

**LISMORE PARK, KELLYS FLAT  
AND ALLENBY PARK  
MANAGEMENT PLAN**

**Process for preparing a reserve management plan in accordance with the Reserves Act 1977.**

5 October 2006	Board approves developing plan
13 April 2007	First notice inviting suggestions for the management plan
3 September 2007	Publish notice inviting submissions to the draft plan
5 November 2007	Submissions closed
15 January 2008	Hearing held
19 February 2008	Community Board recommends amended plan to Council
29 February 2008	Full Council adopts management plan

Status at 15 January 2008: Final Management Plan recommended for adoption

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## 1.0 Introduction

This management plan has been prepared to enable the Council to establish the desired mix of uses for the reserves described in the plan, and set in place policy to guide day-to-day management.

Determining community preferences and establishing the best means to provide for them are essential ingredients of good management planning. A management plan provides the community with certainty about the function and management of each reserve which is managed by the Council, and it provides the Council with efficiency gains in management of the reserve by not requiring public notification or ministerial consent for some routine matters.

All three sites are classified as recreation reserves. The Reserves Act 1977 (s.17) sets out the purpose of recreation reserves as:

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

The objectives of this plan have been based around this purpose, and the policies have been developed to ensure the above objectives are achieved.

### 1.1 Interpretation

As this management plan has been prepared for Lismore Reserve, Kellys Flat Reserve and Allenby Park, all policies shall apply to all three reserves unless specifically stated otherwise.

When adopted, this management plan will supersede the Lismore Park Management Plan 2003.

### 1.2 Related Policy and Plans

The following documents are relevant to the future management of Lismore Park, Kellys Flat and Allenby Park Recreation Reserves. All documents are currently available on the Council's website: [www.qldc.govt.nz](http://www.qldc.govt.nz)

Future Link – Transport and Parking Strategy 2005

Wanaka 2020 – July 2002

Council Community Plan

Parks Strategy 2002

Policy on Dogs 2006

Dog Control Bylaw 2006

Southern Light – Lighting Strategy for the Queenstown Lakes District 2006

Tree Policy 2006

## 2.0 Lismore Park



**Figure 1:** *Aerial photo of Lismore Park with boundary marked in red*

Lismore Park comprises an area of approximately 18.5 hectares. Its boundaries are clearly defined by Plantation Road, Beaumont Street, Lismore Street, Hedditch Street and the boundaries of the Hill View Place houses.

Mount Aspiring College is located adjacent to Lismore Park on Plantation Road. Lismore Park itself is located within a short walk from Ardmore Street and the Wanaka Town Centre.

### 2.1 The Land

#### 2.1.1 Legal Description

Lismore Park is legally described as Lismore Street Recreation Reserve - Pt Section 90 Blk IX TN of Wanaka (18.3048ha).

#### 2.1.2 Acquisition, Classification and Naming

Lismore Park was set aside for reserve purposes by notice in the NZ Gazette 1929, page 2500. Lismore Park was then classified recreation reserve and vested in trust to the Lake County Council, by NZ Gazette 1983, page 1934. In this Gazette reference it is referred to as Lismore Street Recreation Reserve.



**Figure 2:** *View from Lismore Park looking towards the lake*

### **2.1.3 District Plan Designation**

Lismore Park is designated under the Council's Partially Operative District Plan (December 2005) as recreation reserve (Designation 90). The underlying zone is Low Density Residential.

A water reservoir, located on the northeast corner of the reserve, is also designated on the District Plan, as designation 59.

## **2.2 History**

Lismore Park was the northern boundary of Wanaka township in its early days, and is a visible remnant of the original "green belt" that extended from Eely Point, through Lismore Park and the golf course, and around to Wanaka Station Park.

## **2.3 Features and Current Use**

### **2.3.1 Vegetation**

A small stand of Douglas firs is located on the upper slopes and are a dominant feature on the skyline.

Specimen trees (gum, silver birch, acacia and willow) are scattered haphazardly throughout the rest of the reserve.

### **2.3.2 Topography**

The eastern section of the reserve is the highest point, with the land falling away gently toward the lake. The glacial processes are obvious in the undulating landform of the park. Such unmodified examples of glacial deposition are rare in an urban setting, with most others having been physically modified by human actions, or covered in vegetation. These geological features are an important component of the Wanaka urban landscape.

The soil types are characteristic of the parent glacial material. Soils consist of coarse textured sand that is very shallow, low in organic matter and porous. These soils have limited suitability for irrigation.

### **2.3.3 Informal Recreation**

The Douglas fir-covered slopes are home to informal bike trails. Lismore Park is also used for other forms of informal recreation, such as dog walking. The school also occasionally uses it for low impact recreation use. Recently established paths provide access from neighboring residential areas to the town centre.

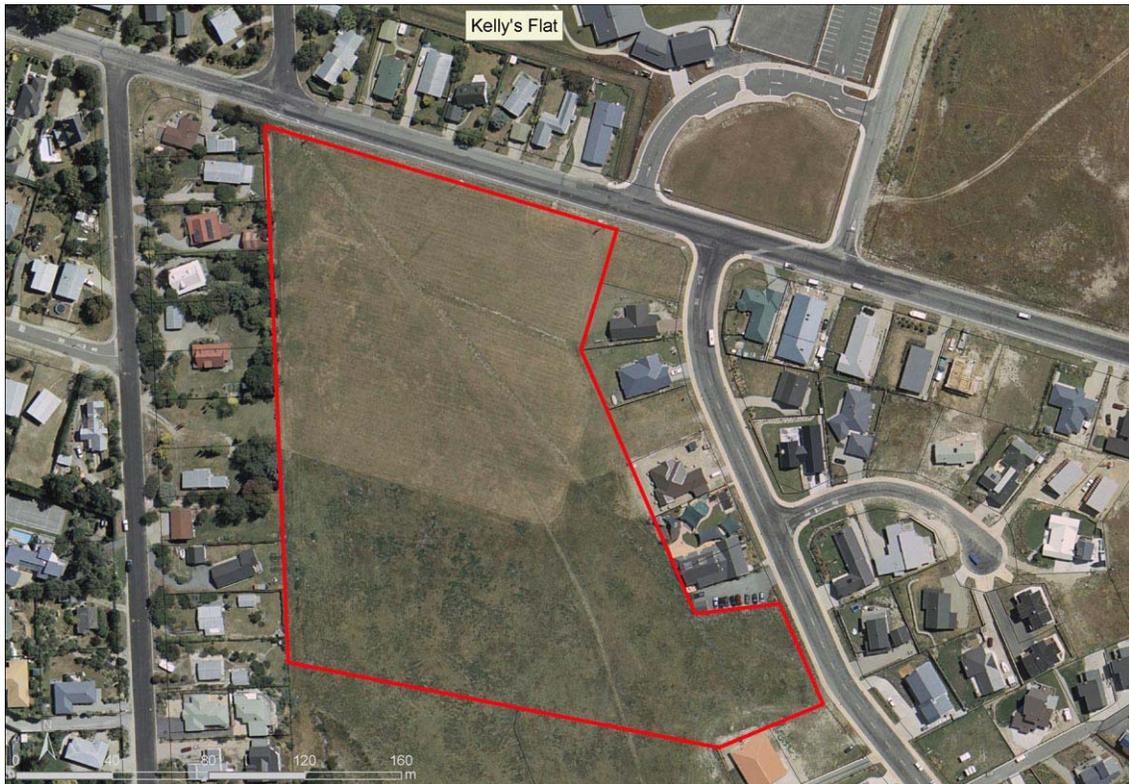
### **2.3.5 Parking**

There is ample parking along residential streets to accommodate current use, while the part of Lismore Park adjacent to the high school has been turned into car parks.

### **2.3.6 Services and Infrastructure**

Four water supply lines radiate from two water reservoirs at the top of the hill. Two lines run down the eastern boundary of the reserve, a third line runs from the reservoir in a north-north-easterly direction onto Plantation Road, and the fourth line runs in a straight north-easterly direction, leaving the reserve near the bend on Lismore Street. No other services are recorded for Lismore Park.

## 3.0 Kellys Flat



**Figure 4:** Aerial photo of Kellys Flat with boundary marked in red

Kellys Flat comprises approximately 3.5 hectares. It fronts onto Aubrey Road and Kings Drive. The Holy Family Catholic School is located across the road from Kellys Flat on Aubrey Road.

### 3.1 The Land

#### 3.1.1 Legal Description

Kellys Flat is legally described as Kellys Flat Recreation Reserve - Section 93 Blk XIV Lower Wanaka SD (3.4067 ha).

#### 3.1.2 Acquisition, Classification and Naming

The reserve was originally part of a much larger section of land (Section 8 of Block XIV) that was originally set aside for plantation purposes. The land was formally vested in the Lake County Council for plantation purposes by Gazette 1944, page 577.

By Gazette 1981, page 2793, the purpose of the reserve was changed from plantation to recreation and the vesting in the Lake County Council was revoked, with the Wanaka Island Recreation Reserve Board instead appointed to control and manage the land.

The reserve has not been formally named, however, for the first time, this same Gazette reference refers to it as Kellys Flat Recreation Reserve.

By Gazette 1983, page 2176, Kellys Flat was again vested in the Lake County Council and classified as recreation reserve.

### **3.1.3 District Plan Designation**

Kellys Flat is designated under the Council's Partially Operative District Plan (December 2005) as recreation reserve (Designation 121). The underlying zone is Low Density Residential.



*Figure 5: Kellys Flat viewed from Aubrey Road*

## **3.2 Features and Current Use**

### **3.2.1 Vegetation**

The entire site is mown except for some sloping ground at the southern end of the reserve, where scrubby weeds have established.

### **3.2.2 Passive Recreation**

The site is currently used for passive recreation, such as dog walking and kicking a ball around.

### 3.2.3 Parking

Parking opportunities are relatively poor, with only a small area of the reserve bounding formed road. There is currently no parking provision on the reserve.

### 3.2.4 Services and Infrastructure

A wastewater pipe runs along the western boundary of the reserve. Wastewater and storm water pipes also run from the north-west corner of the reserve to the south-east corner, with three laterals coming off to join services on Kings Drive.

## 4.0 Allenby Park



**Figure 6:** Aerial photo of Allenby Park with boundary marked in red

Allenby Park comprises approximately 1.6ha and is located adjacent to Allenby Place and Rob Roy Lane, at the foot of Mount Iron.

## 4.1 The Land

### 4.1.1 Legal Description

Allenby Park is legally described as Allenby Park Recreation Reserve - Lot 23 DP 303952 (1.611ha).

### 4.1.2 Acquisition, Classification and Naming

The site was vested in the Council in 2002 on deposit for local purpose (recreation) reserve. In November 2006 the Council reclassified the land to recreation reserve. This was by notice in the Gazette 2007, page 125.

No name has been declared by Gazette for this site. It is commonly known as Allenby Park.

### 4.1.3 District Plan Designation

Allenby Park does not have any special designation under the Council's Partially Operative District Plan (December 2005). The underlying zone is Low Density Residential.



*Figure 7: Allenby Park entrance off Rob Roy Lane*

## 4.2 Features and Current Use

### 4.2.1 Vegetation

The site comprises mown sports turf. Trees that have recently been planted along the road verges and edges of the park.

### 4.2.2 Active Sports

This reserve is currently used for soccer and junior cricket..

### 4.2.5 Parking

Some angle parking is provided along Allenby Place.

### **2.3.6 Services and Infrastructure**

A storm water pipe runs along much of the southern, eastern and northern boundaries of the reserve. Inspection covers are located on the park. Water supply points are located in the middle (approximately) of the eastern and western sides of the park. A wastewater pipe runs along most of the northern side and the entire eastern boundary of the park.

## **5.0 Management Objectives**

Management objectives describe how the Council will manage each reserve, in accordance with its classification as recreation reserve.

The Council will:

Preserve in perpetuity Lismore Park, Kellys Flat and Allenby Park as recreational areas for the enjoyment of Wanaka residents and visitors.

Encourage and facilitate the use of the reserves for active and passive recreational pursuits.

Permit the development of an aquatic facility on Kellys Flat Reserve if the land is required for this purpose.

Provide for other public use and events, to the extent that the above objectives are not compromised.

## **6.0 General Management Polices**

Management polices detail how developments and decision-making on reserves will proceed in accordance with the stated objectives.

Specific reserve policies take precedence over general policy for the purposes of interpretation.

### **Policy 1 – Events**

- 1.1 Permit the use of the reserves for sporting, cultural and recreational events (both ticketed and non-ticketed).
- 1.2 Ensure events do not compromise the primary function of these reserves, and that events have contingency plans to relocate should ground conditions be unsuitable.
- 1.3 Ensure ticketed or exclusive events/functions do not occupy the reserve, or any part of the reserve, for more than six consecutive days, or a total of 40 days in any one calendar year, unless provided for by way of lease or license approved by the Council.
- 1.4 Prohibit the possession of glass on all areas of the reserve laid out for sporting activities.

***Explanation***

Events and temporary commercial activities may benefit the community and are, by nature, of short duration. Events can greatly improve the use and enjoyment of reserves by the community and visitors alike.

By necessity, many sporting fixtures, recreation activities and other events are becoming more commercialised. Issues of ticketing, security and signage arise and need to be managed, to ensure sustainability of the events while protecting the values of the reserve.

***Implementation***

Maintain a permit and approvals system for event bookings, that ensures close liaison between key users of the reserves and turf managers.

Improve event infrastructure, such as permanent sewerage, water and power supplies, as resources permit, to minimise disturbance to the grounds and reduce set-up and break-down times for events.

**Policy 2 – Model Aircraft**

2.1 Prohibit the operation and take-off/landing of motorised model aircraft.

***Explanation***

Motorised model aircraft are incompatible with the adjoining residential and with the quiet enjoyment of reserves.

***Implementation***

Monitor and manage any activity.

**Policy 3 – Dogs**

3.1 That dogs be managed in accordance with the Council's current policy on dogs and dog control bylaws.

***Explanation***

The Council has adopted a district wide *Policy on Dogs 2006* and also has in place the *Dog Control Bylaw 2006*. The current bylaw prohibits all dogs from "the defined playing areas of all sports grounds". It is not considered necessary to duplicate the provisions of the Bylaw in this reserve management plan.

***Implementation***

Ensure dog owners are aware that dogs are prohibited from sports grounds.

**Policy 4 – Planting**

4.1 Encourage the establishment of specimen trees surrounding the recreation reserves to provide shelter, shade for users, structure and form to the reserve and support the greening of Wanaka in general.

4.2 Place emphasis on exotic trees that exhibit seasonal colour and/or flowers.

- 4.3 Manage all trees, including the replacement of undesirable species, in accordance with the Council's Tree Policy 2006 and its amendments, and best arboriculture practice.
- 4.4 Where possible, protect trees from vandalism and replant large grade specimens as soon as practical after loss or damage.

***Explanation***

Trees provide important structure to large public spaces. It is also important to use large parks for such planting, as it is increasingly difficult to sustain large trees in urban centres. Species will be selected for their form, flowering habit, or autumn colour.

Views across the park should be maintained where park values are not compromised.

Persistence with planting efforts will be required to establish mature trees.

***Implementation***

Prepare and implement a tree plan for the each reserve.

**Policy 5 – Lighting**

- 5.1 Provide adequate lighting of car parks, toilets and paths from streets to facilities to enable safe night time use where required.
- 5.2 Ensure any lighting is installed in accordance with the Council's lighting policy, to reduce glare and light spill beyond the reserve, improve the comfort and safety of park users, and limit light pollution of the Wanaka night sky.
- 5.3 Permit the establishment of training lights where sporting facilities are developed.

***Explanation***

Improved lighting will increase availability and enjoyment of the reserve, as well as upgrading safety for users.

Lighting improvements should be made in accordance with best practice to reduce visual effects on adjoining properties, and maximise energy efficiency and user comfort.

***Implementation***

Prepare a capital works programme for lighting improvements to the extent that resources permit.

**Policy 6 – Signs**

- 6.1 Provide the minimum amount of signage necessary to ensure effective communication of park-related and public information, identification, directions, rules and regulations.
- 6.2 All public signs (other than regulatory signs) will be designed to the Council's standards for park signs.

- 6.3 Permit the erection of temporary scoreboards or large format television displays for approved events.
- 6.4 Prohibit advertising billboards and other commercial signs (as defined in the Council's Partially Operative District Plan or Sign Bylaw), unless approved by the Council in conjunction with a specific temporary event.

***Explanation***

Signs can help inform, direct and warn the public, but they can also be intrusive and compromise the quality of the park environment. Signs should be kept to a minimum and be of a consistent design. Commercial signage will only be permitted for specific temporary events, in accordance with Council bylaws.

***Implementation***

Review and rationalise signs on a regular basis.

**Policy 7 - Utility Services**

- 7.1 Permit utility services necessary for servicing the reserve, its buildings and other facilities within it.
- 7.2 Permit the placement of Council utility services where the reserve is not likely to be materially altered or permanently damaged, or the rights of the public using the reserve permanently affected
- 7.3 All utility services shall be placed underground unless it is impractical due to exceptional circumstances.
- 7.4 Underground services shall be carefully sited with regard to existing features, including trees, waterways and paved surfaces.
- 7.5 Require easements to be registered for all non-Council utilities.

***Explanation***

Utilities such as power, telecommunications and reticulated gas can compromise the amenity of the reserve, and constrain future development for parks and recreation purposes.

***Implementation***

Process requests for utilities in accordance with these policies.

**Policy 8 – Buildings**

- 8.1 Erection of new buildings or extension of existing structures shall only be permitted where necessary for the full and proper use of the park.
- 8.2 Proposals for new structures shall consider effects on the park environment, potential increased demand for car parking in or adjacent to the park, and the impact of the additional facilities and requirements on the convenience and wellbeing of other park users. Proposals for new buildings other than those described in the Lismore Park, Kellys Flat and Allenby Park Management Plan shall be publicly notified in accordance with the Reserves Act 1977.

- 8.3 Public toilets and shelters may be constructed on or near the reserve to meet the needs of park users.
- 8.4 Review the use and condition of buildings to ensure they meet the needs of park users and remain relevant to the reserve. Where buildings are no longer well utilised, an alternative compatible use consistent with the objectives of the reserve should be found, or the building removed.

***Explanation***

Open space is a key attribute of reserves. Buildings can contribute to the use and function of the reserve but, unless well designed, can also detract from the appearance and amenity.

***Implementation***

Consider requests for building consent in accordance with these policies.

**Policy 9 – Furniture**

- 9.1 Provide park furniture such as seats, rubbish bins, barbecues, drinking fountains and bicycle stands for the comfort and convenience of park users.
- 9.2 Ensure park furniture is of a consistent design and style within each reserve and is suitable for the purpose.

***Explanation***

Well placed and designed furniture will contribute to the use and enjoyment of the reserves.

***Implementation***

Provide additional furniture as resources permit.

**Policy 10 – Monuments, memorials and artworks**

- 10.1 Permit the inclusion of memorial plaques on park seats, in accordance with the Council's memorial and plaques policy.
- 10.2 Publicly notify, in accordance with the Reserves Act 1977, any proposals for public artwork.

***Explanation***

The donation of memorial seats contributes to public infrastructure and acknowledges people associated to the reserve.

Public art can contribute to the identification and enjoyment of reserves. There should be an opportunity for formal public scrutiny of any proposal.

***Implementation***

Consider requests for public artworks in accordance with these policies.

## **Policy 11 – Concessions**

- 11.1 Prohibit the granting of concessions for commercial activities on the reserves, other than those associated with approved events (refer to Policy 1), temporary filming, sporting tournaments, or sports coaching.

### ***Explanation***

Commercial activities are not generally consistent with the values of reserves, and the impact needs to be carefully managed and confined to more appropriate spaces.

### ***Implementation***

Consider requests for concessions in accordance with these policies.

## **7.0 Site Specific Policies**

### **Lismore Park**

#### **Policy 12 – Lismore Bike Park**

- 12.1 Provide for development of a bike park east of the reserve, as indicated in Lake Wanaka Cycling Incorporated's March 2007 proposal.

### ***Explanation***

The bike park proposal was largely supported by initial submitters who considered it a compatible use of the area.

### ***Implementation***

Work with Lake Wanaka Cycling Incorporated to enable development of the Lismore Bike Park.

#### **Policy 13 – Retain Landscape Character of Lismore Park**

- 13.1 Retain the open space character of the park

13.2 Retain the largely passive nature of park with the exception of the mountain bike activity within the forested areas of the park and the occasional use of the reserve by local schools for low impact recreational use.

13.3 Permit the development of car parking associated with the use of the reserve along the Plantation Road boundary of the park.

### ***Explanation***

This reserve is valued by the community for its large open space and close proximity to the town centre. As Wanaka continues to grow and become more built up, the importance of the open space of this reserve will increase.

The geological features and open character of the reserve should be preserved. The contour and soils of the reserve mean that large scale modification for sports fields would not be practical or cost effective.

The Douglas fir stand is an iconic group of trees close to the town centre. These trees are also important elements of the wider landscape, and are visible from many areas of the town. Douglas fir are a known wilding species and it is desirable that they be managed to control and enable their gradual replacement with more desirable species or similar form and stature.

***Implementation***

Implement a forest development plan to gradually introduce more a more diverse range of appropriate tall tree species into the forest area.

**Kellys Flat**

**Policy 14 – Wanaka Aquatic Centre**

14.1 Permit the development of an aquatic facility and associated facilities on Kellys Flat subject to sports fields being provided on the reserve consistent with Policy 15.1

14.2 Permit the development of roads and parking to the extent required to serve the recreation uses provided for on the reserve.

***Explanation***

At its 5 October 2006 meeting, the Wanaka Community Board invited the public to suggest, through this management plan, a preferred location for the proposed Wanaka Aquatic facility.

After considering the unique values of each site and the inherent issues associated with aquatic facilities, Kellys Flat has been identified as a suitable site for an aquatic facility. The reserve is central to the primary school precinct, has gentle topography and direct access to the collector road network. The landscape issues associated with the construction of an aquatic centre on Kellys Flat can more readily be addressed than on Lismore Park where the visual effects of a large building would be more difficult to address.

**Policy 15 – Use as a Sportsfield**

15.1 Provide for organised sport to be played at Kellys Flat consisting of a minimum of one full sized winter code field and a minimum of two junior sports fields.

***Explanation***

Kellys Flat is large enough to contain a minimum of one full-size senior winter code sports field and a minimum of two junior sports fields. Its topography and close proximity to three schools, as well as other potential recreation facilities, increases the importance of retaining sufficient space for a sportsfield at this site.

***Implementation***

Prepare a landscape plan for the development of Kellys flat consistent with the policies contained in this management plan.

Establish irrigated sports fields on Kellys Flat for summer and winter sports use as resources permit

Implement a field allocation system for sports and other events, controlled by Council parks staff, to minimise damage to playing surfaces and maximise availability for sporting activities.

### **Allenby Park**

#### **Policy 16 – Use as a Junior Sportsfield**

14.1 Provide for organised junior sport to be played at Allenby Park.

##### ***Explanation***

This relatively small site is suitable for junior sport, but has an insufficient buffer zone for senior sport.

##### ***Implementation***

Make Allenby Park available for junior summer and winter sports.

Implement a field allocation system for sports and other events, controlled by Council parks staff, to minimise damage to playing surfaces and maximise availability for sporting activities. Design and install an automated irrigation system as resources permit.