



TOWN BELT

Management Plan

Otepuni Gardens
Gala Street
Elles Road/Queens Drive
Appleby Park

2013



RESERVES ACT 1977


Section 41

The Management Plan for the Town Belt was approved by the Invercargill City Council by resolution passed at its meeting held on 5 March 2013. All submissions, objections and suggestions relating to the Management Plan had been disposed of and suggestions allowed.

The Management Plan shall come into operation from 31 March 2013 and shall remain operative for a period of ten years.

Dated at INVERCARGILL this 11th day of March 2013.




.....
Mayor of the City of Invercargill


.....
Chief Executive Officer

MANAGEMENT PLAN

TOWN BELT

March 2013 – March 2023

PREFACE

This Town Belt Management Plan has been prepared in compliance with Section 41 of the Reserves Act 1977.

The purpose of this Management Plan is to provide for and ensure the use, enjoyment, maintenance, protection and preservation as the case may require and, to the extent that the administering body's resources permit, the development of the reserve for the purposes for which it is classified; and shall incorporate and ensure compliance with the principles set out in the appropriate section of the Act.

This plan shall be held under regular review to ensure that it remains relevant to changing circumstances and demands.

R J Pagan

PARKS MANAGER

31 March 2013

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1.0 INTRODUCTION

1.1 INVERCARGILL RESERVES

The Invercargill City Council Parks Division manages 162 parks and reserves covering around 3,000 hectares. Parks and reserves contain a range of amenity values including playgrounds, sports fields, formal gardens and areas of native vegetation and wildlife.

Council is required by legislation to prepare Management Plans on the reserves it manages. Management Plans contain policies on the long-term maintenance and development of the reserves. They are prepared, following public consultation, to ensure the needs of the community and interest groups are captured and reflected in the plan.

This Management Plan has been prepared for four Town Belt sections - Otepunī Gardens is categorised as a Premier Park and Gala Street, Elles Road/Queens Drive and Appleby Park are categorised as Major Parks.

Premier Parks are the City's top parks, providing formal gardens and horticultural displays for local and visitor use and enjoyment. Maintained to a very high standard, Premier Parks are the principal gardens of Invercargill City.

Major Parks provide both passive and active recreational opportunities, can include large open-spaced areas, sports fields and community clubrooms and are often highly modified.

Council categorises reserves for ease of management and assists with setting management objectives and funding priorities.

This Management Plan is a full review of the four-sectioned Town Belt Management Plans which were prepared in 1995. While much of the plan remains the same, parts of the plan have been updated with current information about the reserve. Management policies in the Management Plan have been included to reflect the needs of current and future users and to be consistent with current 'best practice' management procedures.

1.2 RESERVE CLASSIFICATION AND TENURE

1.2.1 *Classification*

Reserves are classified under the Reserves Act 1977 according to their dominant characteristics, use and current and future values. Reserves are classified to ensure their control, management, development, use and preservation is for the appropriate purposes.

Council manages reserves with Recreation, Scenic and Local Purpose classifications.

The Town Belt is classified as follows:

- Recreation Reserve pursuant to Section 17 of the Reserves Act 1977; and

- Local Purpose Reserve pursuant to Section 23 of the Reserves Act 1977.

It shall be managed in accordance with these classifications.

Objective:

- *To provide, protect and enhance the amenity, recreational, environmental, scenic and historic values of reserves in the Invercargill District while providing public access where appropriate.*

Policy:

- 1.2.1.1 Land within the Town Belt covered by this management plan shall be managed in compliance with Sections 17 and 23 of the Reserves Act 1977.

1.2.2 Tenure and Area

The Town Belt covers a total area of **42.0181** hectares. The Tenure is as follows:

- Certificate of Title: 32224
Legal Description: Lot 8 DP 308322
Area: 0.9620 hectares
Classification: **Local Purpose Reserve for water works pursuant to Water Works Reserve Act 1887**
- Certificate of Title: 32223
Legal Description: Lot 4-7, 9 DP 308322
Area: 8.2966 hectares
Classification: **Recreation Reserve**
- Certificate of Title: 275909
Legal Description: Lot 12-25 DP 308320
Area: 27.1622 hectares
Classification: **Recreation Reserve**
- Certificate of Title: SL7C/473
Legal Description: Lot 1 DP11624
Area: 2.6440 hectares
Classification: **Recreation Reserve**
- Certificate of Title: 1A/321
Legal Description: Part of the land first described in the first Schedule to Deed 14085 (Deeds records 32/782)
Area: 1.6251 hectares
Classification: **In trust for the purposes of public pleasure, recreation and amusement.**
Subject to: Order in Council exempting Wood Street frontage from the provisions of Section 128 of the Public Works Act 1928.

- Certificate of Title: SL1A/287
Legal Description: Block LXXXIX Town of Invercargill
Area: 0.1214 hectares
Classification: **No reserve status**
- Certificate of Title: SL7B/25
Legal Description: Lot 1 DP 11350
Area: 0.2634 hectares
Classification: **Local Purpose Reserve (site for a sports building)**
- Certificate of Title: SLB4/1302
Legal Description: Part Section 1 Block III Invercargill Hundred
Area: 0.9434 hectares
Classification: **Recreation Reserve**

1.3 HOW THIS MANAGEMENT PLAN WORKS

This Management Plan contains two sections - one **General** section containing policies common to each of the four Town Belt sections in this Plan and a **Town Belt** section, which provides a description of each Town Belt section and contains any specific policy required for the individual section.

Policy:

- 1.3.1 Where any issue on a reserve is addressed by the General Policies section and a specific Town Belt section, then the policy of the specific Town Belt section takes precedence.

1.4 PRESENT MANAGEMENT

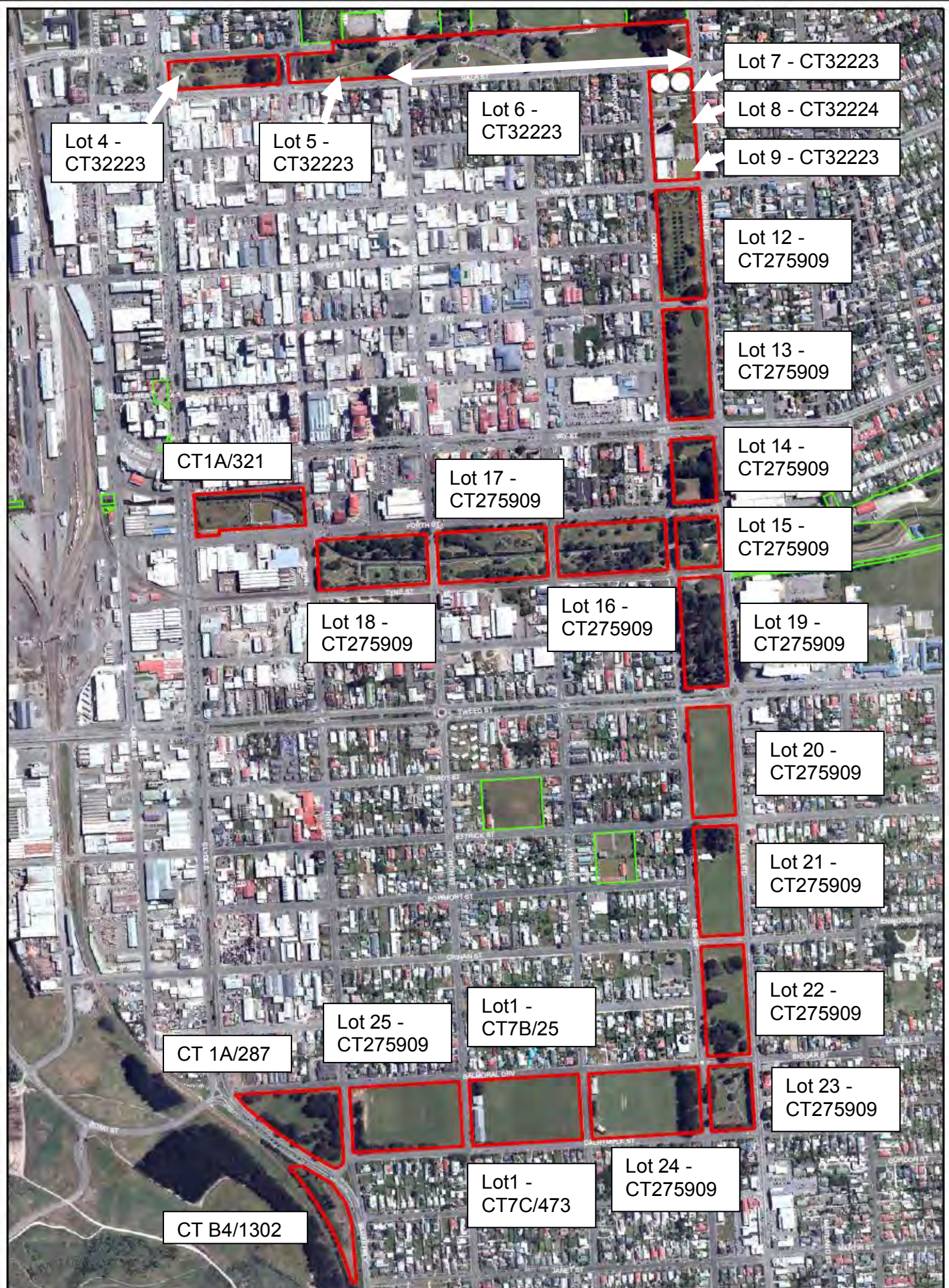
The Town Belt is under the control and management of the Invercargill City Council Parks Division. The Parks Division is responsible for the development, maintenance and general management of the reserve.

1.5 MANAGEMENT PLAN FOR TOWN BELT

Management policies within this Management Plan have been included to reflect the needs of current and future users and to be consistent within current 'best practice' management procedures.

The Town Belt can be divided into four main sections. The Town Belt sections in this Management Plan are:

- Otepuni Gardens
- Gala Street
- Elles Road/Queens Drive
- Appleby Park



2.0 BACKGROUND

2.1 HISTORY

Southland became home to the Maori around 600 years before Europeans set foot on “Murihiku” - the name given to the South Island’s southern land.

Hunting of moa, seals, birds and fish provided the main food sources. As skilled fishermen and navigators, the southern Maori travelled extensively throughout the region, naming the areas after geological features or food sources. Their settlements were small, often coastal and seasonal.

The first Europeans to set foot on the South Island’s southern coast were sealers in the late 1700s. Others intent on harvesting flax came in the early 1800s and whalers began arriving from 1829. Sailors and entrepreneurs followed.

Invercargill started to take shape when people from the Scottish settlement of Dunedin began buying land for sheep runs in the far south. The farmers needed to import stock from Australia, so in 1856 they presented a petition to Thomas Gore Browne, the Governor of New Zealand, for a port at Bluff.

The Governor consented and at the same time, suggested a corresponding township be called Invercargill. He wanted to pay tribute to William Cargill, a high profile Scottish pioneer involved in the administration and settlement of the Otago/Southland region. The name stuck and soon after, Chief Surveyor John Turnbull Thomson declared the site.

A vast indigenous podocarp/swamp forest covered much of Invercargill at the time of Thomson’s survey. This forest held spiritual significance to the local Maori who referred to it as Taurakitewaru.

The first general legislation providing for the establishment and administration of public reserves was the Public Reserves Act 1854. However, it was not until around the early 1900s that people began to place any real value on the native forest remnants. Up until then, the forest was being progressively cleared for farming purposes, with the forest being a valuable source of wood for fencing and building construction.

On 25 January 1882, what is now known as the Town Belt was transferred to the Borough of Invercargill to be held in trust for purposes connected with the improvement and benefit of the city and to be used for the purpose of public pleasure.

J T Thomson planned a green belt of reserves on each side of the original town area. Three remain - Gala Street, the town belt parallel to Queens Drive/Elles Road and Appleby Park. Another area on the west side of the city was appropriated for railway and hospital purposes and later the Borough Council took much of what remained for gas works, tramway sheds, offices and the power house. When these were no longer needed, they were sold for commercial activities.

2.2 SOILS AND GEOMORPHOLOGY

Soil maps indicate the areas occupied by the Town Belt - Appleby Park, Gala Street Reserve and Elles Road/Queens Drive developed from old alluvial material, from the proto-Mataura River, laid down in the Pliocene period. It is part of the old fan system and has generally an undulating surface which gradually slopes in a more or less north-westerly - south-westerly direction.

Filling and levelling has greatly modified the original land form in most areas. The parent soils in the Town Belt are Waikiwi silt loams, although there is also some residual soil which accumulated under the dense Podocarp forest which once covered the site. Waikiwi silt loams are relatively fertile, lowland, yellow-brown earths. They are formed on a greywacke-schist alluvium and are generally free draining.

Two main structures are evident in the Waikiwi soil set. The first is a moderately developed medium and fine nutty structure. The second is weakly developed and has a fine blocky structure.

However, as with the land form, the soils, in some areas, have also been heavily modified, as landfill has been brought in to fill hollows and a new topsoil cover placed over the fill.

Regular flooding of the Otepunui area has resulted in a build up of fine river silts on some of the lower areas.

The high portion of Gala Street Reserve, just outside the eastern corner of Queens Park, is approximately 7m above the lower area near the entrance to the Jessie Calder Gardens.

2.3 VEGETATION

Before the days of European settlement, the Town Belt was covered with dense Podocarp forest and was part of the Taurakitewaru forest which formerly covered the site of Invercargill from Tay Street northwards.

The banks of the Otepunui Stream were relatively open country, with tussock, flax and shrubs.

The reserve was not planted until the late 1870s, after Thomas Waugh was appointed as the first Borough Gardener in 1872.

In the late 1870s, seeds of *Pinus radiata* and *Cupressus macrocarpa* were distributed from the Wellington Botanical Garden and some were sent to Invercargill. The oldest trees in the Town Belt, of these two species, are believed to have originated from that source. Other old trees in the Town Belt are the Eucalyptus species.

Shelter plantings are important, as with all areas in Invercargill, to provide a micro-climate where more exotic ornamental plantings can be maintained.

The western side of many of the blocks in the Town Belt have *Macrocarpa* or *Pinus* hedges to act as shelter for active sports using the area. Ornamental and shelter plantings occupy approximately fifty percent of the Town Belt area.

2.4 THREATS TO VEGETATION

Fragmentation and the clearance of forest remnants, and changes to wetland hydrology have all had a significant impact on the indigenous ecosystems and habitats of the Southland Region.

The introduction of exotic vegetation and animals to New Zealand has meant weeds and animal pests have become numerous and varied within Southland reserves.

Ongoing removal of animal and plant pests and monitoring of regeneration will allow habitats to recover and populations of bird species to grow. This will ensure the sustainability and viability of the reserve is maintained.

All of the Town Belt has been modified and does not now support any of the original natural vegetation.

2.5 CLIMATE

Being the most southerly part of mainland New Zealand, Southland is cooler than the rest of the country. It has more frosts and substantially less sunshine. Invercargill is located between latitude 46 and 47 degrees, meaning it is in the latitude of prevailing westerlies. The funnelling effect caused by Foveaux Strait also increases the severity of the coastal winds.

The westerly winds normally bring a plentiful supply of moisture so that Invercargill's rainfall is very evenly distributed throughout the year. The positioning of anticyclones as they pass over New Zealand greatly influences rainfall and its frequency. Anticyclones often have shower cloud around their outer edges and when they pass too far north, Invercargill experiences showers instead of fine weather. These anticyclones are frequently followed by rapidly moving fronts which bring further rain.

Sunshine is another important factor and the amount of sunshine that Invercargill receives is strongly influenced by a coastal cloud belt associated with Foveaux Strait. Invercargill receives 20%-25% less sunshine than centres in the sunnier climes north of latitude 45 degrees and up to 40% less than centres such as Nelson and Blenheim. Cloudy days are frequent and there are long periods when very little sun is recorded.

Lack of sunshine has a very marked influence on plant growth, especially when combined with cool temperatures, strong salt laden winds and frequent showers.

Summary

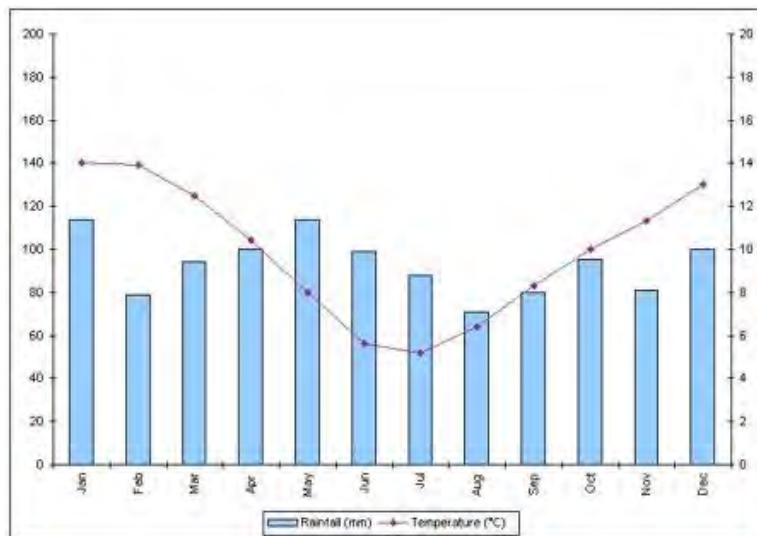
Invercargill has a cool temperate climate with a relatively high rainfall, strong persistent winds which are often strongly salt laden and frequently cloudy skies. The winds reach their greatest intensity during the spring months and to a lesser extent, with the autumn equinox and the summer solstice.

Invercargill experiences an average of about 94 days of ground frost per year.

While the local climate is an inhibiting factor for some plants common in other parts of New Zealand, it also favours a large number of plants from cool temperate regions.

Climate contributes to reserve edge effects which damage any exposed and internal vegetation through changes in external temperature and moisture, depending on the amount of site exposure the reserve has.

Snowstorms occur on an average of three to five days per year, but snow seldom lies on the ground for more than two to three hours. However, the one off snow activity in 1996 and 2010 caused a lot of canopy damage to trees in reserves. Trees collapsed under the heavy weight of the snow which opened up light gaps amongst the vegetation.



Average Rainfall and Temperature - NIWA

Summary of Invercargill's Climate

Mean annual values for period 1971-2000¹

	Invercargill	NZ Average*
Rainfall	1112 mm	1114 mm
Wet days	158 days	115 days
Sunshine hours	1614 hrs	2023 hrs
Mean temperature	9.9 °C	12.74 °C
Very highest temperature	32.2 °C**	
Very lowest temperature	-9.0 °C	
Ground frost	94 days	54 days
Mean wind speed	18 km/hr	14 km/hr
Gale days (over 63km/hr)	18 days	5 days

* Average of 26 New Zealand main centres for period 1971-2000.

** Record high temperature of 34.4 °C on 23 January 2006

¹ NIWA - *Taihoro Nukurangi* - www.niwa.cri.nz/edu/resources/climate/summary

3.0 MANAGEMENT OBJECTIVES

Management Objectives are the Council goals for the long term management of the reserve identified in this Management Plan.

Policies in this Management Plan provide the direction for managing the reserve now and in the future.

In setting the management objectives for the Town Belt, consideration must be given to the classification of the land under the Reserves Act 1977.

Recreation Reserves are protected for their open space and recreational values, which contribute the physical welfare and enjoyment of the public.

Local Purpose Reserves are protected areas suitable for a specific local community purpose. These are generally small, modified areas.

The overall management objectives for the Town Belt are:

- 3.1 To manage the Town Belt in perpetuity for the physical and mental appreciation and enjoyment of the public, to the extent that it does not compromise its conservation and preservation values.
- 3.2 To provide for the recreation and sporting activities and the enhancement of the physical welfare, with emphasis on the retention of open space and recreational activities.
- 3.3 To encourage and facilitate the wide use of the land for active and passive recreation pursuits to an extent that is compatible with sound conservation and preservation objectives.
- 3.4 To maintain and develop vegetation to improve the visual effect and provide shelter for users.
- 3.5 To provide access for walking and cycling in a safe environment.
- 3.6 To provide for the erection and maintenance of structures on the Town Belt consistent with its principal purpose and the provisions of the Reserves Act.
- 3.7 To ensure that the educational, horticultural, recreational and scenic values of the Town Belt are maintained and enhanced.
- 3.8 To protect and enhance those qualities of the Town Belt which provide a habitat for wild native and exotic bird life and invertebrate wild fauna.
- 3.9 To maintain and enhance the character and significance of the Town Belt as an inner city recreational parkland characterised by trees, open green areas and amenity plantings. Any buildings should be complementary to this parkland atmosphere and should enhance recreational opportunities available to the general public.

4.0 POLICIES

Note:

Where policies in this Management Plan refer to the term 'Council' this generally means the Parks Manager and/or Parks Division as the delegated representative of the Invercargill City Council, unless otherwise stated.

4.1 GENERAL USE

Reserves are a major source of open space in the City and are provided for the benefit, enjoyment and use of the public. "Use" policies guide the response of Council to applications to use the reserves. The scope of "uses" that may be proposed is wide and includes: sport, passive recreation, art and cultural events, commercial promotions and festival activities.

Council reserves the right to decline a proposal for use of a reserve, or take action as it sees fit against a user, or stop a use, if the use is likely to cause any adverse effects to the reserve, reserve users or reserve neighbours.

Council occasionally receives applications for the use of reserves for temporary or long-term commercial activities. Commercial activities are an acceptable part of the range of activities within the reserves of the City provided they are consistent with the primary purpose of the reserves as classified under the Reserves Act 1977. The activities should not adversely impact on the reserve, reserve values, reserve users or reserve neighbours.

Long-term non-commercial use of a reserve occurs predominantly through lease arrangements and generally relates to non-commercial activities carried out from sports fields, clubhouses, halls and other indoor facilities and community group buildings. This generally means long-term enclosure of reserve space for the use by a particular group that then obtains a greater benefit than that received by the general public.

Objective:

- *To allow and encourage public use that is compatible with the purpose of the reserve.*

Policies:

- 4.1.1 The utilisation of the reserve shall be in compliance with its classification as a Recreation and Local Purpose Reserve and the policies set out in this Management Plan.
- 4.1.2 Access to the reserve will be free of charge to the general public except as provided for in Policy 4.1.4 or where exclusive use has been granted.
- 4.1.3 All events in parks and reserves must be booked in advance with the Parks Division and users must comply with the "Terms and Conditions" for use of the Park. These terms and conditions are reviewed and updated from time to time.

- 4.1.4 Council may charge a fee for use of the park or reserve where the user gains a special benefit that is not available to other reserve users, or where there are costs associated with the activity or event. The rate of fee set will be charged:
- (a) To ensure a reserve or part of a reserve has been booked for an event or activity.
 - (b) To provide temporary or long term exclusive use of a reserve or part of a reserve.
 - (c) To cover a booking service and administrative costs.
 - (d) To cover additional costs resulting from the activity or event i.e. staff coverage, opening gates, power, water, rubbish collection etc.
 - (e) Where the activity or event is of a commercial nature.
- 4.1.5 Park and reserve facility fees and charges are adopted by Council annually and are identified in Council's Annual Plan.
- 4.1.6 Where necessary, Council will consider temporary closure of a reserve, or part of a reserve, in conjunction with statutory requirements for the protection and wellbeing of the reserve and for the protection and control of the public using it.
- 4.1.7 Council may grant a permit for commercial activities to temporarily occupy part of the reserve for a period of up to six consecutive days (Section 54(1)(d) and Section 56(1)(b) Reserves Act 1977), if it is necessary to enable the public to obtain the benefit and enjoyment of the reserve or for the convenience of those using the reserve.
- 4.1.8 Council may grant a long-term lease or licence for a recreation or commercial activity to occupy part of the reserve where the activity complies with the Reserves Act 1977.
- 4.1.9 Any user of the reserve shall be responsible for ensuring that any adverse effects on the reserve and reserve values, reserve users or reserve neighbours can be avoided, remedied or mitigated, except as otherwise authorised by Council and includes compliance with Council bylaws.

4.2 ACCESS INTO AND THROUGH RESERVES

The level and standard of access provided into the reserve needs to be appropriate to the reserve values and the anticipated level of public utilisation of the reserve.

At various times Council may close the Park or parts of the Park for issues of safety, maintenance, development and wildlife protection. Some events may also require temporary closure of part of a reserve. Some occupation agreements may allow restricted access by the general public into areas of the reserve by the use of fences and/or forms of barriers.

Motorised and non-motorised vehicles on reserves can be a source of danger to other reserve users and may have the potential to cause damage to reserves. Tracks, cycleways and footpaths are often integral to the ease of use and enjoyment of a reserve by users, providing recreational opportunities and links between areas.

Council is committed to working towards the removal of barriers to the participation of the elderly or people with limited mobility in leisure and recreational activities on reserves.

Improved access to parks and reserves can increase the use of a park by enhancing comfort and convenience for a range of users and provide significant safety benefits.

It will not always be feasible or desirable to make all facilities fully accessible. Different degrees of accessibility will be achievable at different sites. Many existing facilities are not accessible and it may not be practical to modify them. The cost of constructing accessible facilities may be prohibitive and outweigh the usefulness or suitability of such a facility.

Wherever possible, the design or upgrade of a facility shall incorporate features that allow easy access for the elderly or people with limited mobility. For features to be recognised as fully accessible they need to comply with national standards.

Objectives:

- *To ensure the public has freedom of entry, access and use of the reserve subject to any necessary conditions, restrictions, or limitations of use from time to time.*
- *To ensure pedestrian safety by restricting motorised and non-motorised vehicle access on the reserve.*
- *To allow tracks, cycleways and footpaths over the reserve.*
- *To improve access to the reserve where practical and feasible to ensure everyone is able to enjoy it.*
- *To allow limited motorised vehicle access on designated car parks and roadways.*

Policies:

- 4.2.1 The reserve will be open for public access except where restrictions and limitations are necessary for the reserve's protection and management, exclusive activities or public safety.
- 4.2.2 All motorised vehicles (except emergency and authorised maintenance vehicles) must keep to designated roads and car parks in the reserve.
- 4.2.3 Existing car parking shall be maintained to a level which is compatible with the nature of the reserve in a style that does not detract from its aesthetic qualities or recreational use of the park.
- 4.2.4 Vehicle access for special events may be granted for specific purposes and then terminated at the completion of the event.
- 4.2.5 Council shall use current New Zealand Standards as a guide to developing and maintaining walking and cycling tracks on the Park. All walking tracks on the park shall be developed and maintained to the 'path' standard where resources permit.

- 4.2.6 Where practicable, paths and tracks currently on the reserve shall be maintained at a standard that allows unrestricted use by pushchairs, wheelchairs and mobility scooters.
- 4.2.7 Non-motorised vehicles such as skateboards, roller-blades, bicycles and any other form of non-motorised vehicle shall be permitted on reserve tracks unless specifically signposted as prohibited, provided they do not endanger other reserve users, cause damage to the reserve in any way, or make undue noise. Pedestrians have right of way over non-motorised vehicles.
- 4.2.8 Where car parking areas are provided for clubs and organisations, all costs relating to the formation and maintenance shall be borne by the club or organisation concerned.
- 4.2.9 Reserves, associated facilities and landscaping will be designed or upgraded, where practical and feasible, to meet the current national standard and design criteria for access for people with disabilities.
- 4.2.10 Park pathways are for the use of walking, pushchairs, wheelchairs and mobility scooters and in some cases multi use tracks are also available for cyclists.
- 4.2.11 Park paths will be designed and upgraded, where practical and feasible, to meet the current national standard.

4.3 BOUNDARIES AND FENCES

Council reserves adjoin a variety of land uses in settings from urban to rural with a range of fencing styles. While Council will meet its Fencing Act 1978 obligations, it is important that ratepayers are not burdened with paying for boundary fencing that exceeds the standard of fence beyond that which is considered a minimum requirement.

Council sets a maximum contribution towards half the materials based on a cost per lineal metre for an appropriate standard fence style which is reviewed annually. If a boundary fence is considered necessary, a contribution from Council may be made subject to an application being received in writing. Once it is determined that a new fence is required or the current fence should be replaced, the applicant is advised.

All applications for a fence will be assessed on its design in terms of visual permeability and its contribution to the attractiveness of the reserve.

Fences and barriers may be required within reserves to prevent vehicular access to the grounds and, where it is desirable, to enclose service areas or the premises of exclusive sporting users.

Objectives:

- *To meet boundary/fencing obligations under the Fencing Act 1978 where required.*

- *To limit the number of fences or barriers on reserves to those which will protect reserve values, reduce the adverse effects on reserve neighbours, or which ensure the reserve can be used safely.*
- *To protect reserve values and encourage freedom of public movement into and through reserves.*
- *To stop encroachments on reserve land.*

Policies:

- 4.3.1 Council will assess requests for contribution towards construction of reserve boundary fences only when it is deemed necessary and where it is to be established on the correct legal boundary.
- 4.3.2 Council will meet its boundary fencing obligations under the Fencing Act 1978 where there is a justifiable need. Council shall contribute on a per metre basis up to a maximum amount based on the current rate at the time of application as approved by Council resolution annually. Council shall in each case assess the type of fence appropriate to the character, use and environs of the reserve.
- 4.3.3 Where a reserve occupier requests the enclosure of its facilities, the cost of erecting and maintaining appropriate fences to the satisfaction of Council shall be borne by the reserve occupier and requires written approval from the Parks Manager for colour and design prior to construction.
- 4.3.4 Enclosure of an activity or feature within the reserve with a fence or barrier will only be permitted if there is a justifiable need, e.g. protecting other reserve users from the effects of the activity and protecting reserve values. Council will encourage the use of low, open style fences which allow clear sight lines through the reserve and into the activity.
- 4.3.5 Boundary fences shall be kept clear of any invasive weeds.
- 4.3.6 Where encroachments onto reserve land have been identified, these need to be addressed through consultation and, in some cases, a formal agreement may be required.

4.4 BUILDINGS AND STRUCTURES

Reserves are created principally for the provision of open space and natural areas. Some buildings and structures such as changing rooms, toilets and clubrooms are considered necessary for the enjoyment and full utilisation of the Reserves and are allowed for in the Reserves Act 1977.

Objectives:

- *To provide, maintain and preserve well designed and appropriately located buildings and structures on the reserve to improve utilisation, preserve historical features and add to the enjoyment of the reserve by its users.*
- *To ensure that all reserve facilities are maintained to an appropriate standard that enhances amenity values of the reserve.*

Policies:

- 4.4.1 The number of buildings and structures on reserves will be limited to a level which facilitates the safe and appropriate use of the Park.
- 4.4.2 Buildings are considered important components of the reserve for enhancing recreational use and historical value or assisting in the day to day management of the reserve.
- 4.4.3 The open space and natural amenity values of the reserve will be protected and managed by only allowing those buildings and structures which complement the Park.
- 4.4.4 Applications for new buildings or changes to existing buildings on the reserve require Council approval and shall meet the Objectives and Policies of 4.28.1 - Requests for Development on Reserves with particular emphasis on Policy 4.28.1.9, which identifies the requirements of any development plan.
- 4.4.5 Buildings and structures on the reserve shall be designed to a high standard and where practical, be designed to limit the opportunity for vandalism.
- 4.4.6 Buildings and structures on the reserve will be designed or upgraded, where practical and feasible, to meet the current national standard and design criteria for access for people with limited mobility.
- 4.4.7 Applications for extensions to existing buildings shall only be granted where the extension is seen as enhancing the enjoyment and full utilisation of the reserve.
- 4.4.8 The design of any building or structure on the reserve shall be subject to Council approval and shall be in keeping with the surroundings to enhance and complement the landscape.
- 4.4.9 Exterior colour schemes of buildings and structures on the reserve shall be approved by Council. The painting and creation of murals (not advertising) on buildings and structures may be considered on submission of a copy of the design and proposed colour scheme to Council.
- 4.4.10 Where appropriate, buildings on the reserve shall be shared with other recreation users of the reserve and when not required for events or gatherings, made available for other non commercial community use.
- 4.4.11 The establishment, design and maintenance of public toilets in the reserve shall take into account current New Zealand Standards.
- 4.4.12 The need for and location of public toilets on the reserve shall be kept under constant review.
- 4.4.13 Any tenanted buildings are to be maintained to a presentable standard of high quality for visitors to see.
- 4.4.14 No application for extensions will be granted to those buildings on the park that are classified as non-conforming buildings.
- 4.4.15 Clubs and associations shall be responsible for maintenance of their buildings and facilities on the park to an appropriate standard as determined by Council.

- 4.4.16 Clubs and associations shall be responsible for the full cost of removal of any building and associated facilities when no longer required.

4.5 OCCUPATION AGREEMENTS

The term "occupation agreement" refers to any lease, license, easement or other agreement granted between Council and a person, organisation or company that is occupying part of a reserve.

Council's power to grant an occupation agreement over reserves varies depending on the status of the reserve concerned and the rights transferred from the Crown.

Objectives:

- *To permit the occupation of the reserve for approved individuals, groups, users or facilities by the granting of occupation agreements.*
- *To balance the retention of open space with appropriate use and occupation of the reserve.*
- *To ensure public accountability of reserve management.*
- *To ensure adequate remedy or mitigation of any adverse effects on reserve values caused by leases, licences, easements or other occupation agreements.*
- *To ensure that all costs associated with the development and implementation of occupation agreements are the responsibility of the applicant.*

Policies:

- 4.5.1 All organisations with buildings or facilities on the reserve shall be required to hold an occupation agreement as provided for by the Reserves Act 1977.
- 4.5.2 Application for any new occupation agreement in the reserve will be in writing providing detailed information about the type of occupation. Applications for occupation agreements shall meet the Objectives and Policies of 4.28.1 - Requests for Development on Reserves with particular emphasis on Policy 4.28.1.9, which identifies the requirements of any development plan. Information provided will allow Council to assess all applications in an equitable and consistent manner.
- 4.5.3 The approved occupier of any area of the reserve shall not sublet, assign, transfer, mortgage or part with possession of any part of the land or building without the prior written consent of Council.
- 4.5.4 Easements shall be subject to Sections 48 and 48A of the Reserves Act 1977.
- 4.5.5 All costs associated with occupation agreements shall be the responsibility of the applicant.

- 4.5.6 Occupation agreements shall include provision for the removal of facilities or buildings no longer required by an occupier, lessor or owner before the end of any occupation agreement. Occupiers, lessors and owners must accept, however, that if major changes to the use of the building are proposed, or the building falls into disrepair, its right to occupy publicly owned reserve land will be reassessed.
- 4.5.7 Council shall draw up leases and licences subject to the provisions contained in the First Schedule and the sections of the Reserves Act 1977 relevant to the reserve classification and purpose of the lease or licence.

4.6 NON CONFORMING USE

Generally buildings are only permitted on recreation reserves where they are associated with, and necessary for, the use of the reserve for outdoor recreation. If buildings have no direct relationship with the purpose of the reserve or with outdoor recreation, then they are non conforming. It is important to consider the overall intent of the classification (protecting the open space and recreational values) when considering any further building construction or extensions.

Objective:

- *To identify those buildings which are deemed not essential to the operation of the park or to enhance public recreation and enjoyment.*

Policies:

- 4.6.1 The following buildings do not comply with the provisions of the Reserves Act and/or the policies of this plan and are listed as non conforming:
- Water Tower and associated works.
 - Electrical substation.
 - Age Concern.
 - Pregnancy Help and Guides Southland (same building).
- 4.6.2 These buildings noted in 4.6.1 are not considered essential for the management of the park, for the recreational use of the park, or for the enhancement of the public's enjoyment of the park. Permission may not be granted for replacement if these buildings were destroyed by fire or any other natural disaster.

4.7 TREES AND VEGETATION

Trees and vegetation contribute to the amenity, historical, environmental, cultural and landscape values of a reserve.

It is important to actively manage and maintain vegetation on reserves where possible. However, from time to time vegetation can become a nuisance or danger to reserve users and reserve neighbours and can affect the use or enjoyment of the reserve or adjoining properties. Council will consider remedial action where appropriate to resolve these problems.

People regularly approach the Parks Division requesting permission to collect firewood, cones and pine needles from fallen or cut trees on reserves. Firewood permits are generally only given to non-profit community groups or individuals for personal use only.

Objectives:

- *To protect and restore the native forest remnant within the reserve.*
- *To display a variety of trees and shrubs in the reserve.*
- *To develop and maintain the vegetation on the reserve as a significant function contributing to the reserve's attractiveness and popularity.*
- *To maximise the benefits of vegetation on reserves while avoiding, minimising or mitigating the adverse effects on reserve neighbours.*
- *To control the removal of exotic wood from felled or fallen trees for safety, landscape or management purposes.*
- *To control the unauthorised removal of vegetation from reserves.*
- *To ensure the integrity of shelter is maintained into the future.*

Policies:

- 4.7.1 Planting and maintenance of vegetation in reserves shall be planned strategically and designed to enhance and protect the park's scenic and horticultural qualities and natural character.
- 4.7.2 Planting and management of vegetation in reserves will take into account:
- (a) Management objectives and policies for the reserve.
 - (b) Any landscape plans for the reserve.
 - (c) The effect the vegetation will have on adjacent properties at the time of planting and in the future.
 - (d) The effect the vegetation will have on underground and network utility infrastructure.
 - (e) Horticultural, landscape and ecological considerations.
 - (f) Educational and horticultural feature displays.
- 4.7.3 Planting for re-vegetation is to be locally sourced so it is in keeping with the natural and surrounding vegetation most appropriate to the Park's vegetation zone and character of the area.
- 4.7.4 Maintenance or removal of vegetation will only be undertaken by Council, or Council approved contractors.
- 4.7.5 Before making any decision on complaints about trees on reserves, Council will:
- (a) Visit and discuss the issues with the affected parties.
 - (b) Assess the effect of the alleged nuisance.
 - (c) Consider the purpose and classification of the reserve.
 - (d) Determine the actual or potential danger to people's life or health or the complainant's property.

- (e) Consider any undue interference with the reasonable enjoyment of the complainant's land.
 - (f) Consider the interests of the public.
- 4.7.6 Firewood permits may be granted to groups and individuals for a small fee for the removal of wood from felled or fallen trees, or from pruning operations including:
- (a) Members of the public where the wood is for personal use only.
 - (b) Non-profit community groups where the proceeds of the sale are being used for projects approved by Council.
- 4.7.7 All individuals or groups given permission to collect or remove firewood from a reserve shall follow the current Invercargill City Council Parks Division Chainsaw Safety Standard.
- 4.7.8 No live or standing trees or vegetation are to be removed or damaged during firewood removal operations.

4.8 PEST PLANTS AND ANIMALS

Pest plants and animals are a threat to the health of the environment. Some pest species contribute significant detrimental effects on native plants, animals and ecological processes, or impose an adverse visual impact on the landscape.

Effective control of weeds and animals is undertaken to comply with the Regional Pest Management Strategy for Southland.

Objective:

- *To minimise the impact of pest plants and animals on reserve values, reserve users and reserve neighbours.*

Policies:

- 4.8.1 Pest plants and animals on parks and reserves shall be controlled in accordance with the "Regional Pest Management Strategy - May 2007" or any subsequent reviews of this Strategy.
- 4.8.2 Council will endeavour to remove invasive weed and pest animal species from the reserve by approved control methods.
- 4.8.3 Animals and birds deliberately abandoned in the reserve may be considered a pest and destroyed.
- 4.8.4 Council will liaise, support, assist and cooperate with Regional Council and other interest groups to provide for the detection and control of pest plants and animals in parks and reserves.

4.9 DOGS ON RESERVES

Council adopted the Dog Control Policy for Parks and Reserves in May 2005. This policy refers only to dogs on the parks, reserves and open spaces managed and controlled by the Parks Division.

The control of dogs on the reserve has been an issue from time to time and while there is signage and controls placed on the Park, it is difficult to enforce these rules but better education of dog owners has helped.

Dog faeces can carry disease which can affect humans and other dogs. When a dog fouls in public, the person controlling the dog is responsible for the immediate removal of the faeces.

Objectives:

- *To provide environments within the city's parks and reserves where dogs and people can happily co-exist.*
- *To allow dogs and their owners reasonable access to the city's parks and reserves, at the same time protecting the safety and comfort for all users.*
- *To make available areas of open space in the city's parks and reserves, which provide reasonable exercise and recreational opportunities for dogs and their owners.*
- *To minimise danger and/or nuisance caused by dogs to the public or to wildlife and natural habitats on the city's parks and reserves.*
- *To provide appropriate signage and public notification to dog owners (or those people exercising their dogs) informing them of their responsibilities while using the city's parks and reserves.*

Policies:

- 4.9.1 Access
Appropriate levels of access to parks and reserves for dogs and their owners shall be made available.
- 4.9.2 Safety and Conflict
Dog access to parks and reserves shall be restricted or, in some cases, prohibited where the likelihood of conflict exists between dogs, the public or the environment.
- 4.9.3 Exercise Areas
Dog exercise areas shall be made available to provide sufficient opportunities for the needs of dogs in the city's parks and reserves.
- 4.9.4 Signage and Education
A review of the dog control signage on parks and reserves in the city shall be carried out with a goal of standardising and simplifying this. Opportunities for informing the public on dog control policies on parks and reserves, such as newsletters, media releases and advertising shall also be considered.

Appropriate signage will be erected at various locations to assist dog owners in complying with this policy.

4.9.5 Dog Fouling

Every person, whose dog defecates on any city park or reserve, is required to remove the deposited faeces from the reserve area immediately or dispose of the material in a suitable receptacle.

4.9.6 Responsibilities

It is the responsibility of the person exercising the dog on the city's parks and reserves to ensure the dog is fully registered and that it complies with any other Council dog control bylaw.

4.9.7 Enforcement

Parks Division officers shall convey the agreed policies to dog owners when observing any offence. Enforcement will be via Council's dog control officers and, if necessary, by provision of the Reserves Act 1977, parks rangers and the introduction of bylaws.

Definitions

Dogs-on-a-Leash Areas

Areas where dogs are required to be leashed at all times are:

- All parks and reserves in the Invercargill City Council area, with the exception of areas classified as -
 - Dog-prohibited areas.
 - Designated dog-exercise areas.

Dogs-on-a-leash areas include all walking tracks on parks "short walks" and all cemeteries and crematoria areas. A list of walking tracks is located in the Parks office.

Dog-Prohibited Areas

Areas where dogs are prohibited are:

- Anywhere within ten metres of any children's play equipment, including skateboard ramps and paddling pools.
- The designated playing areas of all marked sports fields.
- The areas around the Sandy Point ponds and lagoons specifically designated as wildlife habitats [*refer to Sandy Point Management Plan*].
- The area around and in the Donovan Park pond where there is risk of disturbing wildlife [*refer to Donovan Park Management Plan*].
- Areas that from time to time the Council will notify by way of signage and advertising that there is a temporary dog prohibition in place because of wildlife, stock or other issue.

Designated Dog-Exercise Areas

These are areas designated for dog exercise where dogs are permitted to be at large while under continuous surveillance and effective control. Maps showing these areas are located in the Parks office.

- Sandy Point Domain, excluding playgrounds, marked sports fields and the ponds and lagoons designated as wildlife habitats. Dogs must be on a lead while on all formed walking tracks.
- Donovan Park, excluding marked sports fields and the Donovan Park pond where there is a risk of disturbing wildlife.
- Elizabeth Park, excluding playgrounds. Dogs must be on a lead while on all formed walking tracks.
- Turnbull Thomson Park, excluding playgrounds and marked sports fields. Dogs must be on a lead while on all formed walking tracks.

Notes

- *The person exercising the dog must be able to control it as if it was on a leash. If the person exercising the dog cannot stop or retrieve the dog immediately with a whistle or call, then the person cannot exercise their dog with its leash off.*
- *The person exercising the dog must carry a leash at all times.*
- *The person exercising the dog must be capable of restraining the dog.*
- *The person exercising the dog is responsible for removing any deposited faeces from the dog exercising area.*

4.10 DOMESTIC ANIMAL CONTROL

Uncontrolled domestic animals can cause damage to plants and soil structure of reserves and may endanger other reserve users.

Objective:

- *To protect the vegetation and soil structure of the reserve and to provide a safe and attractive reserve for all users.*

Policy:

- 4.10.1 Uncontrolled animals are not permitted on parks and reserve unless otherwise provided for with an appropriate lease or licence under Section 73 of the Reserves Act 1977 or with written permission from Council.

4.11 OUTDOOR FURNITURE

Providing outdoor furniture on reserves that are appropriately designed and blend in with the surrounding landscape can add to the user's enjoyment of a reserve. Outdoor furniture such as seating, picnic tables, and rubbish bins need to be maintained so that they remain an attractive asset to the reserve and do not become a safety hazard.

Objective:

- *To provide outdoor furniture which enhances the experience of the reserve user.*

Policies:

- 4.11.1 Outdoor furniture on parks and reserves shall be designed to a high standard.
- 4.11.2 Outdoor furniture shall be provided in the reserve where an identified need has been established and where resources permit. The number, design and placement of outdoor furniture shall be in keeping with the purpose and levels of use of the Park and appropriate to the setting.

4.12 MONUMENTS, ART WORK AND SCULPTURE DISPLAYS

Objective:

- *To provide monuments, art work and sculpture displays to enhance the experience for visitors to the reserve.*

Policies:

- 4.12.1 Monuments, art work and sculpture displays will be considered where appropriate and practical so it is in keeping with the natural and surrounding character of the reserve.
- 4.12.2 Materials and colour schemes of monuments, art work and sculpture displays shall be approved by Council. The creation, materials and colours of monuments, art work and sculpture displays may be considered on submission of a copy of the design and proposed colour scheme to Council.
- 4.12.3 Monuments, art work and sculpture displays will be designed to a high standard and, where practical, be designed to limit the opportunity for vandalism.
- 4.12.4 Permanent monuments, art work and sculpture displays in reserves will need to be robust, weatherproof and long lasting.
- 4.12.5 Maintenance of monuments, art work and sculpture displays in reserves will be undertaken by Council, or Council approved operators.
- 4.12.6 The design of any monuments, art work and sculpture displays shall be subject to Council approval and shall be in keeping with the surrounds to enhance and complement the landscape.

- 4.12.7 Temporary monuments, art work and sculpture displays are allowed on reserves until such time as the purpose for the display is finished and then they will be removed. They will be the responsibility of the event organisers or reserve occupiers.
- 4.12.8 Any proposals for monuments, art work and sculptures will be subject to the siting of them not compromising the other values of the park.

4.13 EDUCATION

The reserve has considerable potential as an educational resource for the general public, special interest groups and schools.

"Self educational" facilities including: plant labelling, brochures, signage and interpretation material at specialised feature gardens and historically/culturally significant sites all offer opportunities as educational resources. Other opportunities include guided tours and demonstrations.

Objective:

- *To enhance the educational opportunities on the reserve.*

Policies:

- 4.13.1 Council will continue to distribute and update relevant material to a wide range of users.
- 4.13.2 Council will continue to keep material relevant when providing educational value to Park users.
- 4.13.3 Council will explore different means of telling the "stories" using proven methods as well as the use of new technology available.

4.14 HISTORY

Policy:

- 4.14.1 To protect, in accordance with the requirements of the Historic Places Act 1993 (and any subsequent legislation) all known historical and archaeological sites in the reserve. Where practical and considered worthwhile, particular historical sites should be interpreted with suitable plaques or similar means of communication.

4.15 SIGNS

Signs inform the public of their responsibilities as users of the Park and advise users of the management and maintenance responsibilities of the reserve and its facilities.

Signs are also used as a way of educating and informing the public on features of the Park and should make it easier for park users to find their way around the Park and locate areas of interest.

The implementation of the policies on signs on reserves is subject to the appropriate provisions of Council Bylaws, District Plan rules and the requirements of the Reserves Act 1977.

Objectives:

- *To provide signs that assist in user orientation and park legibility.*
- *To use signs as a way to enhance educational opportunities in the reserve.*
- *To minimise the adverse visual effects of signs while maximising useful information to reserve users.*
- *To ensure consistent sign information, styles and types on the reserve.*

Policies:

- 4.15.1 Council shall use current New Zealand Standards as a guide when providing and maintaining signs on parks and reserves.
- 4.15.2 Signs on the reserve shall be for the purpose of proper management, administration and control of the reserve. Education and interpretation facilities shall be provided in key areas of the reserve.
- 4.15.3 Permanent advertising signs are not permitted on the reserve. Permanent signs for trade advertising may be permitted with the approval of Council only when the sign is to be located within an enclosed sports area and only where the sign will not be visible from outside the sports area.
- 4.15.4 Temporary advertising intended to alert or inform the public about a forthcoming event or attractions on the reserve may be permitted at the discretion of Council. The position of all temporary advertising shall be approved by Council, all costs shall be the responsibility of the applicant and temporary signs shall remain in place for a maximum of 14 days.
- 4.15.5 Reserve occupiers must apply to Council to place signage on their buildings. The size, style and scale of signage will be taken into consideration and in particular, the effect or visual impact the sign will have on reserve users and the reserve neighbours. All signs on the buildings shall be limited to the name of the club or organisation and shall be within the dimensions of 3m long by 1.2m deep and to a maximum area of 1.5m². Any requests for signage outside these dimensions must be approved by way of Council resolution.
- 4.15.6 Reserve occupiers will be responsible for meeting the costs of producing, erecting, maintaining, removing and replacing signs relating to their activity to be located on or adjacent to their buildings.
- 4.15.7 The number of signs shall be kept to the minimum number required to meet the needs of users.
- 4.15.8 Council will provide standard identification signage at the entrance to each activity.

4.16 LIGHTING

Council recognises that some reserve user groups wish to operate at night. Sufficient lighting in high use areas is important so that people can see and be seen.

While lighting can be considered an essential component of night use in a reserve area, it is appropriate that the cost should fall to those who attract users of the facility at night. It is also important that the effects of lighting on reserve neighbours are taken into consideration.

Objectives:

- *To allow sports field, car park and access way lighting where appropriate.*
- *To enhance the real and perceived safety of the Park through the provision of lighting along key pedestrian paths.*

Policies:

- 4.16.1 Council will only consider the provision of lighting on the reserve where there is a clear public benefit or for amenity, security and safety reasons.
- 4.16.2 Council shall consider current best practise and lighting engineering standards, energy efficiency and appropriate design for the location when establishing new lighting fixtures on the reserve.
- 4.16.3 The light spill generated from any activity on the reserve shall not exceed 5 lux at any residential boundary between the hours of sunset and sunrise.
- 4.16.4 Where an identifiable beneficiary from Council's lighting of car parks and access ways exists, the full operation, maintenance and replacement costs will be passed onto this beneficiary.
- 4.16.5 The reserve occupier is responsible for the provision and maintenance of lighting associated with their activity, with the approval of Council.

4.17 NETWORK UTILITY INFRASTRUCTURE

Utility infrastructure can impact on reserve values, neighbours and users by restricting the current use of a reserve and the potential development of the reserve for future enjoyment.

It is not desirable to have network utility infrastructure on reserves and reserves should not be regarded as infrastructure corridors.

Overhead services detract from the appearance of any park and generally place limitations on the placement of trees, overall landscaping and the development of the area.

Objectives:

- *To allow network utility operators conditional access to the reserve for the purpose of inspection, maintenance, ongoing operation and upgrading of existing utility infrastructure.*
- *To ensure adverse effects of network utility infrastructure on the reserve values, users and neighbours are able to be avoided, remedied, compensated or mitigated.*
- *To permit network utility infrastructure only where it is deemed essential for the reserve.*

Policies:

- 4.17.1 No new network utility infrastructure will be permitted on the reserve unless a definite benefit to the reserve can be established. Any new network utility infrastructure deemed essential for a reserve shall be laid underground.
- 4.17.2 Council will permit network utility operators conditional access to reserve land to inspect, maintain, operate or upgrade existing works, subject to the provisions of the relevant empowering Acts, the Reserves Act 1977 and conditions of Council.
- 4.17.3 The utility provider is responsible for all costs associated with temporary closures of the reserve and the costs of reinstatement in the event of damage to the reserve from the network utility infrastructure.
- 4.17.4 Network utility operators must supply a useable and up-to-date "as built" infrastructure plan in a form and detail agreed with Council officers, including information regarding their location on the reserve as a condition of any occupation agreement.

4.18 DISPOSAL OF RUBBISH

Council is committed to reducing the amount of rubbish that is deposited on Council land. The dumping of rubbish on reserves or the inappropriate use of existing rubbish disposal facilities can detract from the reserve values and the proper functioning of reserves.

Council's general policy is not to provide rubbish bins on public parks except in high use/high profile areas.

Council is also concerned about the impact garden escapees can have on areas of environmental importance. Garden escapees, or weeds, often come from garden waste being dumped onto neighbouring reserve land. While this reserve is not an environmental reserve, there is still a cost in cleaning up and removing dumped garden waste.

Objectives:

- *To preserve reserve values through appropriate disposal and collection of rubbish and garden waste.*

- *To encourage reserve users to act responsibly by requiring them to take home their rubbish.*

Policies:

- 4.18.1 No person shall deposit any domestic refuse, trade waste, garden refuse, rubble or other debris on the reserve.
- 4.18.2 Reserve user groups are responsible for ensuring the area of their responsibility is kept clear of rubbish.
- 4.18.3 Event organisers are responsible for collection and disposal of rubbish when the reserve is booked for events.

4.19 FIRES ON RESERVES

Fires on reserves have the potential to cause significant damage to habitat, buildings and structures on reserves and to adjacent property.

Objective:

- *To protect natural habitat, buildings and structures on the reserve from damage and destruction of uncontrolled fires.*

Policy:

- 4.19.1 The lighting of fires on the reserve outside of a contained gas barbeque is not permitted without the prior written authorisation from Council.

4.20 FIREWORKS DISPLAYS

Groups occasionally wish to use reserves for fireworks displays. These displays are controlled by legislation other than the Reserves Act 1977 but require permission from Council when the activity is to occur on a reserve.

Objective:

- *To allow fireworks displays on the reserve if adverse effects on reserve values, reserve users and reserve neighbours can be avoided, remedied or mitigated.*

Policies:

- 4.20.1 Fireworks displays by organised groups may be allowed on the reserve with prior written authorisation from Council.
- 4.20.2 Applicants wishing to use the reserve for fireworks displays must provide evidence they have met the requirements of relevant legislation, regulations, codes and permits and provide an acceptable Risk Management Plan before final permission will be granted.

- 4.20.3 Proof of adequate public liability insurance is required for permission to be granted for fireworks displays on the reserve.

4.21 LIQUOR CONSUMPTION AND SALE

The sale of liquor is seen as one means of reserve occupiers raising funds for their activity. Reserve users can also request consent for special or one off events where liquor is sold or supplied incidental to the principal purpose of the occasion or event being held.

Objective:

- *To allow the consumption and sale of liquor on the reserve where the effects on the reserve, reserve values, reserve users and reserve neighbours can be avoided, remedied or mitigated and the relevant statutory and Bylaw requirements are met.*

Policy:

- 4.21.1 Council will not oppose the granting of liquor licences for premises located on parks and reserves or special licenses in defined areas for one off types of events where:
- (a) The granting of permission is consistent with the purpose of the reserve.
 - (b) The effects on the reserve, reserve values, reserve users and reserve neighbours can be avoided, remedied or mitigated.
 - (c) Applicants can provide evidence they have met the requirements of relevant legislation, regulations, codes and permits.

4.22 CAMPING

Camping is only permitted on reserves administered under the Reserves Act 1977 in the Invercargill District in camping grounds specific to that purpose. Potential problems resulting from campers on reserves include toilet waste disposal, rubbish and damage to parks.

There are registered camping grounds on reserves in Bluff and at Sandy Point, as well as other private facilities, that provide adequate camping grounds for visitors to the City.

Objectives:

- *To conserve the public health, well being and safety of the public while on the reserve.*
- *To ensure the public have equity of use over reserves under the Council's control.*
- *To prohibit camping in the reserve.*

Policies:

- 4.22.1 Camping is not permitted on the reserve.
- 4.22.2 In special circumstances, camping on the reserve for one off events may be approved by Council resolution.

4.23 PLAYGROUNDS AND PLAY EQUIPMENT

The provision of a variety of well maintained and safe play equipment is important for the development of children. Play equipment complements the areas of open space available to children for informal play.

Objectives:

- *To develop and maintain areas of the reserve for children's play.*
- *To ensure a healthy and safe environment is provided for playground users.*
- *To maintain existing playgrounds that are creative, stimulating and fun, and to encourage children to engage in social interaction and physical activity.*

Policies:

- 4.23.1 Playgrounds shall be maintained and upgraded as required and as resources permit to provide quality play equipment, safety surfacing and high play value.
- 4.23.2 All new or upgraded play equipment shall comply with the relevant New Zealand Safety Standards.
- 4.23.3 All playgrounds and play equipment shall be given a monthly maintenance inspection and a six monthly safety inspection to ensure all pieces of equipment are maintained to a safe standard.
- 4.23.4 Informal play opportunities shall be encouraged through the design of open spaces within the reserve using the natural landforms and existing features, to the extent the surrounding vegetation and horticultural qualities are not damaged.

4.24 HEALTHY AND ACTIVE PARKS

Council has a role to play in providing public spaces that offer healthy and active opportunities for the public.

One of the key outcomes of the "Our Way Invercargill"² strategy plan is "Health and Wellbeing - We are healthy people". This aligns with the Ministry of Health's approach to improving nutrition, increasing physical activity and achieving healthy weight for all New Zealanders.

Some of the ways Council can contribute to the "Health and Wellbeing" outcome is through providing opportunities in our parks which include:

- Encouraging Healthy Lifestyles:

² 'Our Way Invercargill' Long Tern Council Community Plan (LTCCP) 2006 – 2016, Invercargill City Council

- promoting a 'smoke free' environment.
 - promoting healthy eating.
- Encouraging Active Lifestyles:
- providing activity friendly environments.
 - promoting active use of the Park.
 - providing equity of provision in terms of culture and ability.

Objective:

- *To encourage healthy and active lifestyles for Invercargill residents through use of the park.*

Policies:

- 4.24.1 Groups booking events in the reserve will be encouraged to provide healthy food alternatives at their event.
- 4.24.2 Council will consider the cultural needs and physical abilities of potential users when designing environments in the reserve to ensure the park is welcoming and functional for all.

4.25 SMOKE FREE PARKS AND RESERVES

Objectives:

- *To encourage healthy and active lifestyles for Invercargill residents through use of parks and reserves as Smoke Free areas.*
- *That this be promoted in all Invercargill City Council Parks and in particular, within 20 meters of play equipment; entrances to the Queens Park Aviary and Queens Park Animal Reserve; and all marked sports fields.*
- *That the public be encouraged through signage and publicity to maintain a clean, healthy environment in these areas.*
- *That this become a policy in each of the Reserve Management Plans upon their drafting or review.*

Policies:

- 4.25.1 By designating and promoting all Invercargill City Council owned children's playgrounds, the Queens Park Aviary, Queens Park Animal Reserve, and areas designated as sports fields as Smoke free areas.
- 4.25.2 That this be promoted in all Council Parks and in particular within 20 meters of play equipment, entrances to the Queens Park Aviary and Queens Park Animal Reserve, and allocated sports fields.
- 4.25.3 That the public be encouraged through signage and publicity to maintain a clean, healthy environment in these areas.

4.25.4 That this become a policy in each of the Reserve Management Plans upon their drafting or review.

4.25.5 Groups booking events on Invercargill City Council Parks will be encouraged to actively promote their event as Smoke Free.

4.26 ADMINISTRATION

The reserve is vested in Council for Recreation Reserve purposes, Local Purpose Reserve for water works pursuant to Water Works Reserve Act 1887 and Local Purpose Reserve (*site for a sports building*).

Objective:

- *To comply with the Reserves Act 1977 requirements for administration and management.*

Policy:

4.26.1 The Invercargill City Council, through the Parks Manager, shall carry out the day to day administration and management of the reserve, using Parks Division Assets and Operations Unit staff and contractors.

4.27 PLAN AMENDMENT AND REVIEW

The Reserves Act 1977 sets out clear requirements for the preparation, amendment and review of Reserve Management Plans.

Objective:

- *To ensure this Management Plan is kept under review to reflect the needs of current and future users and to be consistent with current best practice management procedures.*

Policies:

4.27.1 Any change or amendment, not involving a comprehensive review of the reserve's Management Plan, shall be made by adopting the procedures specified in Section 41(9) of the Reserves Act 1977.

4.27.2 The reserve's Management Plan shall be kept under continuous review as laid down in Section 41(4) of the Reserves Act 1977 and shall be operative from the date of signing for a period of ten years, at which time it will be completely reviewed.

4.28 DEVELOPMENT AND CHANGE

4.28.1 Requests for Development on Reserves

Reserves are created principally for the provision and preservation of open space and natural areas. Some buildings and structures such as changing rooms,

toilets, clubrooms, car parks and fences are considered necessary for the enjoyment and full utilisation of reserves and are allowed for in the Reserves Act 1977.

The landscape character of a reserve contributes to and enhances the City's environment and impacts on reserve users, reserve neighbours and people passing by. While certain activities and buildings are permitted on reserves it is important to ensure that the effects of any structure or use does not impact negatively on reserve values, reserve users and reserve neighbours.

When considering an application to develop or change part of a reserve, Council will take into account the existing character of the reserve, including:

- The existing and potential use of the reserve.
- The natural and built environment.
- The surrounding landscape and the use of neighbouring land.
- The purpose and classification of the reserve under the Reserves Act 1977 and the management objectives stated in the current Reserve Management Plan.

Objectives:

- *To protect and enhance the open space, landscape and historical values of the reserve while providing adequate facilities for recreation and play.*
- *To ensure that development is appropriate to the reserve and that new developments complement and enhance the existing character of the reserve.*
- *To provide and maintain well designed and appropriately located buildings and structures in the reserve to improve utilisation and add to the enjoyment of the reserve by its users.*
- *To ensure that all reserve facilities are provided and maintained to an appropriate standard that meets public health and safety requirements and contributes to the attractiveness of the reserve.*
- *To ensure the costs associated with any development by/for a specific user group are met by that group.*

Policies:

- 4.28.1.1 The number of buildings and structures on the reserve will be limited to a level which facilitates the safe and appropriate use, protects the open space and natural amenity values, while being compatible with the purpose and classification of the reserve.
- 4.28.1.2 Public safety, public benefit and the character of the environment should be taken into account when planning the development of buildings, structures and associated landscaping.

- 4.28.1.3 The construction of any new buildings or extensions to existing buildings is not permitted unless anticipated in the current Management Plan and may be subject to a review or amendment to the Management Plan.
- 4.28.1.4 The design of the proposal shall be subject to Council approval and shall be in keeping with and complement the surroundings. Buildings and structures shall be placed with regard to reserve values, views and proximity to access points.
- 4.28.1.5 Exterior colour schemes of buildings and structures shall be approved by Council. The painting and creation of murals (not advertising) on buildings and structures may be considered on submission of a copy of the design and proposed colour scheme to Council.
- 4.28.1.6 The development shall be designed in a way that limits the opportunity for vandalism.
- 4.28.1.7 The development will be designed, where practical and feasible, to meet the current national standard and design criteria for access for people with disabilities.
- 4.28.1.8 The lease or licence to occupy agreement will define the obligations of the building owners on reserve land when the building is no longer required or the club has disbanded. These include removal or disposal of the building and facilities, or on-selling of the building to an approved recreational activity. Any outcome of this will be to the approval of Council.
- 4.28.1.9 Development plans are required for all development proposals for structures, facilities or buildings on the reserve (including alterations and extensions to existing buildings) and will include an assessment of effects. In particular the proposal should address how adverse effects on the values of the reserve will be avoided, remedied or mitigated. The development plan shall include:
- (a) The location and design of proposed buildings, structures and landscaping including any car parking, lighting, fences and signage and the extent of the area required.
 - (b) Details of the size, scale, visual impact and relationship of the proposal to the surroundings.
 - (c) Any new building requirements as part of the development, or the changed use of existing buildings. Indicate any alterations required for existing buildings.
 - (d) Details of any known or potential liabilities associated with any existing building or structure being added to or modified.
 - (e) Any likely effects (adverse or otherwise) of the proposal on the landscape, environment and reserve users or reserve neighbours including visibility into and through the reserve and public safety.
 - (f) Details of any change or removal of any existing trees or vegetation.
 - (g) Details of any drainage and earthworks required and disruption to drainage patterns. Full restoration of disturbed landform during construction and landscaping and compliance with relevant legislation is the responsibility of the applicant.
 - (h) Details of any change or disruption to network utility infrastructure and details of infrastructure required as part of the development.
 - (i) Details of any specific landscaping requirements - species, screening or shelter.

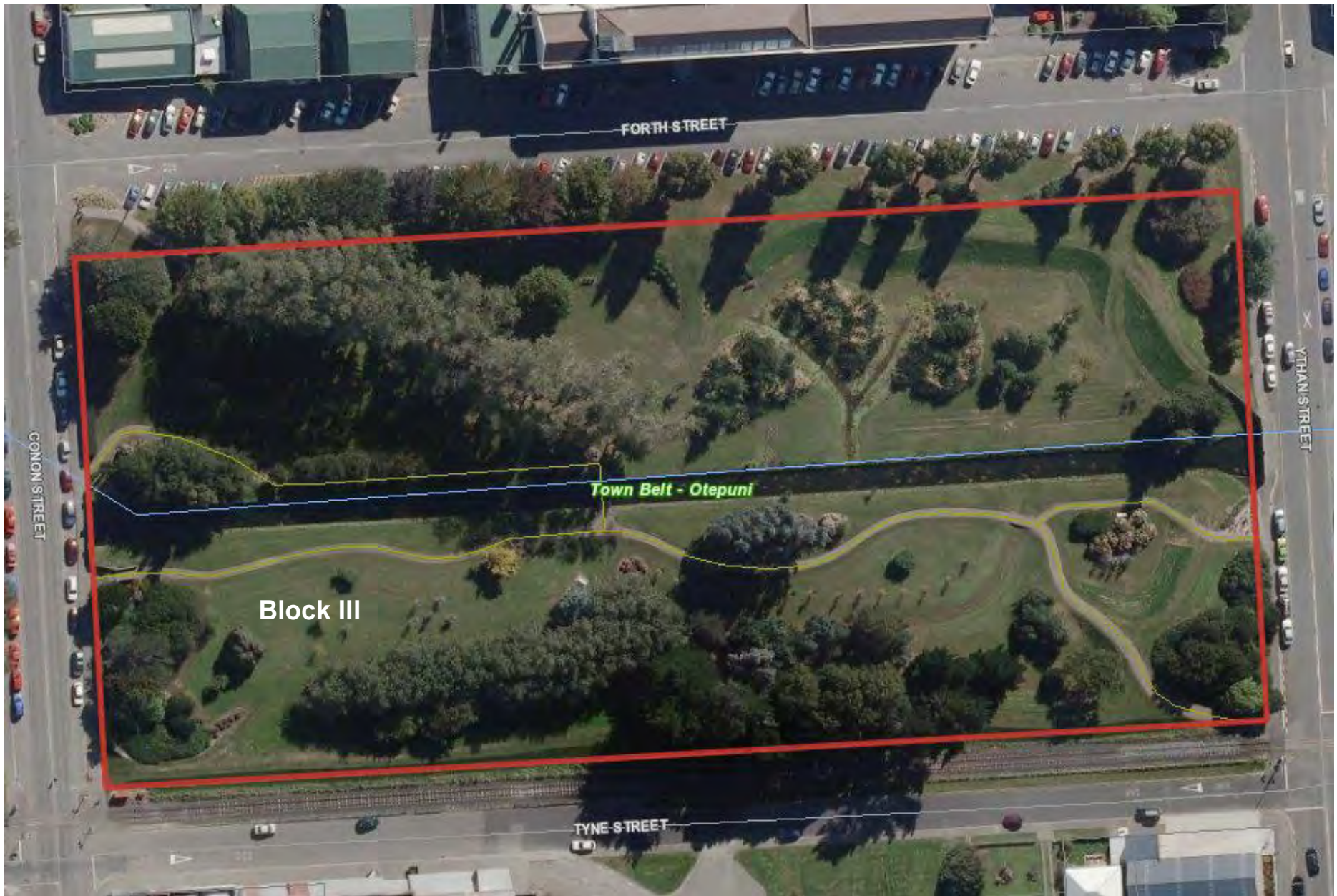
- (j) Consideration of existing users (both formal and informal) and the impact of this proposal on them. Any issues of public access, thoroughfare and egress on reserves and into any buildings and the loss of any open space including during construction phase.
- (k) Details of any discussions with existing user groups.
- (l) Anticipated user numbers and the times of use.
- (m) Details of anticipated life of the structure and future maintenance requirements.
- (n) Details as to who will be responsible for all future maintenance and insurance for the buildings and structures. Acknowledgement of the club or group's responsibility if or when the building is no longer required or if the club disbands.
- (o) Details of the anticipated completion date and any plans to stage the development.
- (p) Any other matters arising as determined by Council.

5.0 TOWN BELT SECTIONS

5.1 OTEPUNI GARDENS









5.1.1 **Location**

Block I - Bounded on the north by Wood Street, the east by Nith Street, the south at Forth Street and the west by Clyde Street.

Block II - Bounded on the north by Forth Street, the east with Conon Street, the south by Tyne Street and the west by Nith Street.

Block III - Bounded on the north by Forth Street, the east by Ythan Street, the south by Tyne Street and the west by Conon Street.

Block IV - Bounded on the north by Forth Street, the east by Doon Street, the south by Tyne Street and the west by Ythan Street.

5.1.2 **Access**

Pedestrian access can be gained from all points and paths are provided for this purpose.

There is parking on some of the roads that surround the reserve boundaries.

5.1.3 **History**

Along with Queens Park and the rest of the Town Belt, the Otepuni Gardens were set aside as public reserve when John Turnbull Thomson laid out the town of Invercargill in 1856. Originally, it was intended that the block bounded by Tay, Clyde, Wood and Nith Streets also be included.



This shows the very small beginnings of Invercargill. It is from a drawing made in July 1859, by a Southland Pioneer, J R Cuthbertson. The original is a prized possession of the Southland Museum. Cuthbertson was Mayor of Invercargill in 1877-1878. The Otepuni Creek is in the foreground (sourced from Centenary of Invercargill Municipality (1871-1971)).

However, “the Borough Council thought this land to be too valuable to be used for this purpose. One of its earliest decisions was to have the land subdivided and sold for building sections. There were 22, each with a 33 foot frontage to

Tay Street and a depth of 132 feet” (J O P Watt, Centenary of Invercargill Municipality, 1871-1971). Unfortunately, it has not been possible to ascertain exactly when that occurred, but it may have been about 1872-1873.

The Borough Council argued over the use of the money, with various members trying to promote their own particular causes. Unfortunately for those particular board members, the legal position was quite clear - the money had to be used for “the utilisation and ornamentation of the remaining reserves attached to the town of Invercargill, and to no other purpose” (Watt, op. cit).

The surveyor was requested to prepare plans and estimates for work on cutting the remaining portion of the Otepunī in 1872.

Tenders were called for the Conon-Ness Streets section and also the Conon-Clyde Streets section.

The old stream bed, where it ran through the gardens, was also to be filled in. The cost of the work was at the rate of 10 per chain. The banks were to be sloped and sown with grass seed and not sodded, at a cost of 55 per chain.

The area was also “tussocked” (grubbing out the tussocks) at the rate of 19 shillings per acre. The Council also decided to have each block fenced with hand gates at each of the three corners and a cart gate at the fourth corner, and the gates to be dressed and painted white.

In 1872, the Invercargill Reserves Management Ordinance transferred to and vested in the then Corporation of the Town of Invercargill “... certain lands now vested in the Superintendent of the Province of Otago...”.

In the early years the Otepunī Gardens were simply known as the “Town Gardens” and the stream was referred to as the “Punī”, or occasionally misspelt “Puny”. On one early map (1856) it was spelt as “Puonī”, the “land uplifted” referring to the terrace along the northern bank of the stream. It was apparently used by the Maori as the starting place of their route to the interior.

There has been one known midden/oven and one possible find spot of Adze recorded with the New Zealand Historic Places Trust. The known site on the remnant of an old sand dune, in the south western corner of Block II, indicates that it was used as a camping or stopping place. The site has been partly covered by the flood protection works, the work at the time being carried out under the supervision of the Southland Museum.

Location of the possible find spot is not known and recordings indicate that Adze was found near Block II when digging foundations in the 1950s. It was later given to the Southland Museum in 1978.

About six years after the first surveyors arrived, the name was changed to “Poonī” Stream. According to J Hall Jones (Southland Times 25.10.79), that was because they confused it with the name of its source, the Punī Bush at Kennington. “Poonī” gradually became “Punī” and then in the 1930s became “Otepunī” when it was changed by Council.

In 1980 the matter was referred to the New Zealand Geographic Board, with the suggestion that the original Maori name of Otarewa be restored. After due consideration the board decided to retain the status quo.

Originally, before it was straightened, the Otepuni Stream meandered quite widely from its present artificial course. It is recorded that, after his appointment as Borough Gardener, one of Thomas Waugh's first jobs was to commence straightening the remaining portion of the Otepuni.

With the Taurakitewaru forest ending in the vicinity of Tay Street and the Seaward Bush not commencing until Tweed Street, the course of the Otepuni was relatively open country, with tussock (*Chionochloa rubra*), flax (*Phormium tenax*), toe toe (*Cortaderia richardii*) and some shrubs such as *Coprosma propinqua* and *C. parviflora*.

Prior to the appointment of Thomas Waugh as Borough Gardener in 1873, very little work appears to have been carried out.

In 1863, the Town Board was in correspondence with the Provincial Government, requesting that the Puni (Otepuni) Creek be "cut" (straightened) so it would be able to drain the southern side of town and have streets formed.

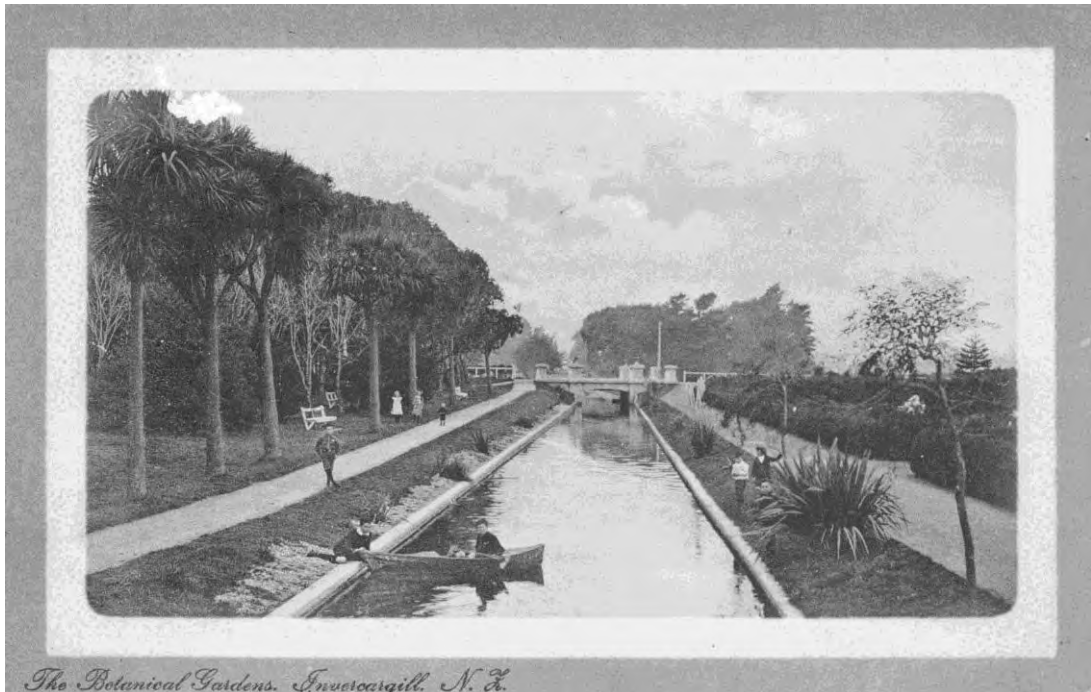


Photo courtesy of Southland Museum and Art Gallery

The Superintendent of the Province of Southland replied that the Government could not see any prospect of doing the work during the course of the summer. Records indicate that there was little further action concerning straightening the Otepuni until about 1872.

In May 1872, James Moreton, a florist of North Road, prepared a plan of the Otepuni Gardens and that was accepted. This plan had an elaborate system of pathways, in Blocks II and III, some of which still remain.

The Otepuni Gardens comprise the four blocks bounded by Clyde Street to the west and Ness Street to the east. Almost from the very beginning, the individual blocks have been identified, very unimaginatively, by simply referring to them by

block number. Thus, the numbering commences with Block I at Clyde Street and finishes at Ness Street with Block IV.

At its meeting on 24 April 1873, the Borough Council confirmed the appointment of Thomas Waugh as Borough Gardener. He was employed at the rate of seven shillings and sixpence per day and had two men with him at the rate of six shillings and sixpence per day.

One of his first jobs was to complete the straightening of the Otepunī. The area was also trenched as part of a plan to drain the gardens. The cost was £32/5/6.

One of the first things done by Thomas Waugh was to establish a nursery in the gardens. It was later moved to between Tweed and Tyne Streets along the Town Belt.

In 1873, James Cooper successfully tendered for the supply of the trees and shrubs for Blocks I and II. In the same year, a letter was written to the Superintendent of the Province of Canterbury asking for a supply of trees or cuttings for the gardens.

The extent of Thomas Waugh's work in the Otepunī Gardens is not known, but from an early photograph (1906), it is known that the design by James Moreton was largely followed.

There was a dense planting of trees between the northern bank of the Otepunī and Forth Street, and the formal garden area of Block II had been formed and was fully planted.

The trees along Forth Street were mainly *Pinus radiata* and *Cupressus macrocarpa* (Monterey cypress), seeds of which were supplied from the Wellington Botanic Garden during the 1870s. There was also a certain amount of garden area in Block III, although the arrangement was less formal.

Thomas Waugh died on 11 April 1896 and his obituary stated that his untimely death was traceable to the excess strain placed on him in connection with the unemployment difficulty. He took upon himself the work of two men, planning directing and supervising the work of several gangs. The obituary further stated in words of the architect of St Paul's "Si momentum requires circumspecte", or in English, "for his monument look around."

In 1896 the first weirs were placed in the Otepunī. They were placed on the eastern sides of Liddel, Nith, Conon and Ness Street Bridges. Their heights were not to exceed 12 inches (70cm). Originally, they were for aesthetic reasons because of low water levels in the summer, but later the downstream weirs also dammed-up water for fire fighting purposes.

Even during those early years, there were problems with groups loitering in the gardens and annoying citizens passing through. The police were asked to visit the area and discourage such behaviour.

A conservatory was built in Block II, but it is not known when. It was certainly there before 1906 and may well have been there in Thomas Waugh's time. A new one was built in 1914, and, until the display houses in Queens Park were opened, it was the only public display house in Invercargill. It was used for

displaying a range of florist's flowers such as chrysanthemums, cinerarias, and begonias.

The concrete retaining walls along the banks of the Otepunu were constructed in 1919. Loan money was used to finance their construction. Their purpose was to prevent the gardens from being flooded with saline water during periods of high tides. They had first been proposed by the Superintendent of Reserves quite some years before and it was not until 1923 that they were finally completed. The tidal waters continued to be a problem for quite some years afterwards.

Thomas Waugh's successor, Henry Edginton, carried out considerable tree and shrub planting in the Otepunu Gardens and, in 1919 alone, planted between 3000-4000.

The band rotunda in Block II was built in 1920. There did not appear to be any particular reason, apart from a desire to provide a venue for band concerts. Band concerts were quite popular for a number of years.

In the same year, it was noted that the police had been patrolling the gardens at night and their presence is having a good effect.

On 15 March 1921, the Superintendent of Reserves at the time, W Smith, reported "About two years ago the members of the visiting Fire Brigades subscribed 8.2.0 to procure seats to commemorate their visit. By some mess up the seats were turned into a sundial. This is now erected in No 2 Gardens and is an ornamental place of architecture".

An aviary was constructed in Block II some time prior to 1922 and, until the one in Queens Park was constructed, was the only public aviary.

During the 1920s the central Tennis Club had courts in Block I and was there at least until the mid to late 1970s. The club apparently moved out in 1923 because it wanted more land for courts. The Council would not grant any further land in the Otepunu Gardens and offered the club another site.

Electric street lighting was installed in Blocks II and III during 1923 in an effort to curb vandalism.

During 1923, William Smith planted many daffodil bulbs in the grass in Block IV. That was the beginning of several other plantings by later Superintendents. There were reports of the public pulling them up - both children and adults. Many of the bulbs were donated by the public.

The Australian Weighing Machine Company was given permission to install two weighing machines in Blocks II and III in 1923. They were later removed.

In 1924 the weirs were renewed. As previously, they were maintained for aesthetic reasons.

On 16 October 1925, the Borough of Invercargill reduced the width of Forth Street to 66 feet between Clyde Street and Niith Street.

At a later date the Anderson Plunket Rooms and Red Cross Rooms were constructed at the western end of the portion of closed road.

The Anderson Plunket Rooms/Red Cross were officially opened by the Mayor of Invercargill - A Bain Esq. JP on 13 April 1927. Norman Lightbody was the architect and the inscription on the stone reads "In memory of the pioneer women of Southland."

Throughout these years returned servicemen were used on various works in the Otepuni Gardens, such as the removal of roots to facilitate mowing by machine instead of scythes, and many other minor improvements.

James McPherson continued to naturalise bulbs in the grass and it is recorded that he planted a further 6000 bulbs in 1927. They were planted along the banks of the Otepuni.

Until 1927, there was no office for the Superintendent of Parks and Reserves. During that year, Mr McPherson had a portion of the tool shed in Block II, lined and converted into an office. McPherson was also responsible for planting further trees and he had a new greenhouse built for plant propagation. Another interesting fact about that time period was that gravel for top-dressing pathways was removed from the creek.

Plant propagation remained in the Otepuni Gardens until the new nursery in Queens Park was established, some years later in 1931.

It was in 1930 that James McPherson first proposed that Queens Park be the future public garden of Invercargill as the Otepuni Gardens were considered to be too small and cramped. He considered that they should be looked upon as rest gardens for the city.

The buxus and wooden edgings along pathways were replaced with "rubble" edging in 1931.

James McPherson was succeeded by Brendan P Mansfield and in 1933 "Paddy" Mansfield (as he was known as) had the rock wall facing the greenhouse in Block II demolished and replaced with an alpine garden. In 1934 it was extended to the bank facing the creek.

Mr Mansfield was noted for his lavish displays of annual and herbaceous plants, which were a notable feature of both the Otepuni Gardens and Queens Park, during his time. He was also responsible for planting the poplar avenue in Block III in 1933. In that same year he had the greenhouse reconstructed. The hawthorn hedge

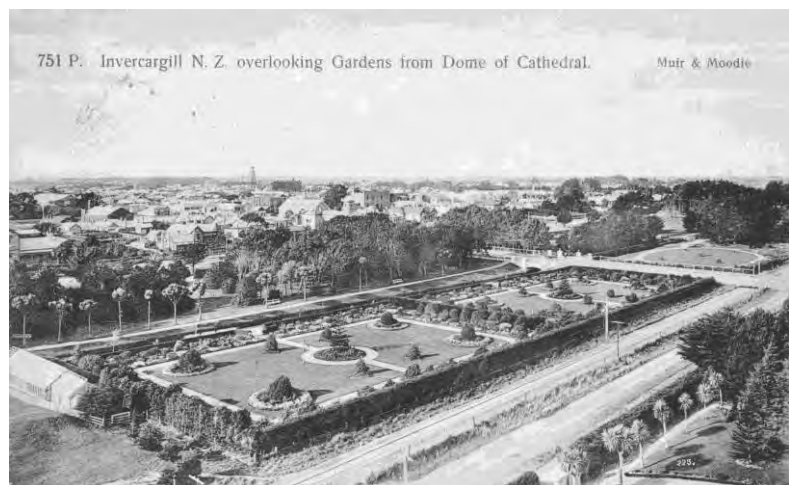


Photo courtesy of Southland Museum and Art Gallery

along the southern sides of Blocks III and IV was replaced with a macrocarpa hedge.

Throughout the 1930s, the Otepunu Gardens were extensively used by the public, especially as a promenade. Middle School had an area in Block IV for school gardening.

In 1935 the aviary was replaced with one of octagonal design and the pond in Block III was filled in.

From then on, the increasing focus on Queens Park meant that the Otepunu Gardens became relegated to an area of secondary importance and was put on a maintenance programme only.

On 27 September 1966, the Invercargill City Council proclaimed that part of the area “be public street and highway forever” and reopened the road to its full width extending westward from the western boundary of Nith Street for a full distance of 870 links. This effectively reopened Forth Street to its full width except for a portion at the western end occupied by the Red Cross and Plunket Rooms.

The YMCA occupied the old tennis courts in Forth Street and used them as a roller skating club until 1968 when an incorporated club was set up and took over running the area.

In 1977, the YMCA approached the Recreation Department to once again use the area, this time as a skateboard area, as the roller skating club had gone into recess.

In 1983, the Otepunu Stream was cleared to reduce the risk of flooding. Once cleared, the stream was able to carry a lot more water.

Skateboarding had its ups and downs and finally moved out of the area in 1979 after extensive damage by vandals to ramps and buildings. All buildings and structures on this site were removed in 1988 and the area tidied up.

In 1984 the Southland Old People’s Welfare Council was given permission to erect a van enclosure on the reserve fronting Forth Street to protect the vehicle from vandals.

The next major works in the Otepunu Gardens occurred during the period 1989-1991, when flood protection works necessitated the construction of stop banks to contain the waters of the Otepunu Stream (Appendix 6.0). That meant that each block was enclosed by stop banks.

Work was carried out by the Southland Regional Council, with the Invercargill City Council Parks Division having a major input with the landscaping.

While it would have been preferable, had the work never had to have been done, it did provide an opportunity to carry out some new landscaping works and some new tree planting.

In 1997, one of Invercargill’s oldest pine trees fell onto the stop banks due to strong winds. It was one of the original plantings in the gardens, dating back to before Queens Park was established.

5.1.4 **Amenity Value**

Otepunī Gardens is an important and significant landscape feature within the city. This is reinforced by the adjoining portion of the town belt at the eastern end.

The principal shelter belts provide orientation points which often enable people to mentally orientate themselves in relation to the city.

The flood protection areas have created a considerable change to the landform. It screens the view from passing motorists to a large portion of the gardens, while providing a new dimension to public viewing the area from the banks and a sense of shelter and enclosure for public using the area.



The frontage along Forth Street provides a dominant background of plantings with some vistas into the park at four of the intersections.

The Otepunī Creek is the principal feature within the park, which dominates the layout of the gardens as well as the pedestrian traffic flow through the area.

Block II demonstrates a fine example of formal gardens, maintained in a similar manner as they were when they were first developed.

Blocks I, III and IV are less formal and, apart from the creek that subdivides each section and paths that run parallel to it, these areas take on a more natural appearance.

5.1.5 **Current Occupiers**

Occupiers, owners and regular users at Otepunī Gardens are as follows:

- Age Concern Southland Inc.
- Guides Southland.
- Pregnancy Help Inc.
- Southland Bowling Club.
- Sport Southland.
- Venture Southland.

5.1.6 **General Use**

Otepunī Gardens is one of Invercargill's major public gardens.

Its location so close to the business district means that it provides a welcome amenity, a green and peaceful sanctuary, for those working and doing business there.

On a day to day basis the quiet sheltered green spaces of the Otepunu Gardens attract a wide range of visitors which include office workers, students and local residents. Many people visit to make use of the green, quiet, open space which is screened off from the hustle and bustle of traffic from the nearby streets.

5.1.6.1 *Play Equipment*

The following play equipment is located in Block I of the Otepunu Gardens along Forth Street frontage:

- Rock - it.
- Double swing.



5.1.6.2 *Otepunu Walkway*

This well formed track follows the Otepunu Creek between Clyde Street and Rockdale Road. Most of this walkway follows the top of the floodbank, giving an elevated view of the surrounding city and neighbouring reserves. Join the track at one of the many street crossings, or walk the entire length (3843m approximately).

The walkway has, in the past, been used for the Summer Walk Series.

5.1.6.3 *Events*

The Otepunu Gardens are a popular venue for weddings, picnics and concerts. A band rotunda has power available and there is ample parking around the perimeter of the park.

Events in recent years include Shakespeare in the Park (Midsummer Night's Dream in 2001, Hamlet in 2011) and Cherrystock concerts (1996, 1998-2000). Otepunu Gardens was the setting used for the first Shakespeare in the Park in 2001.

5.1.6.4 *Age Concern Southland Inc*

Age Concern Southland was formerly known as the Southland Old People's Welfare Council. It holds a building site lease at the Otepunu Gardens and is located in Block I of the Otepunu Gardens along Forth Street.

In 1994 there were plans to remove the rooms of the Old People's Welfare Council. However, this building was allowed to remain and is still currently owned by Age Concern Southland.

5.1.6.5 *Guides Southland*

In 2001 Guides Southland commenced a lease at the eastern end of the building at 34 Forth Street (Block 1).

5.1.6.6 *Pregnancy Help Inc.*

Pregnancy Help Incorporated was established in 1978 and have leased the western end of the 34 Forth Street building since 2001 (Block 1).

5.1.6.7 *Southland Bowling Club*

The Southland Bowling Club is located at 40 Forth Street in Block I of the Otepunu Gardens.

The Southland Bowling Club was established in 1880.

In 1906 the old pavilion was sold to the tennis club for £25. A single storey pavilion was built. In 1974 a start was made on the first part of the new clubrooms. In September 1976 the old pavilion was demolished and the second stage of the new pavilion started. Mr Millar, the Mayor at the time, opened the new building in September 1978.

In 1967, the bowling green was suffering damage to its greens by pedestrians passing through the green from Forth Street to Wood Street and Council was informed that the entrance gates would be locked in future.

In 1980, the Bowling Club applied for approval to develop a second bowling green on the site of the old roller skating rink next door to the existing bowling green and approval was given.

In 1982 the club finally presented its plans which showed that they would need an area greater than the old roller skating rink in order to construct a full-sized green.



Southland Bowling Club

Photo courtesy of Southland Museum and Art Gallery

Council approval to use the extra land was given.

In 1984, permission was granted by Council to extend the bowling club buildings to the east to facilitate the delivery and storage of soil for the bowling green. This effectively created a visual barrier of the gardens from the eastern end of the Senior Citizens building to the western end of the Bowling Club buildings.

In 1984 work on a boundary fence surrounding the proposed new green was commenced and was constructed by periodic detention workers.

Between 1984 and 1988, the club carried out some minor works on concrete surrounds and filling of the area and the area became overgrown and unsightly.

The proposed flood protection works in 1989 meant that the second bowling green could not proceed and the area was cleared of fences.

In 1989 flood protection works were undertaken and a plan of the scheme is attached (Appendix 6.0).

5.1.7 *Future Development*

A Reserve Management Plan is developed to reflect current reserve use and reserve values. A Management Plan should also highlight anticipated future development or change to the reserve and the likely impact a development will

have on reserve users, reserve values and reserve neighbours. Any development not anticipated in, or meeting the policies of the current Reserve Management Plan, will require an amendment to the Management Plan.

Any future development at the reserve shall only be to the extent which is in accordance with the overall management objectives and policies and subject to meeting the requirements defined in 4.27.1 - Requests for Development on Reserves.

Before any development is implemented, it must be established that there is a need for such development and that what is proposed will be of benefit to the reserve and to those using it.

5.1.7.1 *Walkways and Cycleways*

The circulation into and across a reserve should be improved and upgraded, as the need arises and as resources permit, to cater for pedestrians and cyclists passing through the area.

5.2 GALA STREET







5.0 Reserve Descriptions
5.2 Gala Street



5.0 Reserve Descriptions
5.2 Gala Street

5.2.1 Location

Gala Street is situated in Invercargill between Dee Street, Queens Drive, Gala Street, Victoria Ave, and is divided by Kelvin Street.

5.2.2 Access

Pedestrian access can be gained from all points.

Vehicle access through the green belt is provided adjacent to Queens Park at the Feldwick Gates, Jessie Calder Gardens, Southland Museum and outside the sports clubs.

5.2.3 History

In 1863, the land of the west end of Gala Street Town Belt was set aside as the site for the provincial hospital.

In July 1873, authorisation was given to expend £20-£30 for the purchase by the gardener of forest trees to be planted on the green belt at Dee Street opposite the hospital.

In 1887 an avenue of pine trees were planted in Victoria Avenue to mark the celebration in Invercargill of the jubilee of Queen Victoria. The tree planting ceremony was carried out by the Mayor of Invercargill, Mr A Tapper, assisted by Mr G Lumsden, the oldest surviving Mayor of Invercargill, followed by a host of other former Mayors and dignitaries.

It was also on this occasion that Victoria Avenue was so named by the Mayor.

After World War I, all except one tree on the corner of Victoria Avenue and Dee Street were cut down so that the area could be laid out for a new war memorial. In 1989 the 100 year old pine tree was deemed too unsafe and cut down.

In 1923 the area was laid out in formal plantings ready for completion of the soldiers' memorial. The war memorial in Gala Street Reserve was unveiled on 11 November 1925 in the memory of Southlanders who died in World War I. It was unveiled by the Governor General at the time, Sir Charles Ferguson.

At the eastern end of the Cenotaph Reserve were statues of Lord Kitchener, Lord Jellicoe and Sir Joseph Ward which had been transferred there some time earlier from the Post Office Square.

In 1970, the statue of Sir Joseph Ward was transferred to the Bluff Borough Council, because Sir Joseph Ward was once a citizen and Mayor to Bluff. At the same time the other two statues were shifted further west into the area east of the present Cenotaph site.

Landscape improvements have since occurred over the years.

Between Kelvin Street and Queens Drive

In 1920, Victoria Avenue was formed between Kelvin Street and Elles Road as a cinder track which was flanked by plantings of native cabbage trees. At this time, much of Gala Street Reserve was leased out for grazing and in 1922 a portion of

the reserve opposite Doon Street was withdrawn from grazing on the request of residents in Gala Street who wanted to subscribe to the upgrading of the area.

A year later it was reported that very little development had taken place in this area and it wasn't until 1934 that several of the old pine trees were cleared from the area on the corner of Queens Drive and Gala Street, and the area ploughed and sown in grass.

In 1941, the statue which formerly stood atop the Invercargill Athene building, later known as the Public Library, was shifted for safety reasons, to an area on Gala Street Reserve in front of the new Southland Centennial Museum.

Although generally known as the statue of Minerva, the Roman Goddess of Wisdom and Knowledge, it is most certainly a statue of the Greek Goddess Athene. The statue is clad in the Greek dress, the chiton. The helmet is the Greek helmet with the horse plume.

It typifies war, probably defensive war, as does the pointed lance in the left hand for the breast plate. In her right hand Athene holds a laurel wreath (for victors) for both peace and war.



In 1953 specimen trees were planted along the Gala Street frontage between the two roads leading to the Feldwick Gates. Due to the exposed nature of this site and vandalism, none of these trees survived.

In 1965, Mr A W Ericson of Tokanui donated to the Invercargill City Council a fine collection of petrified wood collected over a number of years on his, and adjoining farms. The collection includes tree stumps of various sizes and sections of trunks which were set out in a display opposite the Museum.

The wood grew in Jurassic time during the mid part of the Mesozoic era, about 160 million years ago. The stumps were preserved under layers of volcanic ash and shallow water marine sediments from an ancient land to the southwest.

In the course of deep burial over many millions of years, silica and other rock forming materials replaced the wood without destroying its original structure. At Curio Bay and elsewhere, erosion has exhumed the stumps down to the ancient forest floor and so exposed the fossil forest as it existed in Mesozoic time.

In 1974 the Invercargill Licensing Trust donated to the City a coloured fountain which was placed opposite the Feldwick Gates. The architect was Mr L F Simpson.

The fountain only operated for a very short time when continual abuse from vandals resulted in it being out of commission more times than it was operational, and did not operate for years after.

As a community project, Invercargill North Rotary Club prepared a proposal to redevelop the fountain with additional facilities to overcome the previous

vandalism problems and to reduce the ongoing operational and maintenance costs. Southland Community Trust donated a grant towards the redevelopment through the Civic Amenities Fund and it also served as a millennium project to demonstrate to people the beginning of the next 1000 years.

The new construction was renamed “The Invercargill Heritage Fountain” and is owned by the Invercargill City Council.

Redevelopment of the fountain commenced in 1998 and was completed in December 1999. Six medallions depicting examples of Southland have been erected around the fountain, completing the project.



The medallions, made by Gore artist Errol Allison, were cast from concrete and covered with a special substance to make a bronze effect.

Invercargill architect Allan Mollison, who was responsible for the architectural design of the fountain upgrade, said the tuatara, tui, bellbird, penguin, fantail and kiwi were a good representation of the animals found in Southland and were important to the early Maori in pre-European times.

The Greek urns and Roman columns around the fountain were symbols of early European culture, from whom many New Zealanders were also descended.

The rocks in the fountain were symbolic of the rocky Southland coast, while the water represented the power that flows from Southland’s power stations.

A sound system was put in place to play the calls of various birds for visitors who would generally not be able to see birds in the wild. Music is now no longer played, due to complaints in the past from neighbouring residents.



The medallions were rebuilt in 2010 because they had started deteriorating over the years.

In 1999 a proposal was made for the development of the Kumagaya Symbol.

A Council meeting in 1984 resolved that the driveway from Gala Street to the Museum was to be restricted to one way traffic due to traffic problems. It was eventually closed to vehicle traffic.

In 1988 the Ministry of Works and Development proposed that the ideal site for the new Invercargill Public Library would be the Cenotaph Reserve in Gala Street. This proposal did not proceed and the library was eventually sited in Dee Street.



Unveiling of the Tuatara statue in front of the Southland Museum and Art Gallery was on Sunday 30 April 2000. It was commissioned by the combined Rotary Clubs of Invercargill as a millennium project. Margaret Windhausen was the artist who was chosen to create the sculpture and Mayor Tim Shadbolt unveiled the statue.

In 2011 a sculpture depicting Burt Munro and the Fastest Indian Motorcycle was erected on the area of grass south of the Queens Park Croquet Club car park.

5.2.4 Amenity Value

Gala Street Reserve forms an important function in detaching the residential and commercial developments from the main entrance to Queens Park.



The principal shelter belts and plantings provide important shelter for Queens Park as well as providing vistas of the Feldwick Gates and the Southland Museum.

5.2.5 General Use

Gala Street Reserve is used mainly for recreation with limited used by active sports groups in the area opposite the cricket grounds.

On a day-to-day basis, the quiet, sheltered green spaces, particularly around the Cenotaph area, attract a wide range of people including office workers, shoppers and local residents. Use of the Cenotaph area has been increasing with commemorations of various military events and increased public attendance at ANZAC Day commemorations.

Areas of the reserve are used as car parking for activities carried out in Queens Park.

Apart from the use for informal sports, walking, jogging and running, there is no main centre of active recreation of the reserve except for its use for side shows, circuses, fairs and other events such as gala days and Southland Santa Parades in the area east of the Jed Street intersection. Promotional and fundraising events are also held on the reserve.

Major events such as the Surf to City and Tour of Southland have incorporated the reserve into their schedules as a start/finish venue.

Cenotaph

The cenotaph is approximately 15.5 metres tall and 5 metres square at the base. The structure is an unreinforced hollow structure with bluff Granite blocks set on the outside.

A dawn memorial service is held at the Cenotaph annually on ANZAC Day.



5.2.6 Future Development

A Reserve Management Plan is developed to reflect current reserve use and reserve values. A Management Plan should also highlight anticipated future development or change to the reserve and the likely impact a development will have on reserve users, reserve values and reserve neighbours. Any development not anticipated in, or meeting the policies of the current Reserve Management Plan, will require an amendment to the Management Plan.

Any future development at the reserve shall only be to the extent which is in accordance with the overall management objectives and policies and subject to meeting the requirements defined in 4.27.1 - Requests for Development on Reserves.

Before any development is implemented, it must be established that there is a need for such development and that what is proposed will be of benefit to the reserve and to those using it.

5.2.6.1 Walkways and Cycleways

The circulation into and across a reserve should be improved and upgraded, as the need arises and as resources permit, to cater for pedestrians and cyclists passing through the area.

5.3 ELLES ROAD/QUEENS DRIVE





















5.3.1 Location

Elles Road/Queens Drive is situated in Invercargill, its length bound by Gala Street to the north and Dalrymple Street to the South. It is divided by Balmoral Drive, Crinan, Etrick, Tweed, Forth, Tay, Don and Yarrow Streets. Elles Road and Queens Drive bind the east side and Doon and Ness Streets bind the west of the reserve.

5.3.2 Access

Pedestrian access can be gained from all points.

Vehicle access into the reserve is provided to club users who have car parking off Doon Street and at the Water Tower.

5.3.3 History

In 1989 Flood Protection works were undertaken and a plan of the scheme is attached (Appendix 6.0).

There is one possible 19th Century midden site located in the Forth Street Block. The site was recorded to have been damaged by stop bank modifications.

Water Tower Block

The Water Tower Block was one of the first areas of the Town Belt to be embroiled in controversy regarding siting of buildings.

In August 1887, the honorary Doctor Menzies, Member of the Legislative Council, came to Invercargill and thought it was perfectly reasonable to erect water works in the highest part of town.

On 15 December 1887, the Mayor announced that Council had obtained proper title to the reserve but he added that the question arose as to whether or not a proper lease should be given to the present occupiers.

Five months earlier, a contractor had already begun work on boring a well. In fact, the drill was stuck in a tree stump at a depth of 102ft.

The Mayor turned this to an advantage by saying that the striking of a tree stump almost certainly indicated the presence of water. The Council's engineer reported that fine sand and pieces of lignite had been dredged from the bore by the contractor.

On 18 August, the well proved too much for the contractor and the Council took over. In December, the first water reticulating pipes were laid in Doon Street between Yarrow and Leet Streets for the town water supply.

Work proceeded slowly but steadily from then on. It was decided on 13 July 1888, by the Gas and Water Committee that tenders for the tower and water tank should be called for locally. Cr Kingsland said he would prefer the tank to be made in the colony even if it did cost more.

Invercargill very nearly did not get its water tower in spite of the much vaunted plans shown to Dr Menzies. Some of the Councillors objected, saying it would be cheaper to pump water direct from the well. Their objections were overruled.

On 26 July, the engineer, Mr Sharp, was ready to install pumps and engines and had prepared a sketch plan for the tower. This was submitted to Council and was generally applauded.

The Hodgkinson Brothers firm supplied most of the 200,000 common bricks, 80,000 red pressed bricks, 10,000-15,000 pressed yellow bricks and 4,000 pressed black bricks.

On 20 September 1883, W Guthrie successfully tendered for the supply and erection for a sum of £1273. Messrs M and H Mair had been given the building contract. Messrs M and H Mair presented the silver trowels to those laying the foundation stones, as was the custom then.

December 18 1888 saw the laying of the foundation stones, one by the retiring Mayor, Mr Tapper and the other by the Mayor-elect, Mr T Fleming.

The first stone, bearing on its face the names of the Mayor, the principal Corporation officials, and the contractors for the Tower and tank, was then placed in position. This was laid by Mr Tapper.

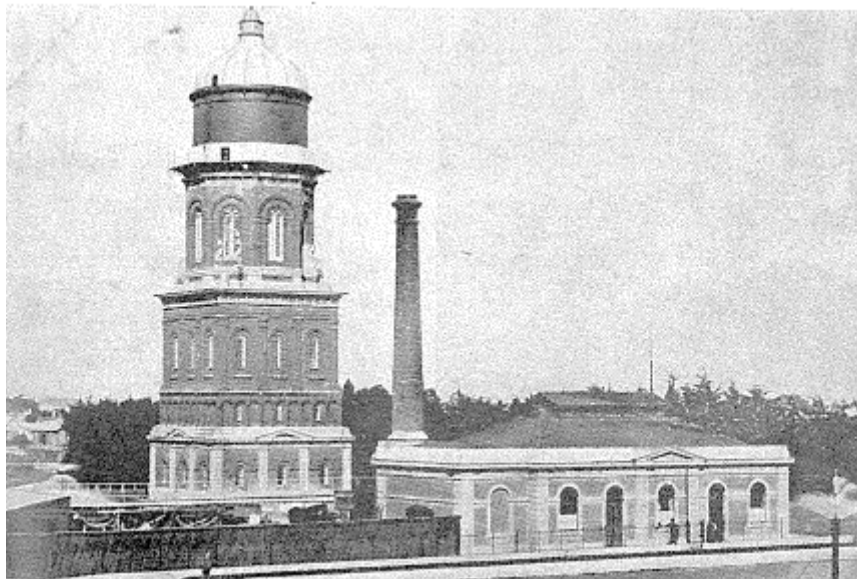
Mr Fleming then laid the other stone, upon which was carved the names of the members of the Borough Council during the past year.

A space was left through which copies of local papers and a parchment, with the names of the officials taking part in the ceremony on it, were placed.

Following what almost amounts to a fixation by successive Invercargill Council, the Water Tower, once up, was from then on relatively untouched.

The building once had a cupola covering the steel tank on the top. As early as 1901, there were warnings about the condition of the cupola but they were ignored.

Twenty nine years later, the City Engineer reported that the roof was in bad state of repair and would entail



The Invercargill waterworks when the tower still wore its cap and the water was pumped to the tank on the tower, or to increase pressure, by a steam engine. That explains the chimney. Photo sourced from Centenary of Invercargill Municipality 1871-1971.

heavy expenditure to put it in good order. Four years later, the cupola was removed, leaving a naked, ugly steel tank to crown the most well known landmark of Invercargill.

The cupola was replaced in 1988, with the assistance of the New Zealand Aluminium Smelters and viewing was permitted by arrangement.

In 1923 a group of large macrocarpa trees on the Water Tower Block were removed with many of them being too big to be handled by local sawmills. Those which were sawn produced 750 super feet of timber for use in the City parks.

Later that year, parks staff constructed a fence around part of the Water Tower Block.

In 1934 plans show that in the grounds beside the water tower there were two field guns which had been shifted from the Otepuni Gardens. A large monkey puzzle tree was also growing in the middle of the reserve and an area on the Doon Street side of the reserve was being used as a motorcycle track.

In 1922, the YMCA had use of part of the Water Tower Block for tennis courts and were given permission to close off the gates leading to the courts to prevent children from cutting across the area.

The area was later taken over by the Moana Tennis Club up until 1988 when the club ceased to exist.

The Te Rangi Bowling Club was established in 1906 on the corner of Queens Drive and Yarrow Street. The clubrooms were built in 1969 and in 1991 the indoor stadium was built.

In 1989 the Water Tower was refurbished.

In 1991 the City Council granted permission for the Te Rangi Bowling Club to erect an indoor bowling facility behind the existing building and to take over the old tennis courts for car parking.

In 1969, Council granted permission for a new 33,000 volt substation to be built on Doon Street frontage at the west end of Leet Street.

Public admission on Sunday afternoons or by prior arrangement stopped in 2012 while Council considers the risks the historic building would pose to public safety in event of an earthquake.

Otakaro Park Block

When the Council took control of the reserve in 1871, they found that a portion of the reserve land was being let to the A & P Association for a term of 21 years. The Council objected to the 21 year lease for the reason being it was too long a period to alienate a public reserve.

The lease was cancelled. After much negotiation between parties, the A & P Association continued to use the ground and pay an annual rental of £1.

Things went along on this basis for a few years until February 1877, when Council decided to resume full possession of the ground.

Council offered an assurance that it would give every facility to the Association to hold its entire horse show and annual summer show on the ground; and the Caledonian Society, which had used the ground for its annual games, was given a similar assurance.

The Council let the grazing rights of the ground, subject to the rights of the two Societies being preserved and then proceeded to pull down the stand, produce shed, and pen, which the A & P Association had erected and which were essential for the holding of its shows.



It appears that the Council took the view that the Association had no right to erect pens and buildings on a ground set aside for public recreation. The Council had taken years to discover this, and, besides, it had

granted the use of the ground for shows which could not be conducted without some necessary buildings and pens.

The Council faced a dilemma. It thought the Association should get off the reserve, but it did not want to drive it out of town because its shows were good for business.

The Mayor of Invercargill at the time was J R Cuthbertson, who was also a member of the Association. He told the directors that the Council was animated by a conciliatory spirit and would pay the Association to quit the reserve. The Mayor suggested that the showground might be established on the market reserve, which lay between the Puni Creek and the Customhouse in Tweed Street near the Jetty.

In 1930, the Council received a gift of £500 from Sir Robert Anderson to provide children's play equipment in the Otakaro Park Block. At the same time, the area was levelled, new fences installed and several chain of ornamental borders facing Yarrow Street and part of Elles Road were constructed.

The playground was officially opened by His Worship the Mayor, J D Campbell Esq. on 20 August 1931 in the presence of school children and many parents.

Due to the shift in population it became less popular than it once was and the equipment became very dilapidated. In 1955 lighting was installed to reduce vandalism. In 1971 approval was given to install modern playground equipment at the south end of the Otakaro Park Block.



The Tui's Hockey Pavilion

which stood on the corner of Doon and Don Streets on Otakaro Park Block was used by hockey until the opening of the new complex for hockey at Turnbull Thomson Park in the mid 1960s. It was then used for a few years by school boy hockey on Saturday mornings.

In 1975, the Rose Society was given use of the building and had used it for storage of show equipment.

The building was removed in the 1990s as it was of no practical use to the reserve.

In 1982, the Otakaro Park Block was used for gathering local temperature readings to compare them with the readings taken at the Met Office at the airport. This was discontinued in 1984, when it was found that the difference in readings was so slight there was no point in continuing them.

In 1989, the Southland Aquatic Centre Committee proposed that the Otakaro Park Block be used for a new Aquatic Centre. This site did not receive much favour and no further action was taken.

After a storm in 1998 severely damaged macrocarpa trees on the corner of Doon and Don Streets, it was resolved by Council to have those trees removed and for the area to be replanted in macrocarpa trees.

In 2003, the Otakaro Park Block was used for viewing the planet Mars. Garry Telford (Southland Astronomical Society) and his assistant Mr Karl Grounds of Lincoln held a public viewing of the planet to experience its closest position to earth in 59,620 years, passing just 55,758,006 kilometres away.

Doon Street Block

The Doon Street Block was used in early days by cricket, rugby and hockey clubs. In recent years, the area has been used mainly for hockey, volunteer fire practice and marching team practices.

In 1993, the Invercargill City Council resolved that provision should be made in the draft management plan of the Town Belt for the proposed new aquatic centre on the area which has Tay, Don, Doon Streets and Queens Drive as its boundaries.



Russell Square Block

In 1922, Russell Square was developed by stumping the area, ploughing and re-sowing it out, followed by re-fencing and planting hedges around the perimeter. The total cost of this operation was £213.

The area was then leased out for grazing and no further development carried out until 1933. At this stage, a double line of poplar trees were planted along the eastern side of the reserve and macrocarpa hedges planted to replace holly hedges, which had previously been planted on the northern side.

New drains were installed and shrub and flower beds were provided. The area was opened up for public use.

The next major development was in 1980 when a group of local citizens formed the Russell Square Development Group. This community group was set up to improve facilities at Russell Square and was instrumental in upgrading and providing new play equipment along with the assistance of service clubs.

A \$1,000 grant was received from Telethon 'Year of the Child' and \$1,000 from the Sports and Recreation Fund. The Lions Club provided a fort as part of the redevelopment of Russell Square. Additional play equipment catering to various age groups was provided; removal and planting of vegetation, and the provision of seats and picnic tables were all put on Russell Square.

Lights were installed in 1994.

In 1996 the Invercargill North Rotaract Club surveyed to find out what the public thought of the playground at Russell Square.

In 2006 a meeting was held for anyone interested in further development of the Russell Square Playground.

A concept plan soon followed, suggesting developments to the park over the following years. Installation finished in 2007.

Other Blocks

The area formerly known as the Chequer Board on the corner of Tay, Ness, Forth Streets and Elles Road once had a full outdoor chequer board for use by the general public with the pieces being kept in a group of lawsoniana trees on the corner of the reserve.

The concrete chequer board was relocated to the grounds outside the Senior Citizens Rooms in the Otepunu Gardens during the mid 1960s.

The area formerly known as the Nursery Reserve, sited opposite Rugby Park was the site of the second Parks and Reserves nursery, and was established between 1919 and 1920. It produced most of the trees grown for planting in City reserves for the next 20-odd years.

The trees presently growing on this site are those left when the nursery was later shifted to Queens Park.

The area formerly known as United Reserve, which has Ettrick and Crinan Streets as its boundaries, was levelled and sown down in grass to be used as a

sports ground in 1920. The cost of carrying out this work was £132, which included removal of stumps and drainage of the area.

In 1963 the United Football Association was having difficulties with wet ground conditions and an offer was made to allow them to relocate their grounds to the newly formed Turnbull Thomson grounds off David Street. The Club decided to retain their present site and in 1979 were granted permission to extend their clubrooms.

The area formerly known as the South Reserve opposite the south school was levelled and prepared for sports grounds in 1920. This work involved the removal of topsoil, levelling the sub-grade of approximately 1,000 yards of material, replacing the topsoil and re-sowing out the area. The total cost of this was £115.

In 1998, the Southland District Rugby League Club purchased the pavilion and clubrooms from United Football Club. United Football Club had amalgamated with Marist Soccer Club and did not require the use of those buildings.

5.3.4 Amenity Value

The location of the reserve makes it an important and significant landscape feature within the City. The reserve provides open views for people travelling along the dividing or binding roads, or crossing over the reserve.

The principal shelter belts provide orientation points which often enable people to mentally orientate themselves in relation to the City.



5.3.5 Current Occupiers

Occupiers, owners and regular users at Elles Road/Queens Drive are as follows:

- Invercargill City Council Water Division.
- Te Rangi Bowling Club.
- Invercargill Middle School.
- Southland District Rugby League.

5.3.6 General Use

The reserve is used extensively for active organised recreation and passive recreation pursuits including rugby, rugby league, bowls, walking, and jogging. It is also used by visitors as a thoroughfare to access the surrounding and dividing roads around the reserve.



It has been used for school cross country and athletics.

Previous events held there include Christmas in the Park.

Otakaro Park

Otakaro Park is located within Yarrow, Doon and Don Streets, and Queens Drive.

Play equipment includes climbers and frames, double swing and early childhood swing.

Russell Square

Russell Square is located within Balmoral Drive, Elles Road, Dalrymple Road and Ness Street.



It is one of the principal playground areas in South Invercargill.

Play Equipment includes climbing poles and platforms, boat, log bridge, play module, seesaw, slide, tyre equipment, roundabout, wooden beams and posts,

climbing frames, carriage swing, basketball hoop, flying fox, double swing, infant swing and spacenet climber.

In 2008 a donation of \$20,000 was provided towards the spacenet climber cost and installation. This donation helped to provide the play item to Russell Square sooner than originally planned.

Water Tower

The Water Tower is located within Gala, Doon and Yarrow Streets, and Queens Drive.

The area of land occupied by buildings for waterworks and electricity substation is now formally recognised as a Local Purpose Reserve (Waterworks Purposes and Electricity Substation).



New buildings or structures within the Local Purpose Reserve for waterworks purposes may be built, provided that they must be necessary for the water supply and reticulation system to meet the City's changing needs. Their design is to be complementary to the water tower and Town Belt.

Modifications are to be in a style appropriate to this prominent site and complementary to the water tower.

The electricity substation will be permitted to remain in its present location. Any new or replacement structures will be subject to public consultation on any such proposal.

The Water Tower supports a water tank at the top which holds 297,000 litres (66,000 gallons) of water, enough to provide half an hour's supply during high demand.

Although the Water Tower no longer stores enough water for Invercargill's needs, it is still needed to make sure that there is enough pressure in the water mains within the City if the power supply to the water pumps is interrupted unexpectedly.

The Water Tower is a feature of Invercargill's history and its architectural landscape. It was registered in 1984 as Category 1 under the Historic Places Act 1980. Category 1 status means the Water Tower is recognised as a special or outstanding historical or cultural heritage significance or value.

Te Rangi Bowling Club

The Te Rangi Bowling Club is located in the Water Tower Block.

The Te Rangi Bowling Club Inc was established in 1906. The green was formally opened on the afternoon of Christmas Day 1906. The pavilion, designed by Mr W Sharp, was formally opened on 14 October 1908.

In 1990 the club decided to build an indoor complex and in 1991 the Invercargill City Council granted permission to erect the stadium on its present site. The complex was formally opened in April 1993.

Southland District Rugby League

The Southland District Rugby League Club is located in Bowmont Street Block. Formerly used as soccer clubrooms, their clubrooms were originally built in 1958.

Skate Park

The Skate Park, along with basketball hoop, is located along Elles Road opposite the Splash Palace swimming complex.

There are plans to upgrade the site in the future.



5.3.7 Future Development

A Reserve Management Plan is developed to reflect current reserve use and reserve values. A Management Plan should also highlight anticipated future development or change to the reserve and the likely impact a development will have on reserve users, reserve values and reserve neighbours. Any

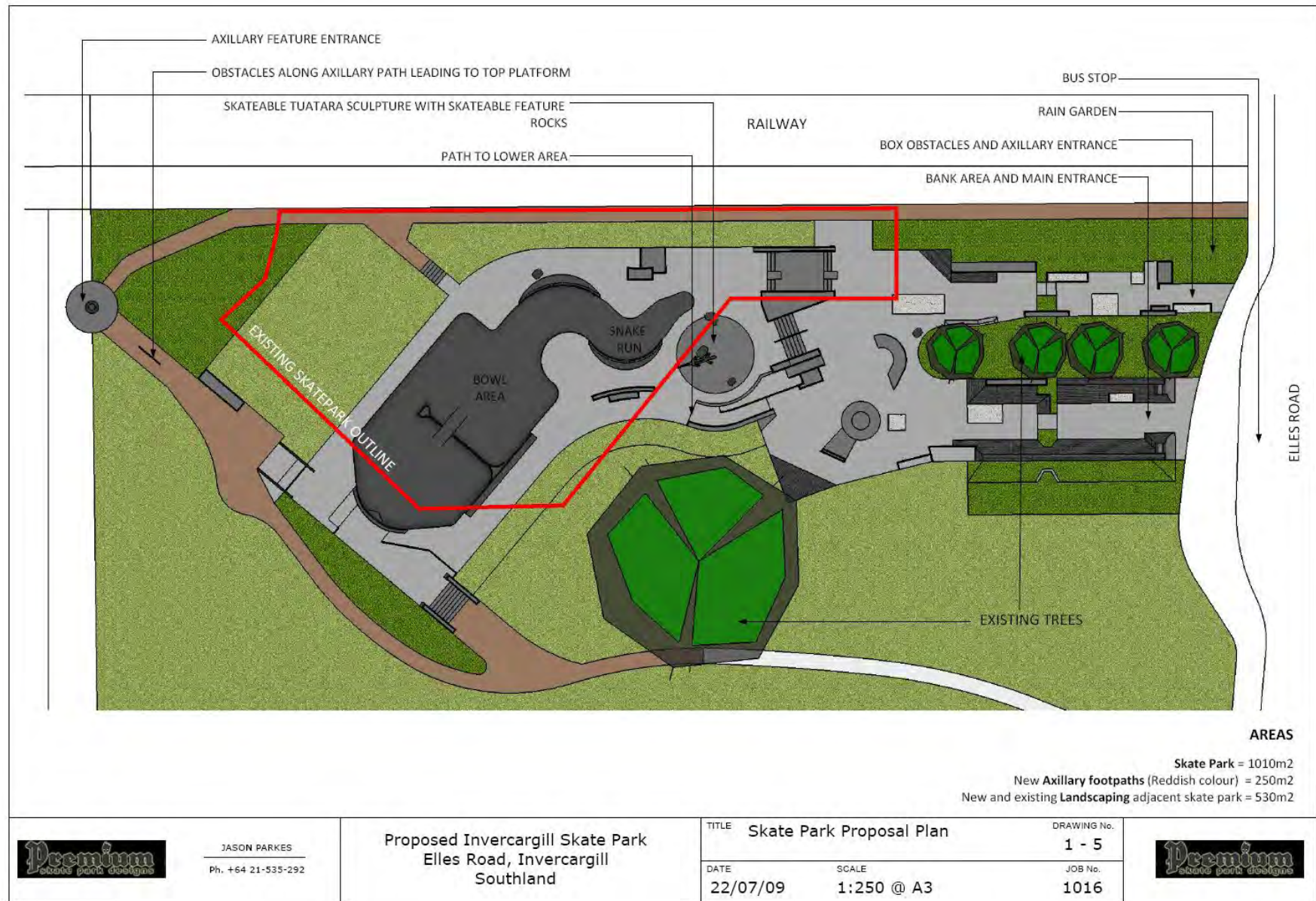
development not anticipated in, or meeting the policies of the current Reserve Management Plan, will require an amendment to the Management Plan. Any future development at the reserve shall only be to the extent which is in accordance with the overall management objectives and policies and subject to meeting the requirements defined in 4.27.1 - Requests for Development on Reserves.

Before any development is implemented, it must be established that there is a need for such development and that what is proposed will be of benefit to the reserve and to those using it.

5.3.7.1 *Skate Park*

This concept is included in the Invercargill City Council Long Term Council Community Plan which notes: "The Elles Road Skateboard Park needs refurbishment. Users of the facility will seek funding for this project."

See concept plan on the next page.



5.3.7.2 Dog Park

Provision has been made for the siting of a dog park in the Management Plan, subject to approval by Council on the design, ownership and taking into account the concerns raised by the submitters in terms of access and enjoyment of the Town Belt.

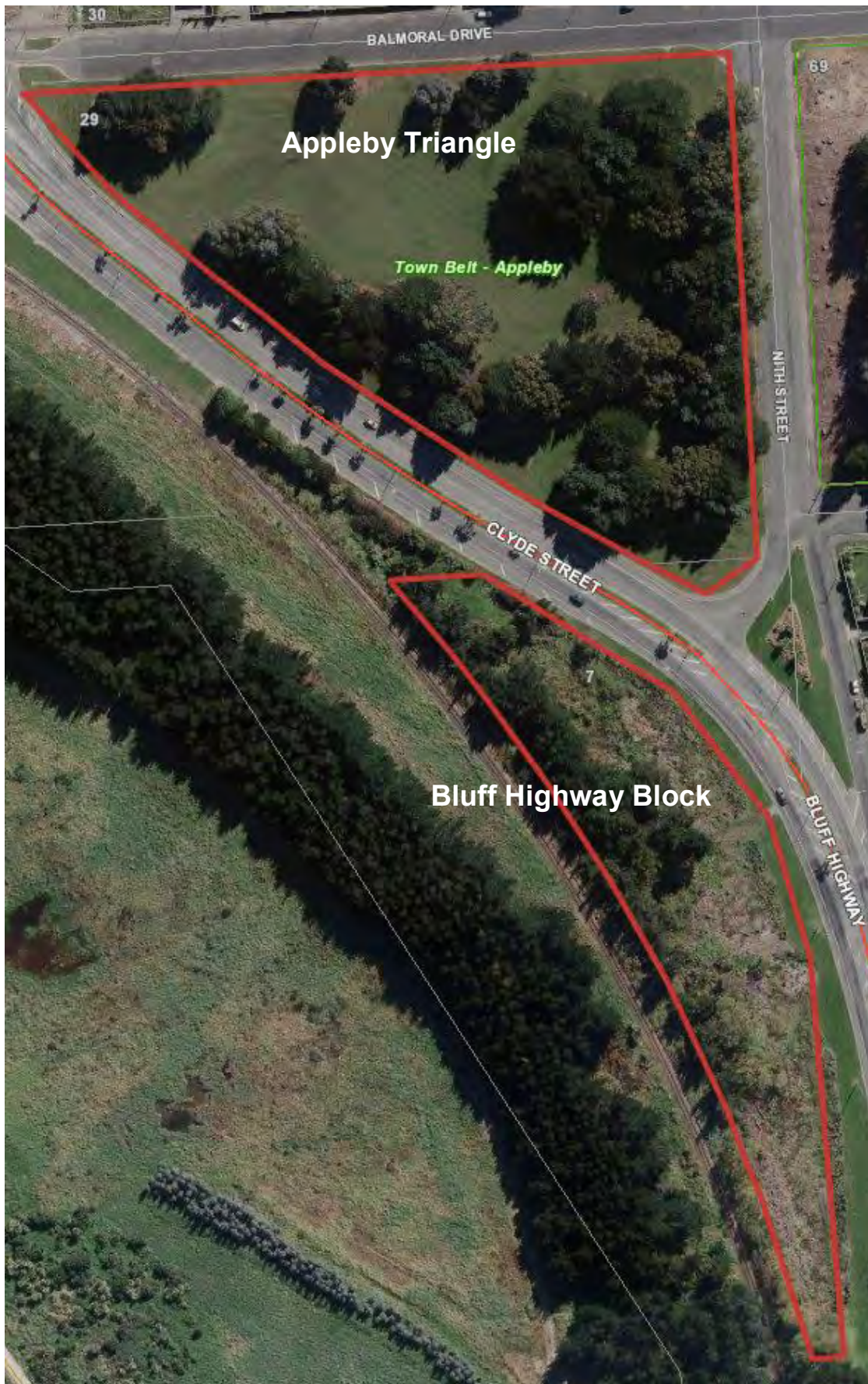
The following plan shows the location where the dog park will be sited and the final plan will be implemented once approved by Council.



5.3.7.3 *Walkways and Cycleways*

The circulation into and across a reserve should be improved and upgraded, as the need arises and as resources permit, to cater for pedestrians and cyclists passing through the area as shown proposed on plans at the beginning of this section.

5.4 APPLEBY PARK









5.4.1 **Location**

Appleby Park is situated in Invercargill between Bluff Road and Elles Road. Dalrymple Street binds the south and Biggar Street binds the north of the reserve. The reserve is divided by Ness, Ythan, Conon and Nith Streets.

5.4.2 **Access**

Pedestrian access can be gained from all points.

Vehicle access is provided to club users that have car parks on the reserve.

5.4.3 **History**

Formerly named Biggar Street Reserve, Appleby Park was originally used as a tip site. The lower areas were filled and levelled out, topsoil placed over them and eventually sown out in grass.

It was recommended in the 1919 Public Works Committee report of the Borough of Invercargill that \$400 be spent on levelling and grassing one of the Biggar Street Reserves.

In 1929, the Reserves Curator, J A MacPherson reported that the old 'tip' at the corner of Ness and Biggar Streets had the trees thinned out, the uneven ground levelled and various trees and shrubs planted.

The Reserves reports of 1933 reported that along the eastern boundary of Appleby Cricket Grounds, a *Cupressus macrocarpa* hedge had been planted with a view to the possible development of the undulating area with ornamental trees and shrubs in future years.

It was also reported that the triangular plot at Bluff Road corner had been planted with a few selected native plants which could withstand the conditions of the area.

Three football areas in Biggar Street were drain ploughed to a total distance of six miles, seven chain and later the area was rolled and levelled.

Laying of synthetic cricket wickets on the Appleby Cricket grounds was done in 1984. 2,634m² of land on the corner of Conon Street and Dalrymple Street was gazetted as Local Purpose Reserve (site for sports buildings).

5.4.4 **Amenity Value**

Appleby Park forms an important and significant landscape feature linking the estuary to the west with the Elles Road Town Belt to the east.

Although a large percentage of the Appleby Park is dedicated to open active sports areas, decline in this



type of organised recreation would allow for further plantings in this area in future years.

5.4.5 Current Occupiers

Occupiers, owners and regular users at Appleby Park are as follows:

- Appleby Cricket Club.
- Thistle Association Football Club.
- Invercargill Rugby Football Club (plus squash courts).
- Southend Boxing and Fitness.

5.4.6 General Use

Appleby Park is used mainly for active organised recreation pursuits.

Some passive recreation does occur with people walking through the area but the majority of activities are active recreational type activities, informal sports and organised sports activities.

The area is used extensively for rugby, soccer and cricket.

The following clubs and organisations are sited on the Town Belt:

Appleby Cricket Club

1964 the west end of Block III had sunk and had to be levelled.

In 1976, permission was granted to upgrade the existing pavilion.

In 1990 the Club applied for a loan from Council to extend their clubrooms for a gear shed.

A new practice wicket was laid in the 1990s.

Thistle Association Football Club

The Club requested and was given permission for a new pavilion in 1969.

Extension to the clubrooms was accepted in 1981.

In 2000 the Parks Division took over ownership of the building from Thistle Association Football Club and has been leasing it to users over the years.

The Club now rent the grounds required for practices and tournaments.



Invercargill Rugby Football Club (plus squash courts)

Extensions to the existing clubrooms and establishment of the car park were done in 1963.

In 1967 a gymnasium was built alongside the clubrooms and in 1973 permission was granted to build squash courts.

In 1977 permission was granted to erect lights for night training.

In 1982 the Club was issued a new lease over the total area occupied by its clubrooms and squash courts. The existing lease at the time was cancelled.

The Indoor Bowling Club formerly used the social area of the rugby pavilion for bowling. Due to internal alterations that area became no longer suitable and so the Bowling Club agreed to be transferred to the gymnasium. In 1985, Council loaned money to the Bowling Club to assist with the heating installation.

In 1985 Lot 1 DP 11350 was gazetted as being classified as a Local Purpose (site for sports building) Reserve.

In 1990 permission was granted to attach lights to the building so that the field in front of the clubrooms may be used for training purposes.

Landscaping and beautification of the area has been ongoing.

Softball had used these grounds over the years till 1998.

Southend Boxing and Fitness

The former Thistle Pavilion was leased from Council by Southend Boxing and Fitness for use as a gymnasium for boxing training in 2000. They recently purchased the building in 2012.

5.4.7 Future Development

A Reserve Management Plan is developed to reflect current reserve use and reserve values. A Management Plan should also highlight anticipated future development or change to the reserve and the likely impact a development will have on reserve users, reserve values and reserve neighbours. Any development not anticipated in, or meeting the policies of the current Reserve Management Plan, will require an amendment to the Management Plan.

Any future development at the reserve shall only be to the extent which is in accordance with the overall management objectives and policies and subject to meeting the requirements defined in 4.27.1 - Requests for Development on Reserves.

Before any development is implemented, it must be established that there is a need for such development and that what is proposed will be of benefit to the reserve and to those using it.

5.4.7.1 *Walkways and Cycleways*

The circulation into and across a reserve should be improved and upgraded, as the need arises and as resources permit, to cater for pedestrians and cyclists passing through the area.

6.0 APPENDIX - FLOOD SCHEME STRUCTURES

