime of cultivation for maize is understood to have been an on-going practice of several years standing. As such it is very likely to have had a significant adverse impact on the shallower subsurface archaeological features. As such there is unlikely to be further adverse effects from on-going cultivation as long as the depth of cultivation remains the same or shallower. Any increase in depth of cultivation should be avoided and any other soil disturbance that will be deeper than the existing cultivated layer will require an Authority from the N.Z. Historic Places Trust.

*Note: It is an offence to destroy, damage or modify an archaeological site under section 10 of the Historic Places Act 1993 without an Authority granted by the N.Z. Historic Places Trust.*

 <p><b>Site Record Form</b></p>	<p><b>NZAA SITE NUMBER:</b> S15/469</p> <p><b>SITE TYPE:</b> Maori horticulture</p> <p><b>SITE NAME(s):</b></p> <p><b>DATE RECORDED:</b> 24/11/2010</p>
<p><b>SITE COORDINATES (NZTM) Easting:</b> 1818490      <b>Northing:</b> 5803450      <b>Source:</b> CINZAS</p>	
<p><b>IMPERIAL SITE NUMBER:</b>      <b>METRIC SITE NUMBER:</b></p>	
	
<p><b>Finding aids to the location of the site</b>          Located on the upper river terrace between Karapiro Stream gully and SH1.</p>	
<p><b>Brief description</b>          Borrow pits</p>	
<p><b>Recorded features</b>          Borrow pit, Unclassified</p>	
<p><b>Other sites associated with this site</b>          S15/44</p>	

SITE RECORD HISTORY	NZAA SITE NUMBER: S15/469
<p><b>Site description</b> Updated: 24/11/2010 - A large area of borrow pits (40+) can be readily seen on the 1943 aerial photo 835/62 on the upper river terrace east of the pa S15/44. These borrow pits appear to form 2 groups. The western group are located on the Cambridge Town Belt, Lot 2 DP 14436, Pt Allotment 236 Hautapu Parish. The more eastern group is located on Lot 1 DPS 76935.</p> <p><b>Condition of the site</b> Updated: 24/11/2010 - The part of the group within Cambridge Town Belt has been subject to cultivation for maize and it is likely that similar activities have affected other parts of the site.</p> <p><b>Statement of condition</b> Updated: 24/11/2010 - Poor - Visible features are incomplete, unclear and/or the majority have been damaged in some way</p> <p><b>Current land use:</b> Updated: 24/11/2010 - Grazing, Cropping</p> <p><b>Threats:</b> Updated: 24/11/2010 - Farming practices, Ploughing/ cultivation</p>	



## ***S15/96: Pa***

### **Brief Description**

The pa is sited on and around a remnant river terrace located between the Waikato River and the mouth of a small stream. A single linear depression, representing the mostly filled remains of the defensive ditch, runs from the river escarpment to the stream gully. This feature delineates the edge of the pa, including the natural terrace between the stream gully and the remnant river terrace. However, archaeological features relating to the pa may also be found outside (southeast) of the ditch feature.

### **Site Management**

This site was visited in June 2010 and was found to be in good condition with surface visible features (kumara storage pits). Some limited and generally minor damage from stock was apparent on the northwestern slope and a small stock track was apparent at the eastern corner of the pa adjacent to the river. At the time of the site visit it was also apparent that a fertilizer truck had recently been on the pa and that it had caused minor damage that will be cumulative.

It would be desirable to maintain a light stocking regime given the adverse effects from stock movement on the slopes of the site. The traffic of fertilizer trucks and other heavy vehicles is undesirable and they should not have access to the upper part of the pa, except in exceptional situations and under careful management. As for any site such as this cultivation of any form is undesirable because it will damage subsurface archaeological features. This site is not suitable for any form of tree planting or re-vegetation.

*Note: It is an offence to destroy, damage or modify an archaeological site under section 10 of the Historic Places Act 1993 without an Authority granted by the N.Z. Historic Places Trust.*

	<p><b>Site Record Form</b></p>	<p><b>NZAA SITE NUMBER:</b> S15/96</p>
	<p><b>SITE TYPE:</b> Pa</p> <p><b>SITE NAME(s):</b></p>	<p><b>DATE RECORDED:</b></p>

**SITE COORDINATES (NZTM) Easting:** 1818728      **Northing:** 5802620      **Source:** On Screen

**IMPERIAL SITE NUMBER:** N65/154      **METRIC SITE NUMBER:** S15/96



**Finding aids to the location of the site**  
 Cambridge, on eastern edge of Leamington, on south bank of Waikato River.

**Brief description**  
 Pa. Transverse ditch and platform on promontory formed by confluence of a small stream with Waikato River.

**Recorded features**  
 Ditch - transverse, Pit, Platform

**Other sites associated with this site**  
 S15/24, S15/465

SITE RECORD HISTORY	NZAA SITE NUMBER: S15/96
<p><b>Site description</b></p> <p>Updated: 06/08/2010, Visited: 15/06/2010 - The site is located on a remnant river terrace between the Waikato River and small stream. The ditch is located in the remnant river channel that forms the southern edge of the pa, Approximately 8 pits can be recognised within the platform. A wide natural terrace is located on the western side of the pa beside the stream. This will also have archaeological deposits.</p> <p>Site extent polygon drawn on-screen. Note: approximately only.</p> <p>Inspected by: Gumbley, Warren.</p> <p><b>Condition of the site</b></p> <p>Pasture. Visible on Environment Waikato 2002 aerial photos. Confirmed – O. Wilkes 1996 (J. Coster, 2008).</p> <p>Updated: 06/08/2010, Visited: 15/06/2010 - Appears to be well preserved. From my experience it is the best preserved pa in the neighbourhood of Cambridge.</p> <p><b>Statement of condition</b></p> <p>Updated: 18/11/2010, Visited: 15/06/2010 - Good – Majority of visible features are intact, but some minor loss of definition and/or damage</p> <p><b>Current land use:</b></p> <p><b>Threats:</b></p> <p>Updated: 06/08/2010, Visited: 15/06/2010 - Stock trampling, Farming practices, Subdivision</p>	
Empty content area	

<b>SITE RECORD INVENTORY</b>	<b>NZAA SITE NUMBER: S15/96</b>												
<b>Observations about this site made in</b>													
<b>Author</b>	<b>Year</b>	<b>Title</b>	<b>Publication Details</b>										
<b>Supporting documentation held in ArchSite</b>													
NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION <b>SITE RECORD FORM (NZMS1)</b> NZMS 1 map number N65 NZMS 1 map name Hamilton NZMS 1 map edition 4th ed. 1974		NZAA NZMS 1 SITE NUMBER N65/154 DATE VISITED 31.5.80 SITE TYPE SITE NAME: MAORI Pa OTHER											
Grid Reference		Easting <u>2</u> <u>9</u> <u>8</u> <u>7</u> <u>0</u> <u>0</u>	Northing <u>5</u> <u>3</u> <u>3</u> <u>6</u> <u>0</u> <u>0</u>										
1. Aids to relocation of site ( <i>attach a sketch map</i> ) On the south bank of the Waikato River, at the confluence of a small, unnamed stream with the river, some 700m upstream from the easternmost of the two bridges between Cambridge and Leamington.													
2. State of site and possible future damage Reasonably good condition. In pasture & grazed.													
3. Description of site ( <i>Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here</i> ) Small pa located in course of aerial-photographic survey (1980). Print attached.													
4. Owner Address To be ascertained.		Tenant/Manager Address											
5. Nature of information ( <i>hearsay, brief or extended visit, etc.</i> ) Photographs ( <i>reference numbers, and where they are held</i> ) M549/3 & 5 Waikato Art Museum Aerial photographs ( <i>reference numbers, and clarity of site</i> ) 835/62 (1943) Lands & Survey (clearly)													
6. Reported by S. Edson, Address Waikato Art Museum, Box 937, Hamilton.		Filekeeper S. C. EDSON Date 5.11.80 WAIKATO ART MUSEUM BOX 937 HAMILTON											
7. Key words													
8. New Zealand Register of Archaeological Sites ( <i>for office use</i> ) NZHPT Site Field Code													
<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr><td style="width: 10px; height: 10px;">A</td><td style="width: 10px; height: 10px;">D</td></tr> <tr><td style="width: 10px; height: 10px;">A</td><td style="width: 10px; height: 10px;">K</td></tr> <tr><td style="width: 10px; height: 10px;">-</td><td style="width: 10px; height: 10px;">-</td></tr> </table> Type of site Local environment today Land classification	A	D	A	K	-	-	<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr><td style="width: 10px; height: 10px;">B</td><td style="width: 10px; height: 10px;">B</td></tr> <tr><td style="width: 10px; height: 10px;">A</td><td style="width: 10px; height: 10px;">A</td></tr> <tr><td style="width: 10px; height: 10px;">A</td><td style="width: 10px; height: 10px;">R</td></tr> </table> Present condition and future danger of destruction Security code Local body	B	B	A	A	A	R
A	D												
A	K												
-	-												
B	B												
A	A												
A	R												



# Sketch plan of Pa S15/96

