

ETTRICK STREET RESERVE

MANAGEMENT PLAN



INVERCARGILL CITY COUNCIL
COMMUNITY SERVICES DIRECTORATE

PARKS DIVISION

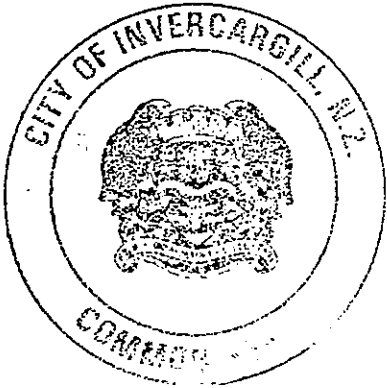
RESERVES ACT 1977

Section 41

The Management Plan for Ettrick Street Reserve was approved by the Invercargill City Council by resolution passed at its meeting held on the 28th day of March 1995 after all submissions, objections and suggestions relating to the Management Plan had been disposed of and suggestions allowed.

The Management Plan shall come into operation on the 1st day of April 1995, and shall remain operative for a period of ten years.

Dated at Invercargill this 5th day of - 4 - 1995



Mayor of the City of Invercargill

Chief Executive Officer

Management Plan

ETTRICK STREET RESERVE

1 January 1995 - 1 December 2005

PREFACE

This Management Plan has been prepared in accordance with Section 41 of the Reserves Act 1977. In general, it follows the same format as the other Invercargill City Council Parks Division Management Plans.

This plan will be kept under regular review to ensure that it remains relevant to any changing circumstances and needs.

This Management Plan covers the area as indicated in Section "1.3 - Tenure and Area" of this document.

R J Pagan
PARKS MANAGER

ETTRICK STREET RESERVE MANAGEMENT PLAN

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Management Plan

ETTRICK STREET RESERVE

1 January 1995 - 1 December 2005

1.0 Introduction

1.1 LOCATION

Ettrick Street Reserve is situated in south west Invercargill in the area bounded by Bowmont, Ettrick, Ness and Ythan Streets.

1.2 ACCESS

Although the reserve has frontage on both Bowmont and Ettrick Streets, public access is only via Ettrick Street. The Bowmont Street frontage being occupied by a bowling green.

1.3 TENURE AND AREA

The Ettrick Street Reserve covers an area of 7081 square metres and is held in one title.

C.T.	Tenure	Description	Area
1A/375	Recreation Reserve	Sections 3-6 and 18-20 Block 48	7081m ²

1.4 SOILS AND GEOMORPHOLOGY

Soil maps indicate that the area occupied by the Ettrick Street Reserve 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 Reserve 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. 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.

1.5 CLIMATE

Invercargill has a cool temperate climate with a relatively high rainfall, strong and 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 111 days of ground frost per year, and about 46 days of air frost per year. Frosts which cause severe damage to plant growth are relatively few and occur over short periods, mainly in June and July.

1.6 HISTORY

This reserve was set aside on 22 July 1881 when it was obtained as estate in fee simple, and became known as the Ettrick Street Reserve. On 21 September 1938 it became a reserve for recreation purposes subject to the Public Reserves Domains and National Parks Act 1928. Part of the Reserve was changed to a reserve for municipal purposes on 22 July 1952, but this was cancelled on 19 July 1954.

Some old tennis courts, originally the Enwood Tennis Courts, were eventually converted into a playing area for children. In 1967 the Council decided to lease the old tennis club pavilion, existing on the reserve, to an Amateur Radio Organisation. In 1989 permission was given to erect a new Amateur Radio Building and demolish the old one. In 1983 the Invercargill Bowling Club constructed an indoor training facility on the reserve.

1.7 SCENIC RESOURCE MANAGEMENT

Visually this reserve adds little to the area. A reasonable portion is occupied by the Bowling Club and of the balance the building occupied by the New Zealand Association of Amateur Radio Transmitters tends to be rather dominant so that even the open space does not have the impact that it could. Some suitable tree and shrub planting would improve the area.

1.8 PRESENT USE

The reserve is mainly used for outdoor recreation, although there is one building on it which is not directly associated with the outdoor use of the area. The following clubs use the reserve for all or part of the year:

- New Zealand Association of Radio Transmitters Inc.
- Invercargill Bowling Club

In addition to the bowling green the area contains some pieces of play equipment.

1.9 ADJOINING LAND USE

The surrounding land is zoned Residential A. The areas which may have a significant influence on the Reserve are the nearby Town Belt reserves lying a short distance to the east, the Teviot Street Reserve to the west and the South Primary School to the south. By the south eastern corner of the reserve there is a vacant Municipal Endowment Reserve section which to all intents and purposes forms part of the Ettrick Street Reserve, and is proposed that it be incorporated as part of the Reserve.

1.10 PRESENT MANAGEMENT

Ettrick Street Reserve is controlled by the Invercargill City Council with the Parks Division of the Community Services Directorate being responsible for its development, maintenance and general administration. The present management closely follows the principals and objectives detailed in this management plan.

2.0 Management Objectives

2.1 GENERAL

To maintain and manage the Ettrick Street Reserve in accordance with the Reserves Act 1977, and in particular in accordance with the classifications of the Reserves as Recreation Reserve.

2.2 PRINCIPAL PURPOSE

To maintain and enhance the character and significance of the Reserve as recreational parkland characterised by 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.

2.3 USE

To provide for and encourage recreational use of the Ettrick Street Reserve by the public, to the extent that this is consistent with the values of the area.

To ensure that any activities which take place within the Ettrick Street Reserve are in keeping with the values of the area.

2.4 STRUCTURES

To provide for the erection and maintenance of structures on the Reserves consistent with its principal purpose and the provisions of the Reserves Act.

3.0 Policies

3.1 QUALITIES OF THE TOWN BELT

3.1.1 Plantings

Policy To provide and maintain plantings which enhance the parkland character of the Reserve.

Explanation The area is highly visible not only to those using the area but also to passers-by. The Reserve is a highly significant element in the townscape of Invercargill and the plantings should reflect this.

3.1.2 Interpretation

Policy To provide suitable and well designed interpretive facilities and information.

Explanation In order to enhance and stimulate public awareness of the Reserve and its management objectives, good "interpretation" is necessary. "Interpretation" can include informative signs, directional and locality signs.

3.2 USE OF THE ETRICK STREET RESERVE

3.2.1 Land Use

Policy The utilisation of the Etrick Street Reserve land shall conform with the provisions of the Reserves Act 1977, be compatible with its classification as a Recreation Reserve under that Act, and comply with the policies set out in this plan.

Explanation All of Etrick Street Reserve is classified as recreation reserve. Council is required by the Reserves Act to ensure that any usage of the Reserve is consistent with this classification.

3.2.2 Recreation (General)

Policy To provide for and encourage recreational use of the Reserve to an extent that will not compromise the natural values of the area, or the management objectives.

Explanation Parts of the Reserve have been developed and are maintained for active recreation, while others have been maintained and developed for more passive recreation.

Changes in recreational requirements associated with the ageing of the population are likely to place less emphasis on active sports, and more emphasis on organised events which can be enjoyed by people of all ages, and individual activities such as simply enjoying a walk in the park.

3.2.3 Public Recreation to have Precedence

Policy Recreational activities suitable for a wide spectrum of the public will have precedence over activities appealing only to small specialised groups or individuals.

Explanation Public enjoyment of these areas should not be inhibited by effects of individual or group activities.

3.2.4 Recreation

Policy All clubs occupying areas of the reserve shall be encouraged to maintain their area to a high standard.

Explanation The intensity of development and public use in the active recreation sector of the Reserve generates a responsibility of these clubs to maintain their grounds to the highest standards possible.

3.2.5 Access

(1) *Policy* Motor vehicles other than for Parks maintenance purposes shall be permitted only to drive through the Park to those areas which are already developed as public car parks and to other areas as detailed in this plan.

Explanation Parking areas with access are provided for in this plan.

1 access from Ettrick Street for Amateur Radio car park.
Access from Bowmont for Bowling car park.

(2) *Policy* Accessways for motor vehicles shall be retained and upgraded to a standard appropriate for parks access purposes, but no further roads for motor vehicles shall be permitted.

Explanation Areas of high intensity use are adequately served by the existing roads. Further accessways would be detrimental to its character as parkland open space.

(3) *Policy* Access for network operators (as defined in the Resource Management Act) will be permitted under the direction and supervision of the Parks Manager.

Explanation Services such as electricity, sewerage and water supply are located in city reserves for historical or operational reasons to service the City as a whole, or to service specific facilities within the Reserve.

(4) *Policy* Public access on foot shall be permitted and encouraged through as much of the Park as possible.

Explanation The public are entitled access to these areas of public open space.

3.2.6 Advertising

(1) Policy No form of permanent trade advertising shall be permitted within the Ettrick Street Reserve or on buildings within the Ettrick Street Reserve.

Explanation Advertising is usually intended to be dominant and conspicuous, and as such has a marked effect on the environment and landscape where it is displayed. There is no place in the landscape of the Ettrick Street Reserve for permanent trade advertising, nor should the recreational activities associated with the use of the Reserve require the use of permanent advertisements.

(2) Policy Temporary advertising, intended to alert or inform the public about forthcoming events or attractions on the Reserve may be permitted at the discretion of the Parks Manager.

Explanation One day tournaments, carnivals, gala days and similar events may be legitimate uses on the open space of the Reserve and suitable on-site signs may be an appropriate form of advertising.

(3) Policy Advertising signs may be attached to internal fencing of enclosed recreation areas, providing that any such sign shall not be visible from outside of the particular area. Before signs are put up they shall be approved by the Parks Manager.

Explanation With particular activities, such as carnivals, gala days and special events, advertising around fences is generally considered an integral part of the atmosphere.

(4) Policy Temporary trade and/or sponsorship advertising may be permitted in parks for specific events, as approved by the Parks Manager.

Explanation Sponsorship or trade advertising may be an integral part of a gala day, tournament or similar event. In such instances, temporary advertising may be permitted. Casual or temporary advertising for one day tournaments or similar events does not have any lasting effects on the aesthetic environment of the park. The maximum period for such casual advertising shall be seven days.

N.B. See also Policy 3.3.6 "Signs".

3.2.7 Tenure

(1) Policy All organisations with structures or facilities as listed in Section 53(g) of the Reserves Act (other than those owned by the Council) shall hold a lease as provided by Section 54 and the First Schedule of the Act.

Explanation While some clubs have lease agreements as allowed for in the Act, it is required that leases be granted to all organisations which have facilities or structures on the Reserve.

(2) Policy Those organisations with leases which are not in conformity with the Reserves Act 1977, shall have those leases reviewed at the first available opportunity.

Explanation Some organisations are currently operating with leases which are not in conformity with the Reserves Act.

These leases need amendment before they are in line with the Reserves Act.

3.2.8 Carparking

(1) Policy Carparks shall be maintained to a standard (the Reserves Carparking Standard) which is compatible with the nature of the reserve, and in a style that does not detract from the Reserves aesthetic qualities or recreational use. Sealed surfaces are to remain tidy and be clearly marked, in the interests of public safety and ease of circulation.

Explanation The only parking available is from Etrick Street to the Amateur Radio and Bowmont Street to the Bowling Club.

(2) Policy Where carparking areas are provided for clubs and organisations, all costs relating to the formation and maintenance to the Reserves Carparking Standard shall be borne by the club or organisation concerned.

Explanation It is reasonable to expect that clubs or organisations are responsible for the formation and maintenance of their own carparks because these parks are predominantly for club use.

(3) Policy Where any new use is to be established on the Reserve or any existing use is to be substantially altered or upgraded, the offstreet carparking requirement for that area will be determined by Council having regard to a report from a professional traffic engineer (all reasonable costs to be borne by the applicant).

This carparking requirement will be for the normal day to day use of the facility, with such provision for special events as may be determined by the Council.

Carparking for normal club activities is to be provided at the Club's expense and to the Reserves Carparking Standard.

Explanation It is considered appropriate that carparking associated with normal levels of activity on the Reserve be accommodated within the Reserve. However the primary purpose of the Reserve is public open space which should be available for recreation and amenity purposes and not be devoted to carparking which may be vacant for most of the time. Carparking in the street is acceptable where it does not unduly interfere with traffic flows or adversely affect neighbours.

3.2.9 Reticulated Essential Services

(1) Policy All reticulated essential services shall be laid underground.

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

(2) Policy New reticulated essential services may be laid in the Reserve only to service activities or facilities within that Reserve. Existing reticulated essential services servicing the wider community may be replaced or upgraded. No new reticulated or network services will be permitted in the Ettrick Street Reserve other than those associated with uses of facilities located within the Reserve.

Explanation The Reserve should not be seen as a convenient route for network or reticulated services.

3.2.10 Litter

(N.B. The Litter Act applies within the Ettrick Street Reserve).

(1) Policy To require that recreational organisations using the Reserve be responsible for keeping their areas litter and rubbish free, and for removing their litter and rubbish from the area.

Explanation All organisations which occupy areas of land which have a high public profile have a responsibility to ensure that these areas are tidily maintained.

(2) Policy All individuals who utilise the Reserve shall be required to remove their rubbish from the Park or deposit it in the receptacles provided.

Explanation Litter, in its various forms, is not only unsightly, but also can be potentially dangerous to members of the public who utilise the area. Ideally, all rubbish should be removed.

3.3 STRUCTURES

3.3.1 External Appearance

Policy All structures shall be maintained, and, where necessary, upgraded to a standard that supports and enhances the appearance of the reserve. Exterior colour schemes shall be as approved by the Manager of the parks Division.

Any building located in the Reserve must be designed in such a way that its appearance complements and is in harmony with the Reserve.

Explanation It has, for some time now, been Council policy to consider carefully the appearance of any building which is to occupy a reserve. In order to protect the visual quality of the Reserve, buildings and other structures should be of a colour scheme that is compatible with and complementary to the surrounds, and with any other buildings.

3.3.2 Standard of Maintenance

Policy All structures shall be maintained to a high standard.

Explanation The high public profile of the Reserve generates a need to maintain all buildings to the highest possible standard. Some existing buildings are of a design inappropriate to their parkland location and there is a need to screen these with appropriate plantings.

3.3.3 New Buildings

Policy The building of additional clubrooms or buildings in the park shall not be permitted but existing ones may be replaced if needed to service the Ettrick St Reserve.

Explanation Further buildings would not only detract from the landscape but would also create undue pressure for the provision of extra carparks.

3.3.4 Non-Conforming Buildings

Policy No applications for extensions will be approved on those buildings classified as non-conforming buildings.

Explanation Under the Reserves Act 1977, the only buildings which should be sited on Recreation Reserves in general are those which are directly related to the outdoor use of the area. Other buildings are non-conforming, and extensions increase the degree of non-conformity. The Amateur Radio Building is a non-conforming building as it is not directly related to the outdoor use of the area.

3.3.5 Play Equipment

(1) Policy The children's play areas and equipment shall be maintained to confirm with the New Zealand safety standards, replaced or added to as may be necessary, and as resources permit.

Explanation The playground presently has seven pieces of equipment.

(2) Policy Play equipment shall be maintained to a high standard of safety.

Explanation Every effort is made to ensure that all play equipment is as safe as possible with regard to maintenance and design. Specifications such as the proposed New Zealand Standards Specifications or higher for playground equipment for parks are an appropriate guide.

(3) Policy Safety impact or absorbing surfacing will be provided under those items of equipment which require it, and to an extent that is compatible with the Council's resources.

Explanation The surfacing of a playground should be aimed at reducing the risk of injury. To that end, suitable surfacing is needed around those items from which falls are more likely.

In providing such surfacing initial attention will be paid to those playgrounds with high intensity use and those items of equipment where falls are likely to be more of a problem.

The provision of further safety surfacing will be governed by Council's resources.

3.3.6 Signs

(1) Policy All signs on buildings shall be limited to the name of the club, organisation or facility and shall be adequate to identify the function of the building but subservient to both the building and its location in the Reserve environment. The sign would normally be within the dimensions of 3 metres long by 1.2 metres deep, and to a maximum area of 1.5 metres. Before any such sign will be allowed to be erected on any building, it shall be submitted to the Community Services Committee for approval. Colour schemes shall be as approved by the Parks Manager.

Any sign exceeding 3m x 1.2m and 1.5m² would require Community Services Committee approval. Council may delegate approval for smaller signs to the Parks Manager.

Explanation In the past, a great variation in the quality and style of signs on buildings has existed, and while some are well designed and tasteful, others visually detract from the landscape by being too large and/or painted with bright garish colours. It is not Council's intention to restrict clubs or organisations from adequately indicating their buildings, but simply to prevent the visual aspect of the park from being spoiled.

(2) Policy No trade advertising sign shall be obtrusively visible from any residential or domicile area or activity.

Explanation Freedom from advertising signs is necessary to maintain the integrity of the parkland environment.

3.3.7 Fencing

Policy Where appropriate, fences shall be maintained within the park to define adjoining leases and neighbouring properties.

Explanation No further internal fencing is considered appropriate as it screens views into the area and also prohibits public access.

3.3.8 Lighting

(1) Policy The erection of lighting facilities may be permitted where required for amenity or safety reasons at the discretion of the Parks Manager.

Explanation Lighting may be desirable to enable sports to be played at night, to highlight special features, or for security purposes.

(2) Policy Existing night training lighting facilities will be upgraded by the user to conform to the Council's standard for such poles and fixtures.

Explanation Those areas presently equipped with night training lights are sufficient to cope with present needs.

(3) Policy All lighting shall be so directed and positioned as to avoid light "spill" or glare on to neighbouring areas.

Explanation In order to control the effects of lighting, all proposals must be submitted to the Parks Manager accompanied by a statement from a lighting engineer indicating how the nuisance effects of floodlighting are to be avoided.

3.3.9 Facilities for Public Use

Policy To provide appropriate facilities to complement the main purpose of the Reserve in those areas where a definite need has been established, upgrade them where necessary, and ensure that they are in accord with the provisions of this plan.

Explanation Picnic tables and litter bins are the type of facilities for public use that may be needed. If public usage should necessitate these facilities, full consideration is needed to their location, scale and likely impact on the surroundings.

3.3.10 Utility Buildings

Policy To provide and maintain only those buildings necessary for the proper management of the Reserve, as defined in the First Schedule of the Reserves Act, Section 53, subsections (h), (i), (j) and (k).

The external appearance of such buildings conform with the architectural policies for buildings on reserves. (See Policy 3.3.1).

Explanation No utility buildings are sited on the Ettrick Street Reserve but if necessary these would be storage sheds for the protection of equipment and to provide maintenance and repair facilities.

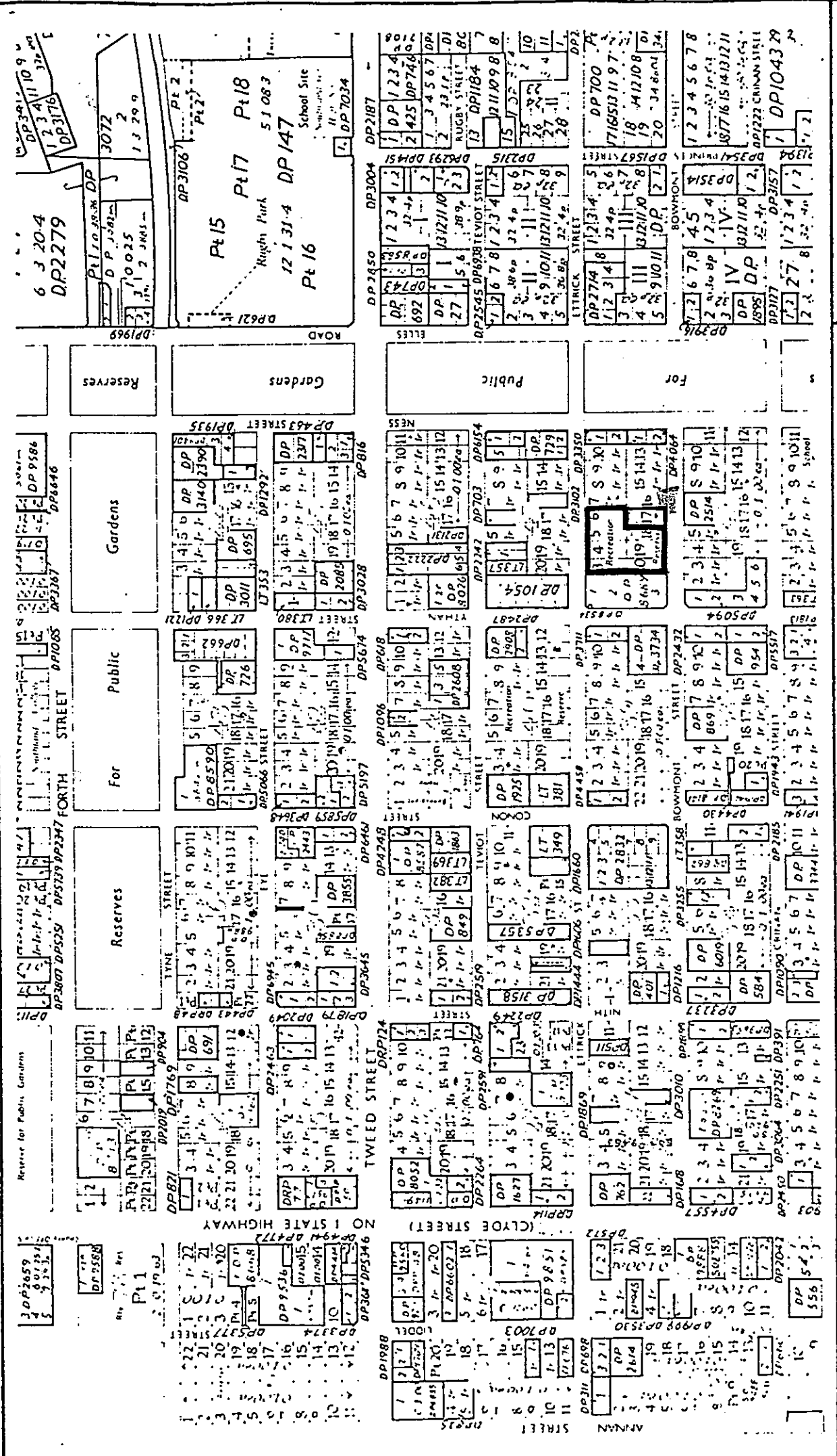
4.0 Development

Any future development at the Ettrick Street Reserve shall only be to the extent which is in accordance with the overall management objectives and policies, as embodied within this management plan. 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/or those using it.

The Invercargill Bowling Club (Inc) has requested permission to rebuild their existing building on the Bowmont Street frontage of the reserve. The granting of permission will depend on submissions or objections received to their proposal as detailed in this draft Plan.

5.0 DRAWINGS & MAPS

All relevant drawings and maps are on the following pages.



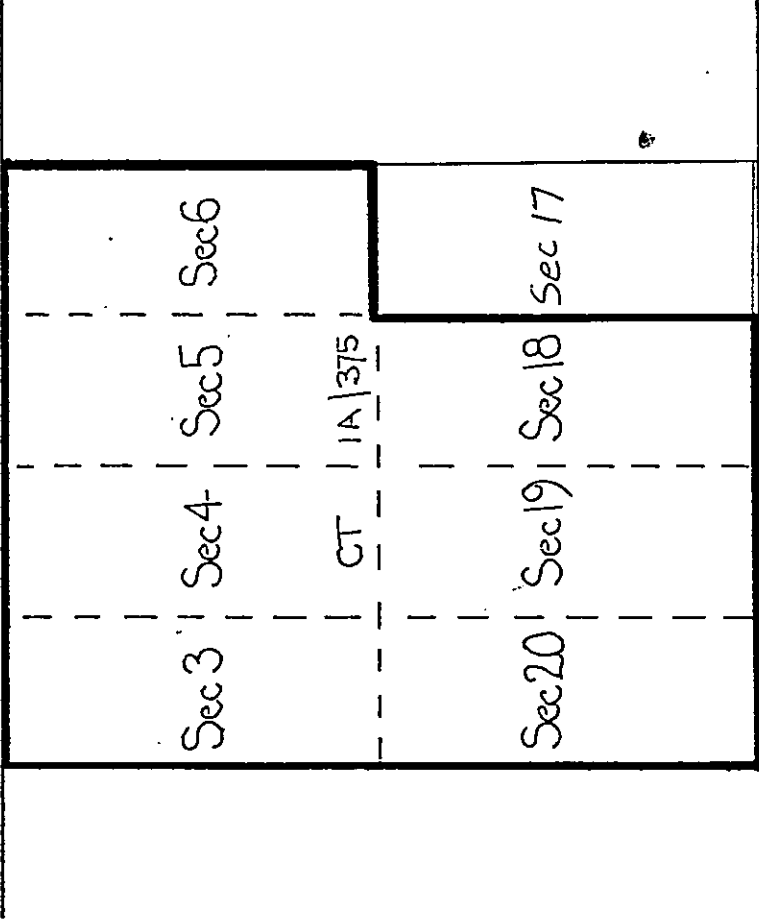
MANAGEMENT PLAN OF ETTTRICK ST RESERVE

CADASTRAL

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Date 11/94 No 3

ETTRICK ST



BOWMONT ST

MANAGEMENT PLAN OF ETTRICK ST RESERVE.

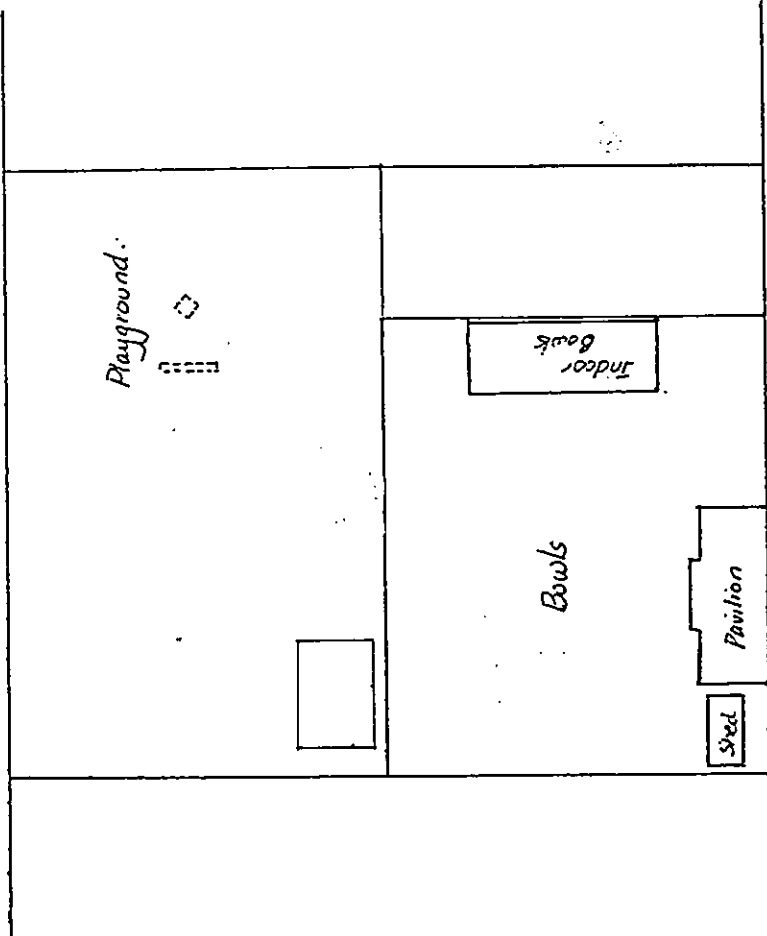
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EXTENT & ACCESS

Date 11/94

Nº 1

ETTRICK ST



BOWMONT ST

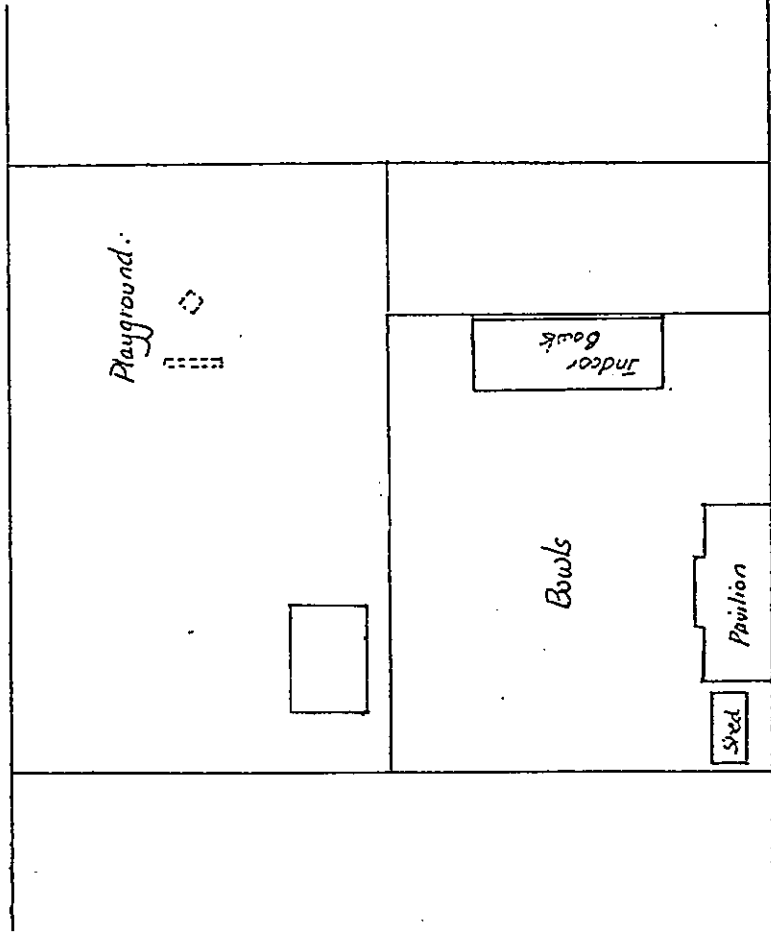
MANAGEMENT PLAN OF ETTRICK ST RESERVE

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TOPOGRAPHICAL

ETTRICK ST.



BOWMONT ST.

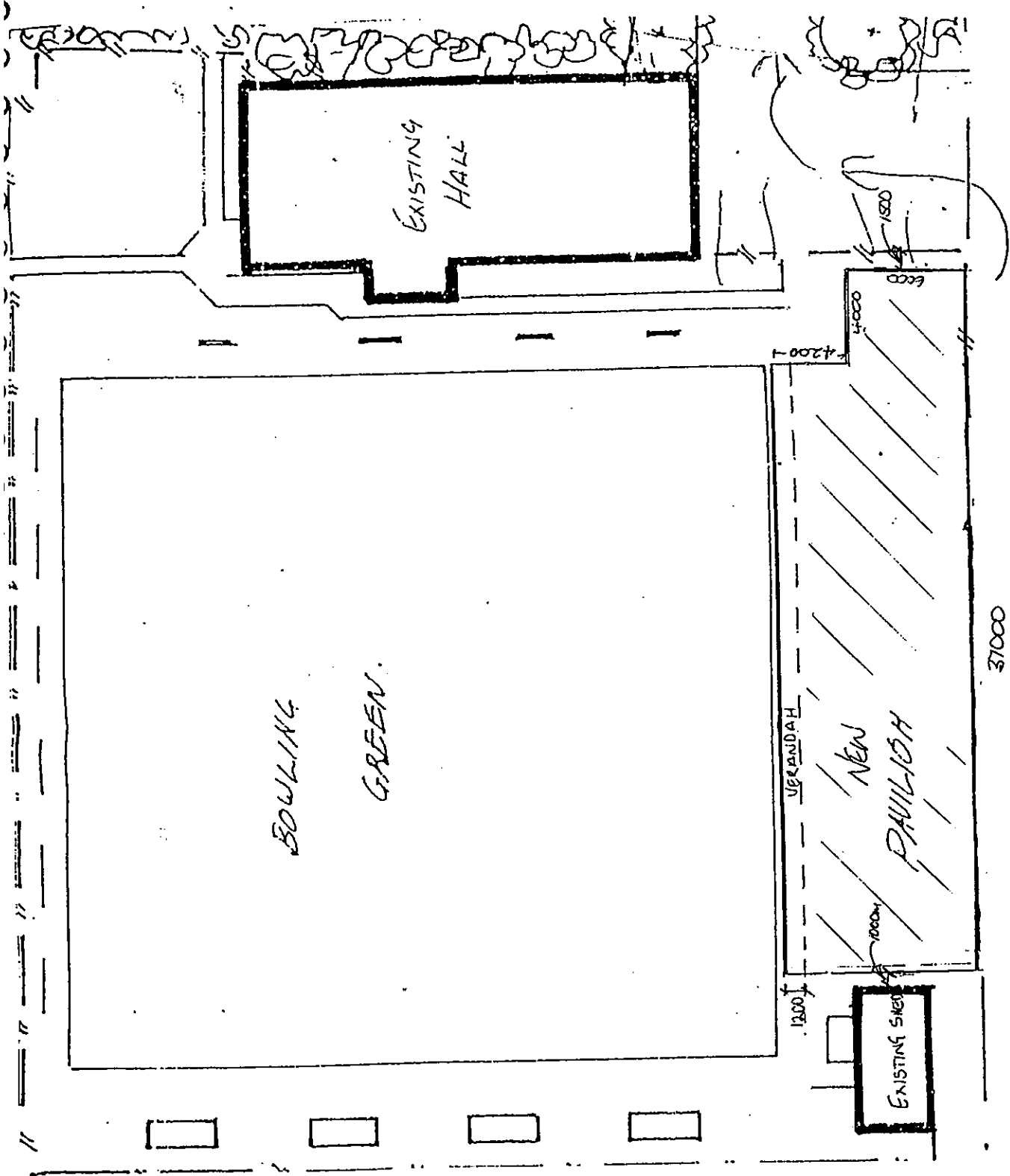
MANAGEMENT PLAN OF ETTRICK ST RESERVE

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TODOGRAPHICAL

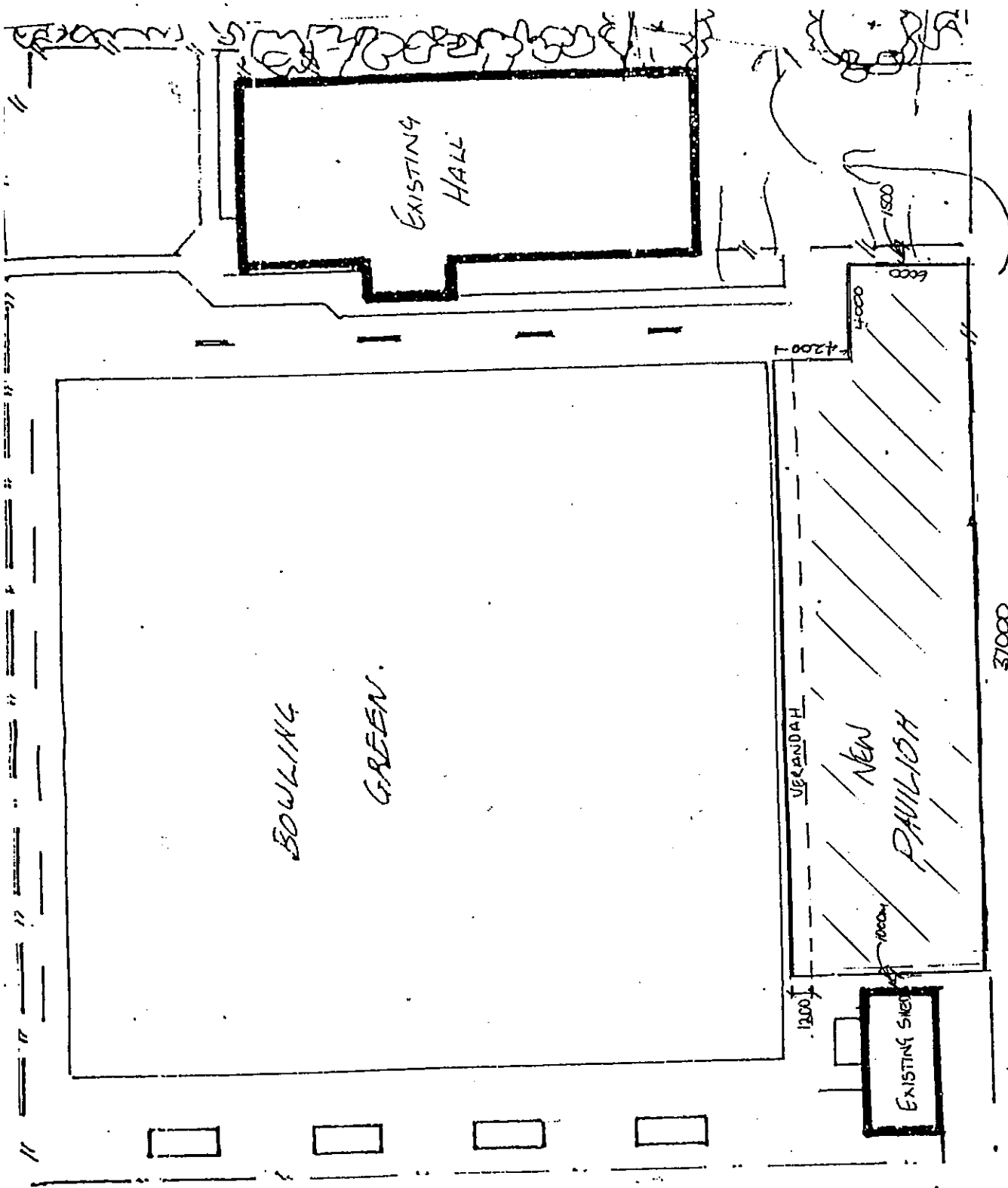
Date 11/94

Nº 2



SITE PLAN
 PROPOSED NEW CLUBROOMS BLDG
 INVERCARGILL BOWLING CLUB
 146 + 148 BOWMONT STREET
 INVERCARGILL

146 + 148 BOWMONT ST



SITE PLAN

Proposed New Clubrooms for
 Lawrenceville Bowling Club

146 + 148 BOWMONT STREET
 LAWRENCEVILLE

146 + 148 BOWMONT ST

6.0 Classification

It will be noted that all but one area of the Etrick Street Reserve is Recreation Reserve and that Section 17, Block XLVIII endowment land and is proposed that this be incorporated into the Reserve and also be classified as Recreation Reserve as allowed for under Section 14 of the Reserves Act 1977.

The whole of the aforesaid lands to be known as Etrick Street Reserve, and it shall be recommended that they be classified respectively as Recreation Reserve as defined by Section 17.

7.0 Plan Amendment and Review

Any change or amendment not involving a comprehensive review of the management plan may be made by adopting the procedures specified in Section 41(6)(A) of the Reserves Act 1977, and Section 29 of the Reserve Amendment Act 1979.

PLAN REVIEW

This plan shall be kept under continuous review as laid down in Section 41(4) of the Reserves Act. This plan will operate for a period of ten years at the end of which time it shall be completely reviewed.

As laid down in Section 41(4) of the Reserves Act, it shall be kept under continuous review, with a general review at the end of the first five years. This review will be made available for public comment.