

## 2.27 Summers Way and Jenkins Place

Summers Way and Jenkins Place Reserve are two local purpose (tree planting) reserves that provide a connection between the Arrowtown Campground and the Village Shops on Adamson Drive and onto Reed Park.

Summers Way is not designated while Jenkins Place Reserve is designated under the Council's District Plan (Designation 135). The underlying zone is Residential. The legal description of Summers Way is Lot 2 DP 15207 and Jenkins Place is Lot 3 DP 15207 Blk VII Shotover SD. The total land area is 1629m<sup>2</sup>.

George and Mary Summers were early Macetown miners. The Summers family were among the last to leave Macetown.



Figure 12. George Summers, seated right. Lakes District Museum Collection, EP 0803

Robert (Bob) Jenkins was Arrowtown's last deputy mayor. His family were early settlers in Arrowtown and surrounding areas, including Macetown.

# Summers Way and Jenkins Place Reserve



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## **2.28 Shannahan Lane Reserve**

Shannahan Lane is a local purpose (beautification) reserve located between Shannahan Lane and Centennial Avenue.

The reserve provides connections to the adjoining street networks and Devon Street Reserve. A basketball half-court is located in the reserve.

The reserve is designated under the Council's District Plan (Designation 256). The underlying zone is Residential. The legal description is Lot 41 DP 300511 and Lot 44 DP 302291. The total land area is 2955 m<sup>2</sup>.

# Shannahan Lane Reserve



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Map date: 23/04/2013

## **2.29 Tree Reserves Arrow Junction**

This series of small reserves are classified as local purpose (tree planting) reserves, adjacent to the Gibbston Highway at the intersection of the State Highway and Crown Range Road.

Their purpose is to provide screening of the residential development adjacent to the highway. A management agreement for the reserve is in place with an adjacent resident, Mr. Graeme Bates.

The reserves are not designated under the Council's District Plan. The underlying zone is Rural Lifestyle Zone. The legal description is Lots 9 -12 DP 22920 . The total land area is 2552m<sup>2</sup> .

# Tree Reserve (Arrow Junction)



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### **2.30 Whitechapel Flat Recreation Reserve**

The reserve is located either side of Whitechapel Road near Arrow Junction. The western part of the reserve has been largely cleared of broom and is maintained by the Council. The Queenstown Trail passes through the western part of the reserve. The eastern part of the reserve is largely dominated by broom.

The Whitechapel area was extensively mined and evidence of cottages, water races and past mining activity can be clearly seen today.

The land was previously administered by the Department of Conservation and was vesting in Council in 2012 as a recreation reserve.

The reserves are not designated under the Council's District Plan. The underlying zone is Rural Lifestyle Zone. The legal description is Section 1 and 2 SO 453752, Sections 25, 26, 31 and 32 Block X Shotover Survey District, Sections 102 and 114 Block VIII Shotover Survey District. The total land area is 15.9074 hectares.

A number of grazing licences have been issued to adjacent land owners in the past, though these have now expired.

# Whitechapel Flat Recreation Reserve



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## 2.31 Wilcox Green

Wilcox Green is located adjacent to Nairn Street and extends through to Ford Street (O'Callaghan Park). The reserve provides a large flat area, which is used for informal recreation and as a staging area for the Annual Arrowtown Autumn Parade.

The reserve is designated under the Council's District Plan (Designation 138). The underlying zone is Rural General. The legal description is Part Section 11 Block XXIV town or Arrowtown. The total land area is 2.2230 hectares.

Wilcox Green was home to Arrowtown's ice-skating rink. In 1973 the Arrowtown Borough Council began inquiries regarding purchasing two and a half acres of land west of the skating rink from the Crown Lands Department to maintain the area.<sup>27</sup>



Figure 14. Nairn Street ice skating rink (left), 1956, Lakes District Museum Collection, EL 5566 and Jim Wilcox (right). Lakes District Museum Collection EP2835

James (Jimmy) Wilcox was a keen ice skater and was very involved with the club. He served on the Arrowtown Borough Council for many years and was the second last deputy mayor from 1980-1983.

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<sup>27</sup> Arrowtown Borough Council Minutes, 18 September 1973, 25 September 1973

# Wilcox Green



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### **Part 3: Management Objectives**

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

The Council will:

Manage and maintain the reserves as recreational areas for the enjoyment of residents and visitors.

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

Encourage pedestrian and cycle access through reserves.

Recognise the unique character and historic nature of Arrowtown and reflect this in the design, maintenance and management of the parks and reserves in Arrowtown.

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

### **Part 4: General Management Policies**

Management policies 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 licence approved by the Council.
- 1.4 Prohibit the possession of glass on all areas of the reserve laid out for sporting activities or where playgrounds are established.

#### ***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 unless provided for in the specific policies for each reserve.

#### ***Explanation***

Motorised model aircraft are generally incompatible with the adjoining residential nature of many of the 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 *Queenstown Lakes District Council Dog Control Bylaw 2006*. The bylaw prohibits all dogs from:

1. Buckingham Street between Berkshire and Wiltshire Streets and including the Arrowtown Village Green and Marshall Park.
2. Areas laid out and equipped as children's playgrounds;
3. Areas within a 50 metre radius of defined children's playgrounds;
4. Defined playing areas of sports fields;
5. All Cemeteries; and
6. Designated areas as resolved by the Council.

It is not considered necessary to duplicate the provisions of the bylaws in this reserve management plan.

Dogs on walking and cycling tracks administered by Council can be let off the leash but the owner of that dog must have the dog under voice control and be carrying a leash at all times.

#### ***Implementation***

Ensure dog owners are aware of the requirements of the bylaws.

## **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 Arrowtown in general.
- 4.2 Plant an appropriate mix of tree types including non-invasive exotic species with attractive form and colour (including trees with edible fruit and nuts), particularly in built landscapes and native trees for re-vegetation and ecological reasons, particularly in natural landscapes and alongside waterways.
- 4.3 Ensure trees planted can be sustainably managed including consideration for drought tolerance and maintenance requirements.
- 4.4 Manage all trees, including the replacement of undesirable species, in accordance with the Council's Tree Policy 2010 and its amendments, Arrowtown Urban Design Guidelines and best arboricultural practice.
- 4.5 Where possible, protect trees from vandalism and replant appropriate grade specimens as soon as practicable 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 residential sections. Species will be selected for their form, flowering habit, sustainability, attractiveness to native fauna or autumn colour.

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

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

### ***Implementation***

Manage trees on each reserve in accordance with these policies and as resources permit.

## **Policy 5 Lighting**

- 5.1 Provide adequate lighting of car parks and toilets 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 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 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/Promotional 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 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 permitted in this Management Plan, shall be publicly notified in accordance with the Reserves Act 1977.
- 8.2 Public toilets and shelters may be constructed on reserves to meet the needs of park users.
- 8.3 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 or maintained, an alternative and/or 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 new buildings in accordance with these policies.

**Policy 9 Furniture**

- 9.1 Provide park furniture such as seats, barbecues, drinking fountains and bicycle stands for the comfort and convenience of park users where required.
- 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 1 Permit the inclusion of memorial plaques on park seats and in association with trees, in accordance with the Council's plaques, memorials and monuments policy.
- 10.2 Permit the installation of artwork in accordance with Council policies.

### ***Explanation***

The donation of memorial seats and trees contributes to public infrastructure and acknowledges people associated with the reserve. Careful consideration should however be given to the appropriateness and relevance of new memorials to any particular park in order to avoid parks taking on the appearance of a cemetery.

Public art can contribute to the identification and enjoyment of reserves.

### ***Implementation***

Consider requests for public artworks in accordance with these policies.

## **Policy 11 Concessions**

- 11.1 Permit the granting of concessions for commercial activities on the reserves for approved events (refer to Policy 1), temporary filming, sporting tournaments, guiding, tuition or sports coaching.
- 11.2 Require the public notification of concessions for other commercial activities unless provided in the specific policies for each reserve or Policy 11.1.

### ***Explanation***

On-going commercial activities are not generally consistent with the values of reserves unless they are necessary for the proper enjoyment of the reserve or convenient for the users of the reserve.

### ***Implementation***

Consider requests for concessions in accordance with these policies.

## **Policy 12 Helicopter Landings**

- 12.1 Permit the landing of helicopters for special events, emergency and park management purposes only.

### ***Explanation***

The Council receives occasional applications for the landing of helicopters for special events such as the Motatapu Challenge. Given the infrequent nature of these requests, it is appropriate to provide approval for these landings to facilitate the safe and successful management of events.

During civil emergencies reserves provide important staging areas for helicopter operations. Likewise occasional park management operations such as aerial spraying require the use of reserves for staging infrequent helicopter operations. Proposals for regular (more than one landing per month) helicopter operations from reserves would not be permitted under this management plan without public notification and amendment of the plan.

### ***Implementation***

Permit helicopter landings in accordance with these policies.

## **Policy 13 Freedom Camping**

- 13.1 Prohibit freedom camping unless;
- i. provided for in the specific policies for each reserve.
  - ii. approved as part of a special event

### ***Explanation***

The majority of reserves included within this management plan are frequently used urban reserves close to residential properties. Frequent freedom camping can cause disruption to neighbours and occupy car parking provided for other recreational users. There are many opportunities for camping outside of the residential areas and in camping grounds.

Freedom Camping within the town centres and residential areas of the district is prohibited under the Queenstown Lakes District Council Freedom Camping Control Bylaw 2012. Freedom Camping outside of town centres in self-contained vehicles is permitted for a maximum of two nights.

This policy would prohibit freedom camping on all reserves included within this management plan, unless provided for in the specific policies of the plan or for a special event.

### ***Implementation***

Ensure policies within this management plan are reflected in subsequent reviews of the Queenstown Lakes District Council Freedom Camping Control Bylaw 2012.

## **Policy 14 Disposal of Reserves**

- 14.1 Dispose of Lot 49 DP315088, being the northern most lot of the Devon Street reserve between 103, 105 and 107 Devon Street, 12 and 14 Alexandra Place and 19 and 21 Isabel Court.
- 14.2 Dispose of the portion of residential (Arrowtown Historic) zoned land (part Section 15 Block XXIV) between 7 Bedford Street and 11 Bedford Street.

- 14.3 Dispose of Lot 1 DP 8699 and Lot 6 DP 7121 being number 83-85 Arrowtown-Lake Hayes Road.
- 14.4 Apply the net proceeds of the disposal of the above reserves to the improvement of other reserves within the Arrowtown or Wakatipu Wards.

***Explanation***

Lot 49 DP315088 is a 933m<sup>2</sup> lot between residential houses. It provides a means for the adjoining properties to access the balance of the reserve and the Arrow River but due to its shape and form provides little benefit to the wider public. Disposal of the lot to the adjoining neighbours could benefit the neighbours by providing enlarged sections. Walking access to the balance of the reserve could be secured by easement.

Part of Section 15 Block XXIV is currently zoned residential and has the appearance of a vacant residential property. The land is between two residential properties and public access to the reserve is readily available 50m to the northwest along Bedford Street.

83-85 Arrowtown-Lake Hayes Road is currently undeveloped and appears as a vacant residential section. This lot does have potential to provide an additional pedestrian access to the lake for the four or five properties immediate above the Arrowtown-Lake Hayes Road however a pedestrian easement could be included prior to disposal if desired. Alternative access is available 500m to the north and 325m to the south.

While disposal may have advantages and disadvantages to adjoining residents the wider public could benefit by the application of any proceeds to the improvement of other reserves and a reduction in maintenance costs.

Subject to the adoption of these policies within the final management plan Council would be free to dispose of these properties without further public consultation unless the property is identified by Council as strategic asset as defined by the Local Government Act or listed in the Council's policy of significance.

***Implementation***

Investigate the disposal of the property identified and undertake divestment if feasible and fiscally prudent.

Identify improvement works to be funded with the net proceeds of disposal through the Annual Plan process.

## Part 5: Reserve Specific Policies

### Policy 15 Millbrook Park

- 15.1 The land shall be used only for sporting activities, either organised or informal sport/recreation.
- 15.2 Motorised sporting activities shall not be permitted (other than radio controlled aircraft powered by electricity)
- 15.3** No earthworks or planting shall be carried out on the land other than that required to give effect to the Reserve Development Plan as shown in Appendix 1.
- 15.4 All buildings will be designed in a manner consistent with Millbrook's design themes including building and roof shape, and exterior claddings and colours.
- 15.5 Planting on the land shall be consistent with that permitted at Millbrook.
- 15.6 Post and wire fencing only will be permitted on the land.
- 15.7 QLDC shall maintain all buildings, planting and grassed areas on the land to a high standard at all times.

#### ***Explanation***

The Council has agreed to the inclusion of the above policies in the reserve management plan as a condition of the acquisition of the reserve land from Millbrook Country Club Limited.

The reserve is occasionally used for flying radio controlled model aircraft. Where powered by electric systems these are generally quiet and can be used without disturbance to neighbours.

A Reserve Development Plan has been prepared in consultation with Millbrook and is included within this management plan as Appendix 1.

#### ***Implementation***

Implement the reserve development plan as resources and demand permit.

## **Policy 16 Jack Reid Park**

- 16.1 Permit the granting of a lease to Arrowtown Community and Sports Centre Inc. Trust for a community sports building on the southern side of Jack Reid Park, adjacent to the camping ground, subject to the building:
  1. Having a gross floor area no greater than 540m<sup>2</sup>
  2. Being acoustically designed to minimise the effects of noise on neighbours
  3. Vehicle access being from Centennial Avenue.
- 16.2 Permit the granting of a lease for the Arrowtown Holiday Park to operate within the area to the south of the access road from Centennial Avenue.
- 16.3 Permit the commercial use of Jack Reid Park for overflow camping for special events for a maximum of six consecutive days and not more than 40 days in any year.
- 16.4 Permit the granting of a lease to the Arrowtown Scouts for the existing storage garage on Jack Reid Park.
- 16.5 Permit the construction of an alternative vehicle access from Inverness Crescent or Centennial Avenue to connect with the existing car park (currently accessed from Suffolk Street) should this be required.
- 16.6 Permit the use of the park for the storage of equipment and materials for park management purposes.
- 16.7 Permit the granting of a lease to the Arrowtown Tennis Club for land occupied by the tennis courts, subject to a provision for the use of the courts by the Arrowtown Netball Club and the general public on payment of a fee for hire.
- 16.8 Ensure public access by foot and bicycle is maintained through the campground between Jack Reid Park and Summers Way.

### ***Explanation***

The Council has received a request from Arrowtown Community and Sports Centre Inc. to construct a community building to be used by the Arrowtown Rugby Club and other community groups. The building would replace the old camp ablution block currently used by the Arrowtown Rugby Club. The building would be located adjacent to the camp ground on the south side of the field.

The existing car park and scout shed is currently accessed from Suffolk Street across freehold land. Should this access be closed, alternative access may be required from Inverness or Centennial Ave or alternatively the car park and scout shed could be removed and incorporated into the proposed Arrowtown Community and Sports Centre building.

The Council currently operates the Arrowtown Holiday Park. The Council has undertaken a review of its camp ground operations and has sought expressions of interest from commercial

interests to operate the camps. Policy 16.2 would permit the Council to lease the camp to a commercial operator should it wish to do so.

During special events such as New Year celebrations there is occasionally a capacity issue at the Arrowtown Holiday Park. The use of Jack Reid Park for overflow camping is desirable to minimize the impact of freedom camping and provide adequate accommodation for visitors to Arrowtown.

The Arrowtown Scouts currently occupy a Council-owned garage on Jack Reid Park for storage. This use should continue as it enables the scouts to make use of Jack Reid Park for recreational activities.

The northern car park is currently accessed from Suffolk Street across freehold land owned by the Council. Should the Council wish to develop the freehold land, an alternative access from Inverness Crescent or Centennial Ave would enable access to the car park and Scout garage.

Due to the large size and good access, it is occasionally desirable to utilise Jack Reid Park for the storage of materials (such as mulch etc) for the maintenance of reserves in and around Arrowtown. Policy 16.7 provides for this activity to occur.

At present the tennis club and netball club do not hold a lease for the land occupied by the courts. The clubs have a deed with Council which enables the courts to be used by the adjoining camp ground clients. This should be replaced with a more standard lease with the tennis club as the head tenant (as the primary user). The lease should include provision for the netball club to use the courts as the netball club owns the lights installed at the facility. Provision should also be made for casual use of the courts on the payment of a fee as is the practice at other tennis clubs in the district.

The connection between the campground and Summers Way provides an important connection for residents to pass through the reserves.

### ***Implementation***

Grant leases as required in accordance with these policies.

Form an access road to the northern car park if required and as resources permit.

## **Policy 17 Lake Hayes Reserves**

- 17.1 Freedom Camping is permitted in the Reserve only to the extent allowed in Council's Freedom Camping Bylaw.
- 17.2 Undertake the removal of cracked willow from the foreshore of Lake Hayes over time and replace with more suitable shade species to improve habitat for fish and wildlife in recognition of the lakes status as a wildlife refuge.
- 17.3 Permit the formation of a walkway/cycleway from the where the existing Lake Hayes track joins the northern access road at Arrowtown-Lake Hayes Road alongside the lake to the bridge across Mill Stream to take walkers and cyclists off the access road.
- 17.4 Grant a lease to the Lake Hayes Agricultural and Pastoral Society for the construction of a storage shed of up to 100m<sup>2</sup> between the Rowing Club access road and the northern end of the reserve (Section 49 Block IX Shotover SD), subject to the removal of the existing shipping container and A & P Show materials.
- 17.5 Permit commercial balloon flights to launch from and land at the northern end of Lake Hayes Reserve.
- 17.6 Permit the expansion of the Wakatipu Rowing Club and associated storage facilities to facilitate the sport of rowing on Lake Hayes.
- 17.7 8 Permit the storage of a limited number of small sailboats and non-motorised watercraft under 5m in length at Bendemeer Bay (30 boats) and the north end of Lake Hayes (30 boats) subject to:
  - a) boats being less than 5m in length and capable of being launched without the assistance of a vehicle
  - b) Road trailers not being permitted (with or without a boat).
- 17.8 Ensure the removal of boats and associated equipment stored on the reserve overnight that do not comply with Policy 17.8.
- 17.9 Introduce a permit system to manage the allocation of boat storage if demand for boat storage impacts unduly on other recreational users.
- 17.10 Manage the reserves in a manner consistent with the Lake Hayes Management Strategy (1995) to improve the overall ecology and water quality of Lake Hayes.

17.11 Permit the landing of helicopters for events and private functions (such as weddings) at the Pavilion.

**Explanation**

The northern end of Lake Hayes has become popular for freedom camping since the introduction of the Council's freedom camping control bylaw. While the area is also very popular for picnicking and swimming, providing a designated area for camping would reduce the potential for conflicts between day visitors and overnight campers. The designated area may be adjusted by Council as demand dictates.

In contrast, Bendemeer Bay has adjacent residential properties and is very popular for boating and picnicking. Likewise the rowing club access and Lake Hayes Pavilion car parks are small and are utilised early in the morning and late in the evening respectively. Freedom camping at these locations conflicts with other park and facility users.

While there is little conflict at present between walkers and cyclists and road users at the north end of Lake Hayes with increasing use of both the road and the track there is potential for conflict and accidents to occur. Consideration should be given to extending the track along the foreshore to keep walkers and cyclists off the access road.

Lake Hayes is surrounded by large numbers of Cracked Willow which are becoming increasingly unstable. Where public access is easy it is popular to park, camp or picnic under these trees. During wind events branches can fall from these trees without warning and it is desirable to replace these mature trees with more stable species to reduce the risk of injury. Replacement trees may include exotic and native species as appropriate to each site. Care is needed to ensure that there is good tree cover along the lake edge for fish and bird habitat.

The Lake Hayes A & P Society has expressed an interest in constructing a storage shed in the northern part of the reserve. This would be screened from the road by the existing trees and would enable the removal of the existing and unsightly shipping container near the show grounds.

Commercial balloon flights do originate occasionally from the north end of Lake Hayes. These do not cause any issue but should be licensed under the Reserves Act 1977.

The Lake Hayes Pavilion is heavily used for community and commercial events, private weddings and celebrations. It is a popular stopping point for passing tourists to take photos of Lake Hayes and a convenient starting point for the Lake Hayes Track or Queenstown Trail.

The Wakatipu Rowing Club is currently experiencing strong growth in members and the club has plans to expand to cater for this growth with improved facilities. Improvements to the access road may be required to facilitate this.

The storage of small boats is common at Bendemeer Bay and to a lesser extent at the northern end of Lake Hayes. While some boats are actively used, others lie derelict along with the associated trailers etc. Leaving small boats on site is convenient for adjoining residents and for

other regular users of the lake however they do sometimes occupy prime picnicking spaces or when unused become unsightly. Introducing a simple annual permitting system on a first come, first served basis would restrict the total numbers to current levels and also ensure that boats and trailers do not get abandoned on the reserve. Such a system will only be introduced if boat storage becomes an issue needing further management.

### ***Implementation***

Designate an area for camping at the north end of Lake Hayes (Lot3 DP 15096) and in the area between the rowing club access road and the intersection of the State Highway and Arrowtown-Lake Hayes Road (Section 49 & 50 Block IX). Monitor and enforce compliance.

Manage vegetation as resources permit.

Investigate the extension of the existing Lake Hayes Track to avoid the on-road section at the northern end of Lake Hayes.

Consider requests for development of the reserves and for community or commercial use of the reserves in accordance with the above policies.

Ensure park maintenance operations minimise contamination of Lake Hayes.

## **Policy 18 Butler's Green and Arrow River Reserve**

- 18.1 Prohibit the use of motorbikes and vehicles within the reserve, other than on the formed track that provides access across the reserve from Buckingham Street to Macetown and in accordance with policy 18.3.
- 18.2 Restrict parking to the existing formed areas, unless provided for in policy 18.3.
- 18.3 Permit parking on the grass flat between Bush Creek and the skate park when required for special events and at peak times of the year.
- 18.4 Permit the temporary use of the Old Police Building at Butler's Green for suitable community and or/event uses.
- 18.5 Permit the construction of a natural outdoor ice rink up to 1000m<sup>2</sup> in the vicinity of Bush Creek subject to any site buildings being present only during the operation of the rink.

### ***Explanation***

The riding of trail bikes and 4WD has been a popular pastime in Bush Creek and the Arrow River. The high level of public use of the reserves, the noise from trail bikes and the damage caused by 4WD vehicles means that these uses are no longer compatible with the nature of the reserve.

There are many opportunities for operators of trail bikes and vehicles to carry out their activity outside of the reserve on the Arrow River and towards Macetown.

While there is a strong demand for parking in Arrowtown, the use of the recreation reserves as parking areas for the town centre is incompatible with the purpose of the reserves. Further development of permanent parking areas will eventually compromise the very values that visitors are coming for. Event parking can be managed through the provision of temporary access and use of more outlying reserves such as Wilcox Green.

The historic Police Camp building is used regularly by the Arrowtown Pre-school. The building is also commonly used for photos including wedding photos. The occasional use of the building by community groups and events is encouraged.

Arrowtown's ice rink was located in Bush Creek (on Coronet Peak Station land). The site would lend itself to the redevelopment of a natural seasonal rink should there be community interest in developing such a facility.

## **Policy 19 Buckingham Green**

- 19.1 Maintain the reserve as a grassed area.
- 19.2 Preserve the historic stone walls and rock feature on the site and protect views to these features and the adjoining historic buildings.
- 19.3 Permit the commercial occupation of the reserve to within 2.5m of the eastern boundary of the reserve for outdoor dining.

### ***Explanation***

The Green is heavily used. As numbers grow, the turf will require increased maintenance and management to keep it in usable condition. The paving or hardening of the Green would however be detrimental to the overall appearance and character of the reserve.

The stone features within the Green and the adjoining historic features are fundamental to the success of the Green. The protection of views and management of vegetation are key considerations in the management of the Green.

Tables and chair licences have been granted to adjoining restaurants. While these can contribute to the liveliness of the Green, further encroachment should not be permitted.

### ***Implementation***

Ensure maintenance of turf and gardens is to a high standard.

Monitor the terms and conditions of existing table and chair licences.

## **Policy 20 Hansen Reserve**

- 20.1 Reclassify Hansen Reserve from recreation reserve to local purpose (parking) reserve.
- 20.2 Permit the expansion of parking onto Section 6 Block X Town of Arrowtown adjoining Merioneth Street.

### ***Explanation***

This reserve was acquired specifically for bus and car parking. The recreation reserve classification is inconsistent with the current use of the land.

Given the desire to limit further expansion of parking onto the Arrow River reserve it would be appropriate to reclassify this reserve to enable the expansion of parking to support the town centre and adjoining reserves.

### ***Implementation***

Notify the intention to reclassify the reserve.

Form additional parking as resources permit.

## **Policy 21 Morven Ferry Reserve**

- 21.1 Name the reserve in accordance with Council policy.
- 21.2 Permit the development of a car park and toilets within the old quarry such that cars and buildings are screened from the main road.
- 21.3 Permit freedom camping in certified self-contained vehicles for a maximum of two nights within a designated area.
- 21.4 Determine the designated area for freedom camping, with regard to demand for camping, reducing potential impacts on day visitors and neighbours.

### ***Explanation***

The reserve has not been officially named. It would be appropriate to name the reserve to assist in wayfinding.

The reserve is a suitable place for people to enter or exit the Queenstown Trail. The increased use of the reserve and local roads with the development of the trail has impacted on adjoining residents. Providing for parking off-road and screened from residential properties is desirable.

Limited freedom camping can take place with minimum impact to other users within the existing car park area. Use should be carefully monitored to ensure other users of the reserve and the Queenstown Trail are not unduly impacted upon.

***Implementation***

Name the reserve in accordance with Council naming policy.

Form additional parking and toilets as resources permit.

Designate an area for freedom camping and monitor use.

**Policy 22 Rose Douglas Park (incl. Bowling Club and Swimming Pool)**

22.1 Permit the granting of a lease to the Arrowtown Bowling Club Incorporated (ABC) for the playing of lawn bowls for a term of 33years.

***Explanation***

The current lease to the ABC expires in 2014. The club is well established and provides a valued recreation facility within the community .

***Implementation***

Grant a new lease to the ABC in accordance with Council's community pricing policy.

**Policy 23 Whitechapel Flat Recreation Reserve**

23.1 Permit the granting of grazing licences to minimize the operational cost of maintaining the land.

23.2 Undertake the clearance of broom and other noxious vegetation on the reserve as resources permit.

23.3 Permit the granting of a lease for the establishment of community equestrian facilities including arena and associated buildings.

23.4 Permit the development of cross-country and bridle trails for horse riding subject to consents being obtained from the New Zealand Historic Places Trust.

23.5 Permit freedom camping in certified self-contained vehicles on the reserve for a maximum of two consecutive nights within a designated area.

### ***Explanation***

The reserve is currently infested with broom and other noxious vegetation. Clearance of these weeds should occur as resources permit. Grazing licences can assist in reducing the area of land that requires active management by the Council.

There is potential to develop community equestrian facilities on the reserve. While no detailed proposals have been received for such a development there has been interest from the equestrian community in the past. It would be an appropriate site for further development of equestrian facilities given the history of horse riding in the area.

Limited freedom camping can take place with minimum impact to other users within the existing car park area. Use should be carefully monitored to ensure other users of the reserve and the Queenstown Trail are not unduly impacted upon.

### ***Implementation***

Grant grazing licences and leases in accordance with Council's community pricing policy.

Determine the designated area for freedom camping, with regard to demand for camping, reducing potential impacts on day visitors and neighbours.

## **Policy 24 Wilcox Green**

24.1 Permit the use and development of Wilcox Green for formal sporting activity .

### ***Explanation***

Wilcox Green is a large flat reserve and it would be suitable for playing turf based sports such as cricket, soccer and rugby should future demand require. The land is subject to heavy frosts however and is more likely to be suitable for summer codes.

### ***Implementation***

Consider proposals for use of the reserve in accordance with these policies.

**Appendix 1- Millbrook Park Development Plan**

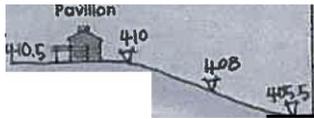
**NOTE:**

- Tree planting limited to that shown on this plan.
- Earthworks limited to those required to give effect to this plan.
- No other structures permitted other than those shown or allowed for on this plan.
- **Fencing** limited to post and wire to max 1.2m in height.

Future single story **building platform** to comply with Millbrook Design and **Height** standards  
 Area of cut to allow for grassed/movable spectator terrace area



MILLBROOK COUNTRY CLUB LIMITED



Section AA  
 Section AA 10/09/11/A3

Existing trees  
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NOTE:  
 QLDC shall maintain all boundaries on the land to a high standard at all times.

**-- RESERVE DEVELOPMENT PLAN - MILLBROOK PARK 2013**

REFERENCE : 18 11 S K08 SCALE= 1:1000 AT A3 2 AUGUST 2013