

Attachment 2 - High-use / high-impact commercial use of community land

Location and Activity Assessment – Horse Riding at Lake Weyba

Division 9: Lake Weyba Foreshore and Lake Weyba Bushland Reserve Network		
Horse Riding		
Assessment against the guiding principles of the Community Land and Complementary Commercial Activity Policy		Officer recommendation: Not Supported
Does this activity at this location ensure the primary purpose of the land is maintained?	No	Given feedback received from internal stakeholders and potential concerns associated with damage to both council's nature reserve, the foreshore and flow-on effects to Lake Weyba, it has been determined that this proposal is not supported.
Does this activity align with council's vision?	No	
Does this activity at this location provide community benefit?	No	
What impact does this activity have at this location?	High	
Does this activity at this location comply with other agencies' requirements?	Yes	
Does this activity at this location compete with existing fixed businesses?	No	
Proposed Business requirements		Existing uses
Conduct guided horse riding tours within the Lake Weyba Bushland Reserve Network and Lake Weyba Foreshore.		<p>Lake Weyba is a shallow tidal lake surrounded by a variety of vegetation communities that includes mangroves, saltpans and open forest. The shorelines are dominated by melaleuca wetlands. The lake adjoins sections of the Noosa National Park, residential areas, open space and retained natural vegetation. With a variety of natural values Lake Weyba is recognised as a nationally imported wetland.</p> <p>The lake is used mostly by shallow-draft boats such as catamarans, kayaks, canoes, kite surfers, paddle boards and small tinnies. The foreshore has limited facilities with no formal boat accesses to the lake. An existing natural trail meanders along the foreshore and is used by riders and walkers.</p>

Internal Stakeholder Consultation			
Stakeholder	Comments Received	Supported?	Assessment outcome
Customer Response Branch	<p>As per council's local laws, any commercial activity on council-controlled land requires a permit to conduct a business.</p> <p>In addition, horses are excluded generally from any park or reserve, and all animals from the foreshore, unless a sign permits the animal. It is understood that there is no sign to indicate that horses are permitted to access either Lake Weyba Foreshore or the bushland reserve network.</p>	Not supported on the basis horses are excluded from the area, i.e. there is no sign permitting horses at this location.	Proposal is inconsistent with local law requirements.
Economic Development Branch	<p>The equestrian tourism market is a niche market. To date, there has been no indication that there is latent demand for this type of nature based experience on the Sunshine Coast. However, in general, demand for all types of nature based experiences is growing.</p> <p>At this location it is important to recognise that the closest accommodation, spas and other well-being products which typically capture the associated visitor spend are within the neighbouring local government area. As a result, the full economic benefit of this activity may not be enjoyed by the Sunshine Coast Council rate payers.</p>	Not supported.	Proposal is unlikely to result in full economic benefit to the Sunshine Coast region.
Environmental Operations Branch	<p>The following concerns have been raised:</p> <p>Adverse impacts of faecal matter from horses and the implications, including e-coli</p> <p>Erosion to the bank of the lake, particularly changes to the sediment structure e.g. pugging from hooved animals</p> <p>Adverse impacts on seagrass in this lake</p>	Not supported.	Proposal is inconsistent with the purpose of council's land set aside for Nature Reserve and potential damage/impact to environment.

	<p>Seemingly, this use does not align with the purpose of council's land set aside for Nature Reserve</p> <p>Ongoing land issues from allowing stock animal access.</p> <p>In addition, from the Recreational Trails Program:</p> <ul style="list-style-type: none"> • Soil compaction and degradation continues to spread at this location due to excessive horse riding; • There are over 30 current locations of significant damage to the foreshore trail and supporting tracks. <ul style="list-style-type: none"> ○ At these locations the trail is becoming impassable in wet conditions leading to trail braiding and the damage spreading into the surrounding vegetation. ○ The bulk of the foreshore trail is submerged at the higher tides and during any significant rain event leading to a higher frequency of this damage occurring. ○ Horse damage is clear and easily identifiable in each of these locations. ○ If regular and frequent horse use was supported in this area the trail would need to be upgraded in short order to deal with current damage and limit further degradation of the foreshore trail. • Any solution that would allow for the regular and frequent horse use would require a significant alteration to the trail and would cause significant impacts during construction to an 		
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	<p>environmentally and culturally significant landscape.</p> <ul style="list-style-type: none"> • Due to the need to harden and raise the trail surface these changes could run the risk of affecting the inundation pattern for much of the foreshore and could potentially lead to a wider spread impact. • This trail upgrade would also dramatically change the user experience in comparison to the current trail system. • Cost estimates from previously planning indicated and upgrade cost of ~640,000AUD, These estimates are at least 5 year out of date and are on further assessment likely to be low given the inter tidal complexity of the trail. • As such, the Recreation Trail Program is not supportive of a High-use/ High impact permit for horse riding in this location. 		
<p>Parks and Gardens Branch</p>	<p>Concerns relating to potential damage to turf areas when wet with constant walking of horses in the same area and potential for claims regarding people also walking on tracks. Horses can do a fair bit of damage when tracks are wet and they are to operate 7 days per week. Also, possible issues regarding manure.</p> <p>Advice should be sought from Natural Areas Team.</p>	<p>Not supported.</p>	<p>Proposal has the potential to cause significant damage to foreshore and nature reserve.</p>
<p>Property Management Branch</p>	<p>Discussion held with Department of Natural Resources, Mines & Energy on 17 January 2019. The State have advised that there are no objections to proposed horse riding tours</p>	<p>Supported.</p>	<p>Proposal is consistent with requirements of the Land Act 1994 and can be managed by council as Trustee of the foreshore.</p>

	<p>traversing council-controlled land adjacent to Lake Weyba foreshore, subject to evidence of public liability insurance being provided to council as a part of the permit application.</p> <p>Additionally, as per s46 of the Land Act 1994, council (as Trustee) of the land being traversed would be responsible for any management issues that may arise (i.e. degradation of vegetation).</p>		
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