

MILTON RESERVE MANAGEMENT PLAN

2024-2034



CONSULTATION DRAFT



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DRAFT

**Draft Milton Reserve Management Plan
2024-34**

**Clutha District Council
November 2023**

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This report has been prepared by GHC Consulting Limited for and under contract to the Clutha District Council.

1.0 INTRODUCTION

This section outlines the purpose of this Reserve Management Plan (RMP), and then describes:

- *the reserves to which the plan applies,*
- *relevant statutory obligations, and*
- *the strategic and policy setting within which the plan will be implemented.*

1.1 PURPOSE OF THIS PLAN

The purpose of the Milton Reserve Management Plan is to provide Clutha District Council with a framework to guide day to day management and longer-term decision making for council-administered reserves in the Milton urban area.

This Draft Reserve Management Plan:

- *Establishes the objectives and policies which give guidance for the development, management, protection, operation, and public use of reserves in Milton.*
- *Summarises the statutory framework for reserve management under the Reserves Act 1977.*
- *Describes each of the reserves, including the purpose and activities that may be undertaken on that reserve.*

Once finalised, this plan is intended to respond to the needs of the Milton community and provide a framework for on-going community involvement in the area. Ultimately, the plan should provide clarity to:

- *Users of reserves in Milton.*
- *Community groups who actively provide for the use, management, or promotion of these reserves.*
- *Council staff responsible for maintenance and development of reserves.*
- *Elected representatives responsible for allocating resources towards projects or activities on reserves.*

1.1.1 Review Process

The timeline for the creation of the original Milton RMP, and the review process for this current draft is shown below.

RMP PROCESS – PLAN CREATED		RMP PROCESS – PLAN REVIEW TIMELINE	
20 October 2016	First notice inviting suggestions for the draft RMP	23 August 2023	First notice inviting suggestions for a review of the Milton RMP
9 December 2016	Public notice inviting submissions to the draft RMP	28 September 2023	Open Day at Taylor Park. Consultation period for initial suggestions closed.
27 February 2017	Submissions closed	1 December 2023	Submissions to the Draft RMP open.
30 November 2017	Hearing held	2 February 2024	Submissions to close
13 December 2017	Clutha District Council adopts Milton RMP	15 February 2024	Hearing to be held
		27 March 2024	Clutha District Council to adopt revised Milton RMP

The development of this Draft Milton RMP has been informed by community engagement and consultation feedback received through the following processes:

1. *Our Place Milton Community Plan, 2017*
2. *Milton Reserve Management Plan, 2017*
3. *Annual Plan 2019/20, 2019*
4. *Bruce Community Facility, 2022*
5. *Draft Reserve Management Plan – first notice inviting suggestions, August 2023*

The following documents also helped to shape this Draft Milton RMP:

1. *Clutha District Plan*
2. *Our Place Milton Community Plan*
3. *Clutha District Living and Working Strategy*

Although the review has focused on the activities to be provided for at Taylor Park, other sections of this draft plan have also been amended to ensure they are consistent with reserve management plans adopted by council in recent years.¹ This includes section 3 (Objectives and Policies), section 4 (Milton Township description), and the appendices.

Sections 5.2 to 5.3 describe the management plans for Moore Park, Fairfax Cemetery and Memorial Park. Amending these sections was outside the scope of this review, and the information provided has been reproduced from the 2017-2027 plan. Once finalised and adopted, this RMP will supersede the original plan adopted in 2017.

1.2 MILTON RESERVES

The Clutha District Council (council) administers five reserves in Milton (Figure 1-1). This Draft Reserve Management Plan, prepared in accordance with the Reserves Act 1977 (the Act), establishes the framework for the management and development of these reserves.

The current character of these reserves is a result of factors such as their history, size, location, form, connectedness, wider land use and facilities. This character reflects community input and activities over a long period and has informed council's intentions for the future development and management of these reserves. This Draft RMP also supports council's wider strategy of promoting the district as an attractive place to work and live.

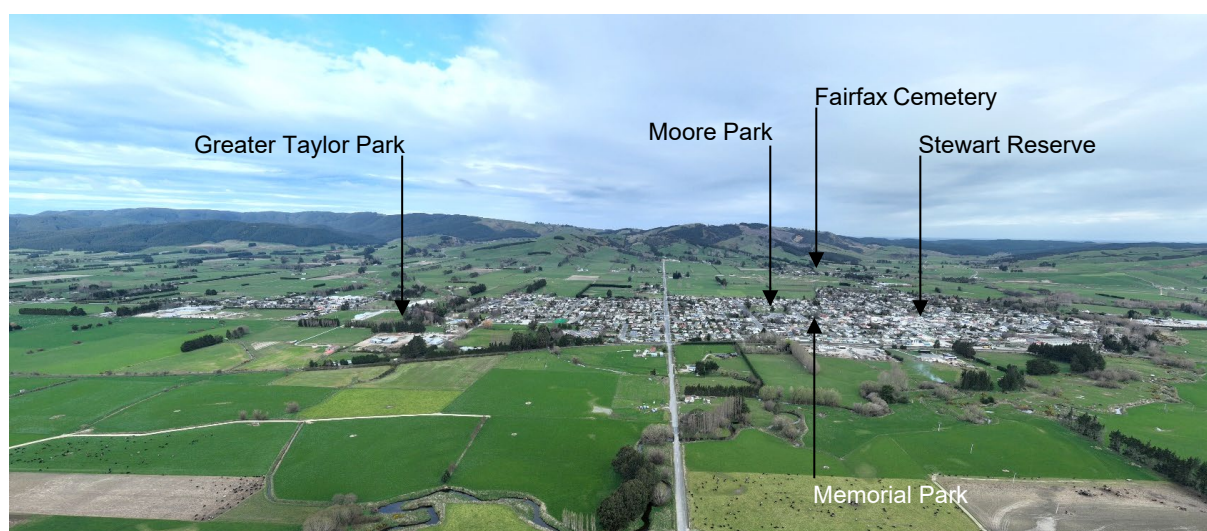


Figure 1-1 Aerial view of Milton and surrounding area, looking towards the east. The approximate locations of the five reserves described in this draft plan are marked.

¹ RMP's prepared for the Lawrence-Tuapeka, West Otago and Kaitangata-Matau wards.

1.3 SCOPE

This management plan applies to reserves in Milton that are administered by the Clutha District Council and that are classified under the Act at the time of notification of the draft plan. It also applies to properties that are managed by council for parks and recreation purposes that are not classified in accordance with Section 16 of the Act - it is council's intention that the policies and plans in this Reserve Management Plan will also guide the use and development of these areas. A legal description of the reserves included in this management plan is provided in Appendix A1.0.

1.4 STATUTORY OBLIGATIONS

1.4.1 Reserves Act 1977

The Reserves Act governs the management and control of reserves in New Zealand. It also defines the purposes for which a reserve may be established and used, and the requirements for a reserve to be gazetted after approval by the Minister of Conservation.

Section 41 of the Act requires the administering body (council) to prepare reserve management plans for reserves under its control, management, or administration. This Draft Reserve Management Plan outlines council's general intentions for the balanced use, development, and protection of reserves in Milton that are administered by council.

The key responsibilities for council under the Act are to:

- *Classify its reserve land according to its primary purpose.² The potential classifications set out in the Act (sections 17-23) are:*
 - *Recreation*
 - *Historic*
 - *Scenic*
 - *Nature*
 - *Scientific*
 - *Government purpose*
 - *Local purpose*
- *Manage the land for its primary purpose*
- *Prepare a management plan and keep it under continuous review; and*
- *Put in place formal agreements for leases and licenses.*

In addition, the Reserve Management Plan provides for and ensures the use, enjoyment, maintenance, protection, and preservation (as the case may require), and the development (as appropriate) of the reserve for the purpose for which it is classified (as required by section 41(3) of the Act).

1.4.2 Treaty of Waitangi

In carrying out its functions and powers in relation to managing the use, development and protection of physical resources such as reserves, council has a duty, under Section 8 of the Resource Management Act 1991 to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). Resource management decisions should be in accordance with Treaty principles. Recognising that there may be different understandings of resource issues between iwi partners and council is an important first step towards achieving an approach to resource management which accommodates Māori cultural knowledge systems and values.

² Appendix A6.0 describes these classifications more fully.

The Ngai Tahu Claims Settlement Act 1998 was passed by the Government in recognition of settlements of historical grievances. The Act acknowledges Ngai Tahu’s traditional *kaitiaki* (guardianship) role in managing and safeguarding resources in the South Island.

It is noted that at the time this Draft Reserve Management Plan was prepared, there was insufficient time and resources to engage with mana whenua on the opportunities, objectives and policies contained in this plan.

1.4.3 Consultation

To inform the development of this Draft Reserve Management Plan, council is required to consult with the community and mana whenua in order to identify their wishes and aspirations for the reserves. This consultation is planned to be undertaken from late 2023 to early 2024.

1.5 STRATEGIC SETTING

The vision identified in council’s *Living and Working Strategy* is that the Clutha District is a great place to live, work and play. The work programs that council will undertake over the next 10 years will help to ensure that the Clutha District:

- *has vibrant rural towns and communities,*
- *is connected and collaborative, and*
- *has a healthy and sustainable environment.*

This Reserve Management Plan is intended to help achieve these objectives, as they relate to Milton. In particular, this plan will help to support recreation, culture and heritage, and ensure that our communities are healthy and safe.

1.6 OTHER RELEVANT DOCUMENTS

Activities and developments undertaken on reserve land remain subject to other legislation. Regional, district and national policy and bylaws may apply depending on the status of the reserve and the nature of the activity being undertaken.

The provisions of the District Plan also apply to reserves and any activity which may be permitted by this RMP may need to be consented by council or other authorities. The relevant legislation, policies, and strategic direction are shown in Figure 1-2.

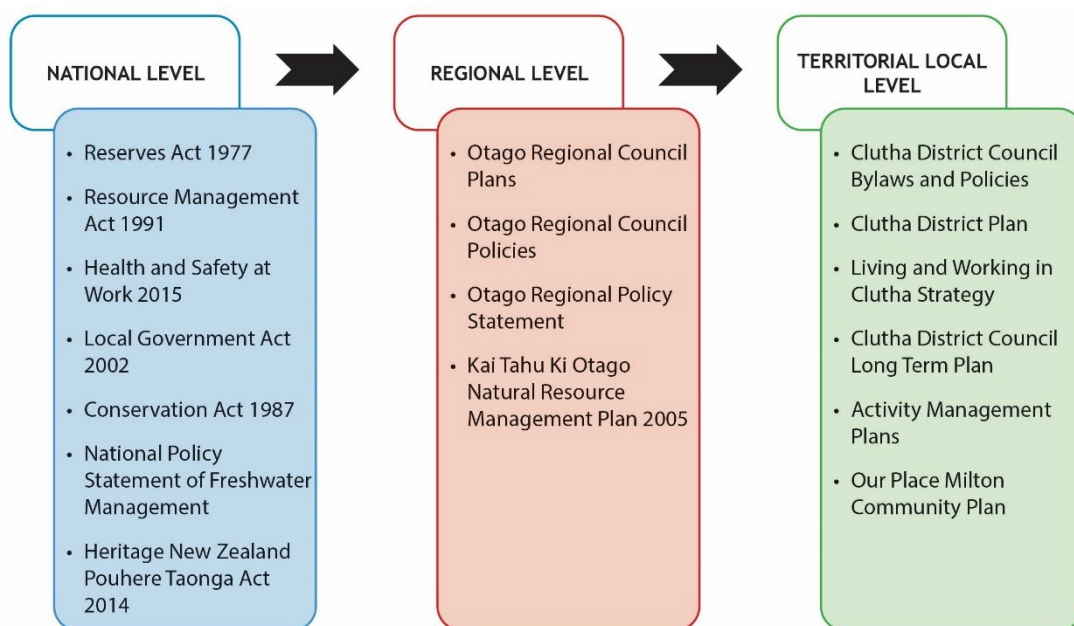


Figure 1-2 Legislation and policy relevant to this Reserve Management Plan

2.0 OPPORTUNITIES

This section describes various opportunities and projects which have been proposed for council-administered reserves in the Milton. This Reserve Management Plan (once finalised) will provide an overarching framework to guide day to day management and longer-term decision making for these reserves. It will also identify which activities are authorised to occur on particular reserves. The plan does not set out the operational details of such activities, and these are handled by other mechanisms, for example agreements, leases or licenses to individuals or clubs.

2.1 OUR PLACE MILTON – RESULTS OF COMMUNITY CONSULTATION

Consultation for the *Our Place Milton Community Plan* (Figure 2-1) was undertaken in 2017 to better understand the ways in which council-owned and operated assets and land are used, their value to the community and aspirations for their future use. Feedback was sought about what improvements or changes should be considered for parks and reserves, to help with the development of the original Milton Reserve Management Plan in 2017.

This revised Draft Reserve Management Plan provides an improved framework to support the Community Plan and any reserve-based projects which arise from that work. Relevant Community Plan projects are listed in Table 2-1, along with a summary of progress made towards completing these. More information is available on the Our Place Milton page website [[link](#)]. Community feedback regarding reserves is summarised in Appendix A4.0.

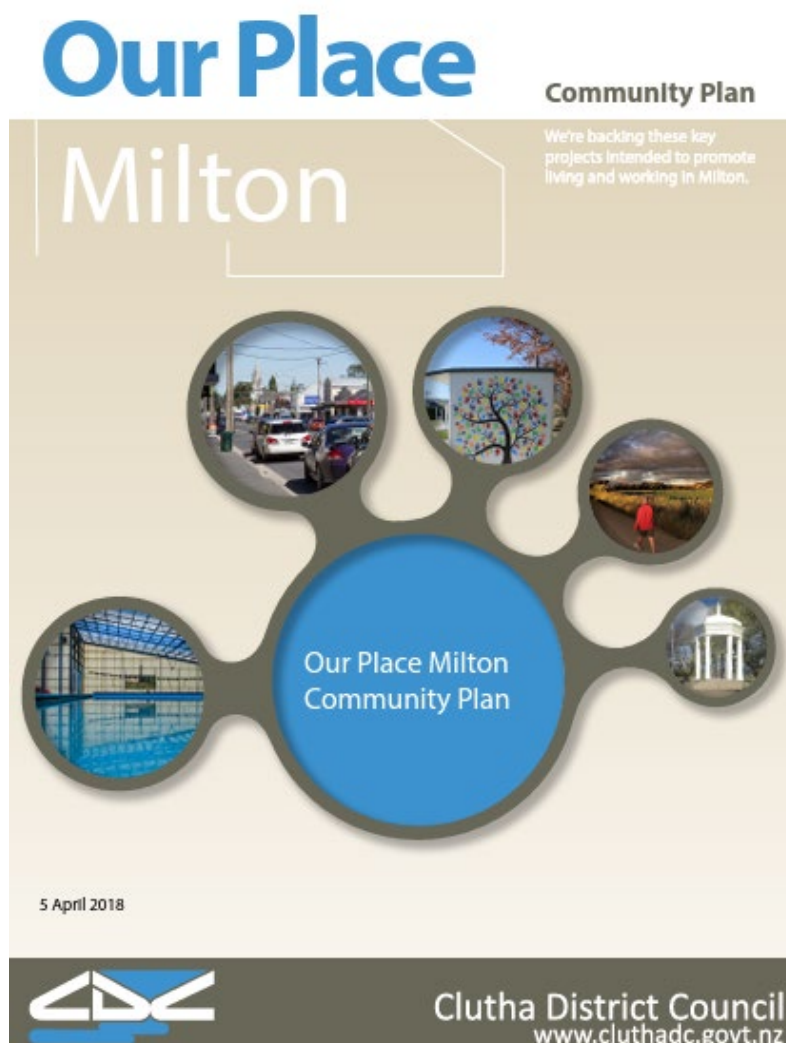


Figure 2-1 Cover of the Our Place Milton Community Plan

Table 2-1 Relevant projects from the Our Place Milton Community Plan

Project	Relevant outcomes	Progress	Lead Agency
1. Upgrading Stewart Reserve & Memorial Park	<ul style="list-style-type: none"> To revamp and make these reserves focal points. Information board and signage. 	<ul style="list-style-type: none"> Minimal changes made to Memorial Park. Stewart Reserve cleared as part of development of new toilets in 2023. A central plaza area will be developed as part of the Milton main street project in 2024/25. 	Council
2. Upgrade the public toilets & pave the surrounding area	<ul style="list-style-type: none"> Upgrade the toilets to be modern, safe & accessible. Demolish the old toilet block. Repave the area. 	<ul style="list-style-type: none"> New toilets were built, and the old toilets demolished in 2023. As noted above, landscaping is planned for 2024/25 	Council
3. Milton Pool	<ul style="list-style-type: none"> Investigate and implement enhancements to the pool to increase usage and improve customer satisfaction. 	<ul style="list-style-type: none"> Council decided to help fund a new pool as part of a joint library/pool facility on Union St. The pool site in Taylor Park will become available for use once the new pool is built and the old one has been demolished. 	Council and the community
4. Clutha Gold Trail extension	<ul style="list-style-type: none"> Create links to neighbouring communities. Enable tourism opportunities in Milton and the surrounding area. 	<ul style="list-style-type: none"> The Clutha Gold Trail extension to Waihola was opened in August 2023. Council provided \$1M towards this project. The trail passes close to the Greater Taylor Park Reserve. 	Community
5. Greater Taylor Park	<ul style="list-style-type: none"> Make a series of improvements to make Taylor Park a more attractive and usable option, for Milton residents and visitors alike. 	<ul style="list-style-type: none"> Maintenance and repairs to the SH1 fence and main gate was undertaken in late 2023. Four cabins were added to the campground in 2023. 	Council & community
6. Moore Park	<ul style="list-style-type: none"> A number of potential work or activities identified. 	<ul style="list-style-type: none"> Council working with Corrections to replace the playground retaining wall. Council working with Project Bruce to investigate replacing the basketball court. 	Community, with council involvement
7. Fairfax Cemetery	<ul style="list-style-type: none"> A number of potential projects or activities identified. 	<ul style="list-style-type: none"> Limited progress. 	Council & community

2.2 FUTURE PROPOSALS

The decision-making process shown in Figure 2-2 will be used to decide on future proposals not specifically provided for in this Reserve Management Plan.

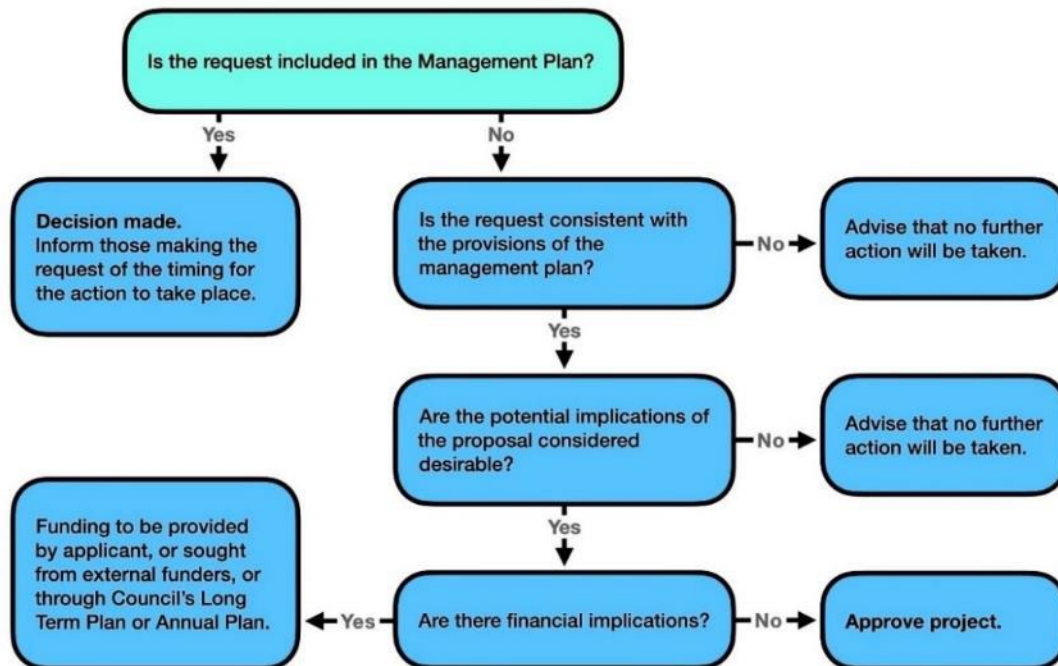


Figure 2-2 Decision-making process for proposals to develop council-administered reserves

Approved projects, able to be achieved within existing budgets can generally proceed. Additional council funding may be available via the Long Term Plan and Annual Plan process. Council will work alongside community groups and other agencies to progress some projects. The intention is that this Reserve Management Plan will enable future developments and projects to be undertaken.

3.0 OBJECTIVES AND POLICIES

3.1 BACKGROUND

Clutha District Council manages and maintains a range of reserves, playgrounds, and open spaces in Milton. The population of the town and the surrounding area is increasing, and a challenge for council will be understanding the current and future levels of use of these reserves, to provide for their future management efficiently and effectively.

There are some general principles which govern management and operational decisions relating to council reserves. These principles recognise the importance of the natural environment to residents and visitors, and the desire to enable improvements that contribute to this environment. They are:

- *To provide for passive and active recreation and enjoyment of the natural environment.*
- *To encouraging walking and cycling activities.*
- *To seek to protect and enhance the environment.*
- *To facilitate nature tourism so residents and visitors can enjoy the environment.*
- *To encourage native tree/species planting.*
- *To enable residents and visitors to be 'Tidy Kiwis'.*
- *To limit and control any building development.*

The main outcome sought from this plan is to enhance five reserve areas in Milton for the local community and visitors to the area. The objectives and policies in this plan seek to provide a framework to support the future maintenance and development of these reserves.

3.2 VISION

The vision for Milton's reserves is:

"To provide and promote a variety of passive and active recreational spaces in Milton for the community and visitors to enjoy."

3.3 OBJECTIVES

The objectives sought from this plan are as follows:

1. Ensure that the unique character of Milton is reflected in the development, design, maintenance, and management of reserves.
2. Retain a high level of unrestricted access to reserves and encourage improved cycling and walking opportunities.
3. Provide a selection of reserves to meet a range of visitor and community needs for passive and active recreation.
4. Identify opportunities to enhance the facilities in the reserves for the enjoyment of the wider community and for those who visit the Milton area.

The objectives and policies set out below apply across the reserves covered under this plan.

OBJECTIVE 1

The unique character of Milton is reflected in the development, design, maintenance, and management of reserves.

POLICIES:

- 1.1 Development at council reserves should be consistent with Milton's natural and built environment.

- 1.2 Vegetation will be maintained in accordance with the standards and techniques of approved arborcultural practice.
- 1.3 Council will retain the overall responsibility for pest plant and pest animal maintenance of reserves unless otherwise specified.
- 1.4 Priority should be given to initiatives which prioritise the use of native plant species in any development activities.
- 1.5 Provide facilities that enable people to manage their waste effectively and avoid spreading litter and other waste in the environment.
- 1.6 Ensure that all leases and licenses meet the requirements of the Reserves Act 1977 and are in accordance with the Clutha District Plan and other council policies and bylaws.
- 1.7 Council will actively manage leases on reserves and ensure that any negative impacts of new, current, or lapsed leases are mitigated.
- 1.8 Ensure the safety of reserve users and the protection of the environment by:
 - i. limiting the recreational riding of motorcycles or other vehicles to designated areas within reserves, and
 - ii. requiring active management by leaseholders where motorcycles or other vehicles are used for recreational activities, to ensure the safe operation of potentially conflicting activities.
- 1.9 Only permit the grazing of horses or stock on reserves through a formal license or agreement.
- 1.10 Only permit excavation or earthworks on reserves with prior council consent and ensure that physical works are designed to be compatible with the local environment.
- 1.11 Require approval from council staff for the erection of signs on reserves by clubs or lease holders.
- 1.12 Identify heritage and cultural sites (including mana whenua culture and heritage) within reserves and provide for their protection and restoration as appropriate.
- 1.13 Ensure compliance with council's Freedom Camping Bylaw 2021.
- 1.14 Ensure that playground equipment is maintained in fully operational condition.

OBJECTIVE 2

Retain a high level of unrestricted access to reserves and encourage improved cycling and walking opportunities.

POLICIES:

- 2.1 To improve walking and cycling opportunities throughout Milton and the surrounding area.
- 2.2 To increase awareness of reserves by providing signage to identify their location, facilities, and attractions.
- 2.3 To provide clear, safe links between the Clutha Gold Trail and nearby reserves.
- 2.4 To allow for the development of recreational tracks and formal pathways on reserves, where the adverse effects on the environment can be adequately mitigated.
- 2.5 To provide effective entry points and pathways into reserves to encourage public access.
- 2.6 To consider access to, and linkages between reserves in land transport policy planning.

OBJECTIVE 3

Provide a selection of reserves to meet a range of community needs for passive and active recreation.

POLICIES:

- 3.1 Continue to review and confirm that all reserve classifications and boundaries (including any reclassification) meet this objective as appropriate.
- 3.2 To protect and enhance the opportunities for people of all ages and physical abilities to access and enjoy the outdoor environment.
- 3.3 To seek input from the disabled community when upgrading access to reserves.
- 3.4 To provide areas for quiet reflection, including seating and shade.
- 3.5 Provide for imaginative play that integrates playground structures with the surrounding natural environment.
- 3.6 Promote and facilitate community use of council open spaces for temporary events.
- 3.7 Commercial recreational activity will be supported where appropriate and where the impact on the environment is controlled and the ability of the public to use and enjoy the reserves is not significantly affected.

OBJECTIVE 4

Identify opportunities to enhance the facilities in the reserves for the enjoyment of the wider community and for those who visit the Milton area.

POLICIES:

- 4.1 Appropriate facilities will be identified, installed, and maintained to provide for the enjoyment of the community and visitors to reserves.
- 4.2 Council will work with the community to identify and implement opportunities to enhance reserves, including projects identified in the *Our Place Milton Community Plan*.
- 4.3 Council will consult with the community prior to any major development on a reserve.
- 4.4 The establishment of native planting on reserves to encourage native wildlife will be supported.
- 4.5 Opportunities to enhance passive and active surveillance of reserve areas will be identified and promoted.
- 4.6 Implement the Clutha District Smokefree Public Places Policy, including by maintaining 'smoke-free' signage within playgrounds, parks, sports grounds, and reserves.

4.0 MILTON TOWNSHIP

The town of Milton is situated on the Tokomairiro Plain and had a population of 2,157 at the time of the 2018 census. Milton has a busy main street that borders State Highway 1 with a good array of independent shops. The town has good recreational amenities, and a popular library facility.

4.1 PHYSICAL CHARACTERISTICS

Milton is located on the Tokomairiro Plain, which lies between Dunedin and Balclutha. The plain has been formed as gravel. Sediment has been eroded from the surrounding hill country, and subsequently deposited in the depression between the hills to the east and west. Milton is located near the junction of the east³ and west branches of the Tokomairaro River, with Salmonds Creek passing along the northern boundary of the town. The Milton area experiences a reasonably mild maritime climate and receives about 750 - 900 mm of rain per year.

The following ecosystem values are attributed to the Tokomairaro River main stem (including the East and West Branches) in the Otago Regional Council's Water Plan Schedule A:

- *Significant habitat for fernbird*
- *Significant habitat for Lower Taieri galaxiid in tributaries*
- *Significant habitat for lamprey (in East and West Branches)*
- *Large water body supporting high numbers of particular species, or habitat variety, which can provide for diverse life cycle requirements of a particular species, or a range of species*
- *Access within the main stem through to the sea unimpeded by artificial means, such as weirs, and culverts*
- *Presence of significant fish spawning areas: trout and salmon*
- *Presence of significant areas for development of juvenile fish: trout and salmon*
- *Trout*
- *Eel*
- *Presence of indigenous fish species threatened with extinction.*

4.2 MĀORI AND EUROPEAN SETTLEMENT

Prior to European settlement, the Tokomairiro Plain was mainly a wetland area which was fed by the Tokomairaro River and other streams which drain from the surrounding hills to the Pacific Ocean. The early Waitaha people in the area travelled the waterways in bullrush (raupo) and canoes (mokihi), which were propelled by poling. The Kati Mamoe (Ngati Mamoe) who followed them and then the Kai Tahu (Ngai Tahu) who came in the late 1700's also poled canoes through the wetland. Based on this story, one explanation of Tokomairiro is to leave in a direction poling a canoe.⁴

Drainage works, land clearance and flood protection works have helped to convert the Tokomairiro Plain into a productive rural environment. However, the area can still be affected by major flood events, including the Milton urban area.

³ Sometimes referred to as the North Branch

⁴ Adapted from <https://www.tokohigh.school.nz/about>

4.3 POPULATION

Milton’s permanent population stood at 2,157 during the 2018 census and has increased slowly but steadily in recent years. It increased by just over 1% (or 24 people) between 2006 to 2013, with a further increase of 4% (or 87 people) between 2013 and 2018. (Table 4-1). If Milton’s population was to continue growing by 4% every 5 years, the town would reach 2,342 people by 2028.⁵

This population growth is likely related to the expansion of the manufacturing and forestry industries in this area. In 2018, 26% of people listed their primary occupation as a labourer, followed by technicians and trade workers (15%), and community and service workers (14%).

Table 4-1 Population data for Milton

Statistical area: Milton (SA2)	2006	2013	2018
Permanent residents	2,046	2,070	2,157
Census night count	2,052	2,073	2,139
Median age	41	42.1	42.9



Figure 4-1 View of Milton, September 1955. Moore Park can be seen at the centre-right of the image. Source: Whites Aviation Ltd: Photographs. Ref: WA-39452-F. Alexander Turnbull Library, Wellington.

⁵ The 2023 Census results were not available at the time this plan was prepared.

5.0 MILTON RESERVES

Clutha District Council is responsible for five reserves in Milton, as shown in Figure 5-1 and Figure 5-2. They fulfil a variety of purposes, including children’s playgrounds, recreation and sporting areas, and providing for community amenities. The following sections provide a description of each reserve, maintenance requirements and development opportunities. Legal descriptions of reserves and details of existing leases can be found in in this document’s appendices.

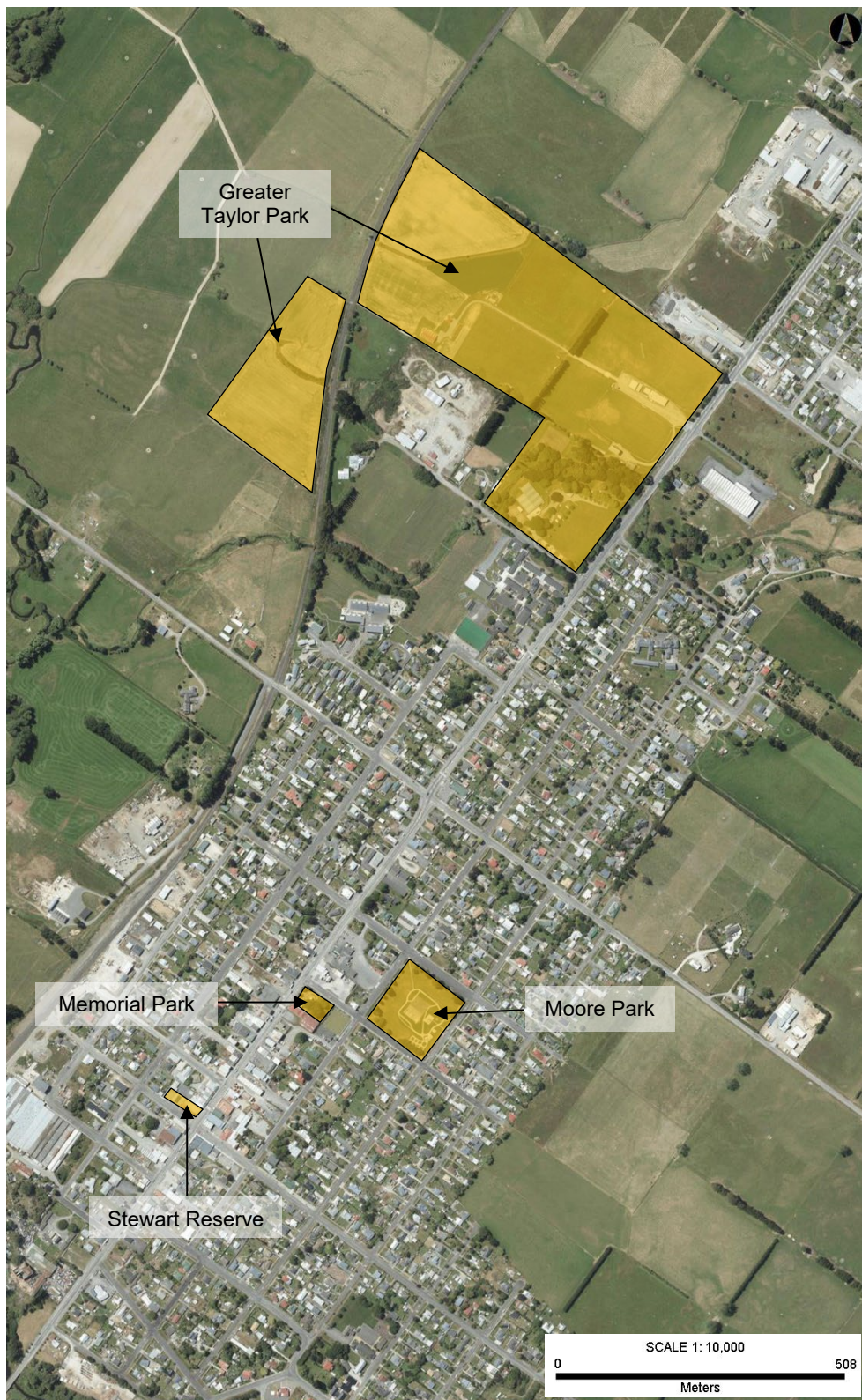


Figure 5-1 Map of the northern part of Milton, showing council-administered reserves.



Figure 5-2 Map of the southern part of Milton and Tokoiti, showing council-administered reserves.

6.0 GREATER TAYLOR PARK

6.1 GENERAL DESCRIPTION

The Greater Taylor Park reserve is located on the northern outskirts of Milton, on the western side of Union Street (State Highway 1). The reserve is made up of four main parts:

1. Taylor Park – a gazetted Recreation Reserve (R68 in the Clutha District Plan)
2. Tokomairiro showground – Council-owned land (F58 in the Clutha District Plan)
3. Taylor Park sports ground – part of a gazetted Recreation Reserve (R67 in the Clutha District Plan)
4. Land used for grazing and other activities:
 - a. Remainder of gazetted Recreation Reserve R67
 - b. Gazetted Recreation Reserve R69

Taylor Park, the showground, and sports ground have a frontage on Union Street, and the reserve is located on a large, relatively flat plain which slopes gently towards the west. Previous modelling⁶ has identified various levels of flood hazard on the Greater Taylor Park reserve, as described in the following sections. The various parts of the Greater Taylor Park Reserve have a combined area of 26 hectares.

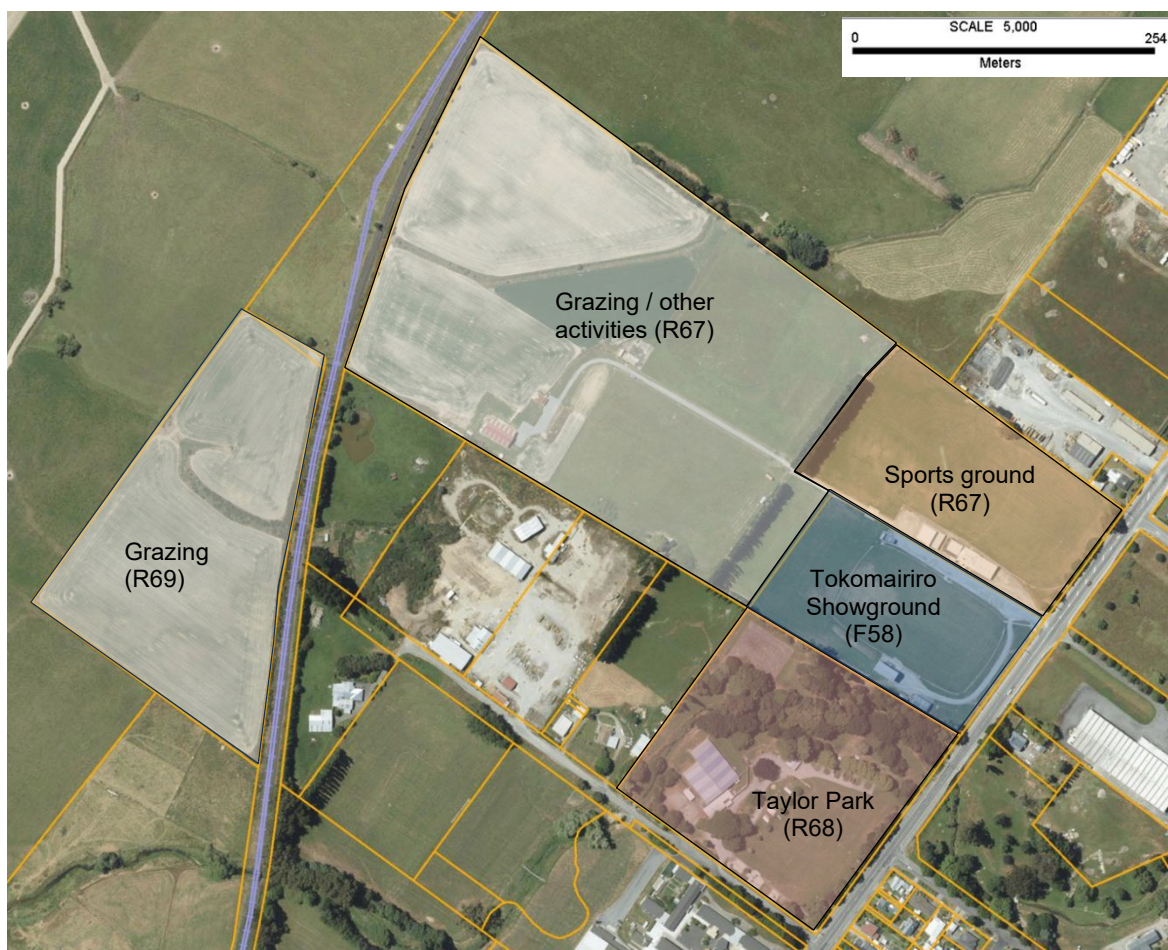


Figure 6-1 Map showing the different parts of the Greater Taylor Park reserve.

The four parts of the Greater Taylor Park reserve are described separately below, along with maintenance requirements and the activities proposed for each.

⁶ undertaken as part of the Milton 2060 Flood Risk Management Strategy in 2012.

6.2 TAYLOR PARK

Taylor Park is a gazetted Recreation Reserve, located within the Milton Urban Resource Area. The reserve has an area of 40,508 m² (4.5 ha) and is flat, apart from the Salmonds Creek channel which bisects the park from east to west. Vegetation includes grassed areas, and several significant trees, including Himalayan Cedar, English Oak, Totara, and Giant Redwood.

Vehicle access to the reserve is from Park Road (Figure 6-2). The reserve is maintained by council under its greenspace contract and is designated as Reserve R68 in the Clutha District Plan. Salmonds Creek bisects the reserve and can carry high flows after heavy rainfall events, although the main channel is considered large enough to carry most flood flows.

Facilities currently located on the reserve include a playground, swimming pool, campground and open green space. At the time this RMP was prepared, self-contained cabins had been developed as part of the campground facility. The swimming pool will be removed once the new pool has been developed on Union Street, although the amenities building (toilets and change rooms) will remain.



Figure 6-2 Aerial view of Taylor Park, September 2023

6.2.1 Development

Council intends to improve existing facilities at Taylor Park, and to provide for additional activities at this key reserve. Based on previous consultation,⁷ it is proposed that the following activities are provided for at Taylor Park:

1. *A campground facility (see section 6.2.2).*
2. *FENZ training on the grassed area.*
3. *Playground.*
4. *Public toilet.*

⁷ as described in Appendix A4

In addition, council will support the following activities, through partnerships with community groups, businesses, other agencies or individuals:

5. *Development of the old tennis court as a dog park.*
6. *Development of additional amenities, such as fitness equipment, walking trails or gardens.*
7. *A cycle trail link to the Clutha Gold Trail; or re-routing of the Clutha Gold Trail through the reserve.*

In addition to these specific activities, Council will provide an appropriate budget, through its Long Term Plan, for maintaining or repairing existing facilities such as boundary fences and pathways. As for any reserve, there are a range of challenges that will need to be overcome to ensure these activities can be undertaken. Council will consider and look to overcome these challenges as appropriate.

It may take some time for the activities listed above to be implemented, but it is anticipated that they will occur over the lifespan of this plan. The recommended activities listed above may be amended, following the formal consultation period on this draft plan.



Figure 6-3 Map of Taylor Park showing the general location of the activities proposed in this Draft Reserve Management Plan

6.2.2 Taylor Park campground

This Draft Reserve Management Plan provides for a campground facility at Taylor Park, and it is intended that this activity will be managed in a similar manner to other campgrounds on council reserves. In particular:

- *The above-ground assets will be upgraded and sold to a private campground operator. Assets may include amenity buildings (toilets, kitchen) and accommodation (cabins etc.).*
- *Council will retain ownership of the below-ground assets (water and electricity infrastructure).*
- *The private operator will lease part of the reserve for use as a campground and will manage this as a normal campground facility. The operator will have the ability to improve and modernise the facility further over time.*

At approximately 3,500 m², the current campground extent is small compared to other campgrounds in the district, has limited capacity, and has reasonably basic amenities. The Balclutha and Waihola campgrounds (also on council reserves) are 9,000 m² and 21,000 m² respectively.

Three options for the extent of the Taylor Park campground are listed in Table 6-1. Option A would retain the status quo, while options B and C would see the campground extent increased. Table 6-1 lists the approximate campground extent for each option and notes any implications for the cabins currently placed at Taylor Park to improve the campground facility.⁸ Maps showing the approximate extent of each option are provided in Figure 6-4.

Table 6-1 Options for the extent of the Taylor Park campground

Option	Description	Implications for cabins	Area (m ²)
A	Retain the status quo – camping and caravans provided for on a relatively small part of the reserve.	There is no space for cabins within the existing footprint, given the current campground arrangements. Cabins would need to be removed from the park.	3,500 (9% of Taylor Park)
B	Expand the campground to include the old swimming pool area, and the swimming pool amenity block.	Cabins could be relocated to the old swimming pool site, once it has been removed.	8,700 (21%)
C	As for Option B, but also include part of the mowed greenspace area (as marked on Figure 6-2).	Existing cabins would remain / new cabins constructed within the current marked area.	10,400 (26%)

Feedback is sought from the community on which option they prefer. This will be used to inform the final Milton Reserve Management Plan, which will be amended to confirm the extent of the Taylor Park campground.⁹ Once confirmed, the objectives and policies listed in section 3.0 will need to be considered as part of the campground operation.

Discounted options:

The option of locating the cabins under the trees has been discounted due to the following:

- *Limited vehicle access.*
- *No water and wastewater services (Appendix A8). Services could be installed but this would be costly and tree roots and underground services are not a good mix. There would most likely be significant repair costs in the future.*

⁸ In late 2023 council relocate the two cabins closest to SH1, at the request of Milton FENZ.

⁹ Note that council will accept feedback on any part of this Draft Reserve Management Plan

- *The Taylor Park trees are protected under the District Plan, and any work around them would require resource consent and environmental assessment.*

The old tennis court area has also been discounted as part of the campground as there is no vehicle access from Taylor Park (although vehicles could potentially enter through the showgrounds).

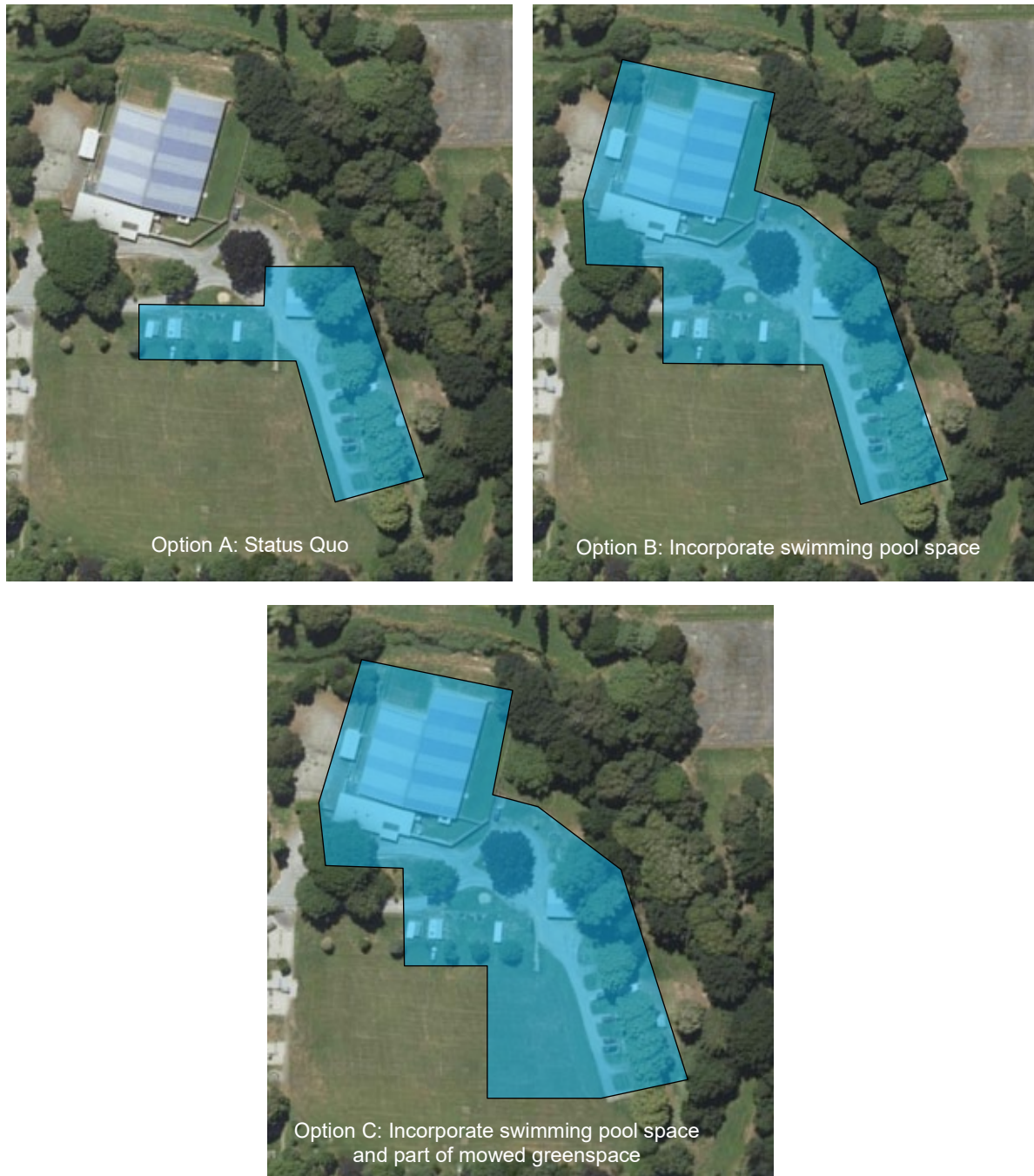


Figure 6-4 Three options identified in this Draft RMP for the extent of the Taylor Park campground.

6.3 TOKOMAIRO SHOWGROUND

The Tokomairiro showground (Figure 6-6) is used for recreation activities but is not gazetted. It is designated as Facility F58 in the Clutha District Plan and is located within the Rural Resource Area. The reserve is accessed from State Highway 1 and has an area of 24,964 m² (2.5 ha). The reserve and is flat and covered in grass (Figure 6-5). Facilities currently located on the reserve include a grandstand, gym facilities, utility sheds, stables, gravel car park area,

and a fenced arena for equestrian and other sports events. The reserve is maintained by Council under its greenspace contract.

A floodway corridor drains through the showground area, and this acts as a pathway for overland flow during major flood events.¹⁰

It is anticipated that the existing activities at the Tokomairiro showground will continue to be provided for, and no new or different activities are proposed.



Figure 6-5 Aerial view of the Tokomairiro showground

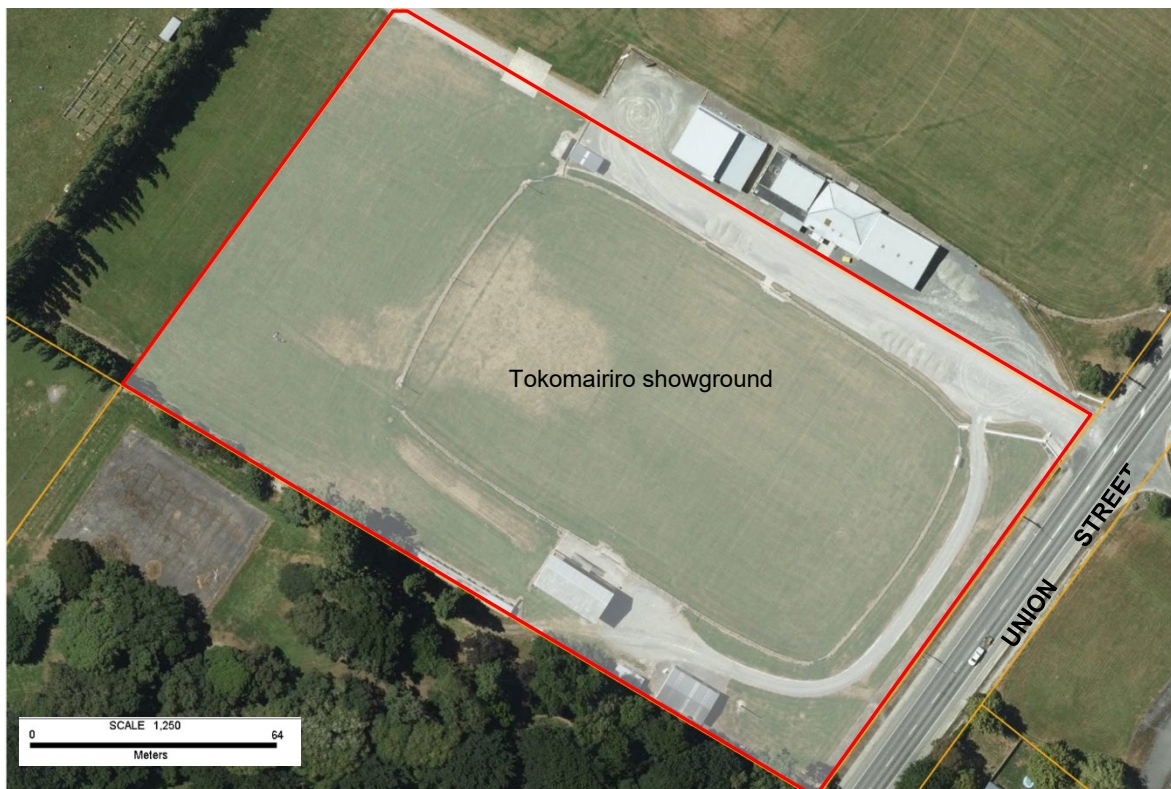


Figure 6-6 Map of Tokomairiro showground

¹⁰ CDC & ORC, 2012. *Milton 2060 Flood Risk Management Strategy*

6.4 TAYLOR PARK SPORTS GROUND (PART R67)

The Taylor Park sports ground (Figure 6-8) forms part of a larger gazetted Recreation Reserve, designated as Reserve R67 in the Clutha District Plan. The total area of this gazetted reserve is 143,892 m² (14.4 ha), although only 35,000 m² (3 ha) is used as a sports ground. The remainder of this reserve is described in section 6.5 below.

The sports ground is accessed from State Highway 1 and is located beside the Tokomairiro showground. The reserve and is flat and mainly covered in grass, with native and exotic trees planted around the perimeter (Figure 6-7). Facilities currently located on the reserve include changing rooms, clubrooms, gravel car park area, and playing fields. The reserve is maintained by Council under its greenspace contract.

It is anticipated that the existing activities at the Taylor Park sports round will continue to be provided for, and no new or different activities are proposed.



Figure 6-7 Aerial view of the Taylor Park sports ground



Figure 6-8 Map of the Taylor Park sports ground

6.5 GRAZING / OTHER ACTIVITIES (R67)

The remainder of gazetted Recreation Reserve R67 is currently used for grazing/baleage, with some utility buildings and a replica vintage butchery. It is accessed by a driveway which passes between the showground and the sports ground. The South Island Main Trunk Line is located immediately to the west. This part of the reserve has an area of approximately 11.4 ha.

Council does not maintain the reserve and there are no current leases in place for the various activities which occur on this area. The South Otago Heritage Society previously held a lease over this part of the reserve, and this lapsed in 2022. It is proposed that the existing activities on this part of the reserve will continue, and no new or different activities are proposed. As per Policy 1.7 (section 3.0), council will ensure that new leases/licenses meet the requirements of the Reserves Act 1977 and are in accordance with the Clutha District Plan and other council policies and bylaws.



Figure 6-9 Map showing the extent of bare land within the Greater Taylor Park Reserve



Figure 6-10 View of the bare land which forms part of gazetted Recreation Reserve R67 (boundary indicative only)

6.6 GRAZING (R69)

A further 4.6 ha of bare land is located on the western side of the South Island Main Trunk Line. This land is gazetted Recreation Reserve and is designated as R69 in the Clutha District Plan and is located in the Rural Resource Area. The reserve does not have road access and can be affected by flood flows in the Tokomairaro River, which lies approximately 320 m to the west. Council does not maintain the reserve, and the land is used for grazing.

No developments are planned on this reserve. Council may consider the revocation of reserve status and potential sale of this reserve. Revocation of a gazetted reserve needs to follow a statutory process that requires the Minister of Conservation involvement and approval (Appendix 5.0).



Figure 6-11 Aerial view of Recreation Reserve R69 (boundary indicative only)

7.0 MOORE PARK

This section has not been reviewed as part of the development of this Draft Milton RMP. The following is reproduced from the 2017-2027 plan.

7.1 GENERAL DESCRIPTION

The reserve is located in Milton in the block bounded by Spenser, Cowper, Johnson and Abercrombie Streets (Figure 7-2). The reserve is a flat terrain that is grassed surrounded by exotic trees and shrubs. The north-west end of the site is prone to flooding as the site slopes toward the southwest.

Along the Johnson Street side there is a large playground consisting of a number of swing sets. There is a large flying fox along Cowper Street and a skate park is situated in the middle of the reserve. A newly installed bike skills park starts on the southwestern side of the reserve and continues around the playground structures and skate park. The bike skills park path continues so that users are able to access Spenser Street, Johnson Street and Abercrombie Street.

On the Abercrombie Street side of the reserve there are public toilets and a bike storage rack.

7.2 CHALLENGES

There are a number of challenges associated with the management and development of Moore Park. The challenges are:

- The reserve has a secondary overland flow path running through the northern part of the site. The lower lying section near to the skate park is prone to flooding.
- Promoting the park as a destination from State Highway 1.

7.3 OPPORTUNITIES

Opportunities identified for Moore Park as part of the development of the Milton RMP in 2017 include:

- New feature gateway.
- Support the provision of more seating, drinking fountains and public barbeques in the park.
- Better wayfinding signs from the main highway to encourage motorists to stop and use the facility.
- New exotic tree planting along Johnson Street.
- Opportunity for temporary activities during the summer.
- Opportunity to close an adjacent street for community market days.
- Kids bike safe events with the community.
- Increase areas for low level native planting in the park.



Figure 7-1 Activities and assets provided at Moore Park



Figure 7-2 Moore Park Plan

8.0 FAIRFAX CEMETERY

This section has not been reviewed as part of the development of this Draft Milton RMP. The following is reproduced from the 2017-2027 plan.

8.1 HISTORY

Fairfax cemetery was officially established in 1860 when it was resolved to reserve from public sale the six quarter-acre sections adjacent to the Presbyterian Church for use as a public cemetery.

The first mayor of Milton was James Elder Brown (when Milton became a borough in 1866). James Brown and his father had settled on 105 acres on the Tokomairiro Plain in 1856 and in 1869 he sold half an acre to Mr Mansford to erect a store which proved to be the beginning of the township of Milton. Nearby goldfield discoveries shortly after this led to more activities on the plains compared to Tokomairiro. Milton was proclaimed an incorporated township by 1866.

One of the most significant incidents in Tokomairiro is the 1930 Waronui Mine Disaster which caused the death of the mine manager and Borough Councillor James Carruthers and mine worker Joseph Morris. These two men were both laid to rest in the cemetery. A plaque commemorating the former Waronui township and the lives of the two men who died was unveiled in 2008. The plaque is located halfway between Fairfax Cemetery and Toko Mouth.

8.2 GENERAL DESCRIPTION

The cemetery is located in the historical town of Fairfax on the corner of Knoll Street and Cemetery Road. The site is triangular and there are two main entrances off Knoll Street.

The site slopes slightly to the south and the cemetery is well used. Between the graves is grassed open space with a few pebbled paths demarcating the different sections of the cemetery. Older graves are situated on the northern end of the reserve and newer plots are on the southeastern end. There is room for more graves on the most southern plot, although this portion of the cemetery has quite a significant slope to the south.

The landscape of the Fairfax Cemetery is very historic and formal in nature, particularly with the surrounding hedges and formal tree planting existing within the cemetery. A cluster of native shrubs and trees is nestled into the low-lying gully on the site. The surrounding hedge along the road boundary allows open views across the landscape from the cemetery.



FAIRFAX CEMETERY

Figure 8-1 Fairfax Cemetery Plan

9.0 MEMORIAL PARK

This section has not been reviewed as part of the development of this Draft Milton RMP. The following is reproduced from the 2017-2027 plan.

9.1 GENERAL DESCRIPTION

Memorial Park is located on the corner of Abercrombie Street and State Highway 1 (Milton Highway). A small wooden fence lines the perimeter of the site with access to Abercrombie Street and State Highway 1. The main feature of the reserve is a commemorative rotunda which has a surrounding cobbled area. Three seats are at the perimeter of the cobbled area facing outwards.

The area is primarily grassed with a few large exotic trees. There are also seasonal planting spaces in front of the commemorative rotunda on the eastern side of the reserve.



Figure 9-1 Memorial Park Plan

Opportunities identified for Memorial Park as part of the development of the Milton RMP in 2017 include:

- *Remove trees and enhance the space through shrub planting around southwestern and southeastern boundaries for screening.*



Figure 9-2 View towards the commemorative rotunda



Figure 9-3 Street view

10.0 STEWART RESERVE

10.1 GENERAL DESCRIPTION

The Stewart Reserve is located on the corner of Union Street and Gray Street (Figure 10-1). The reserve is made up of three parcels of council-owned land and has been expanded since the original Milton RMP was developed in 2017. Sections to the north and west have been added to the reserve. The total area of the reserve is now 1,544 m².

The old public toilets were demolished in 2023, along with two other buildings to the north and west. New public toilets are now located towards the northwestern end of the reserve.



Figure 10-1 Map of the Stewart Reserve (aerial photo taken January 2023)



Figure 10-2 View of the new public toilets and the Stewart Reserve

10.2 MAINTENANCE AND DEVELOPMENT

The reserve and the public toilets are maintained by council, as a core council activity. The reserve will be developed as a central plaza within Milton, with work to be completed as part of the Milton main street project, scheduled to occur in the 2024/25 summer.

APPENDICES

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A1.0 APPENDIX 1: LEGAL DESCRIPTION

Table A1.1 Legal descriptions of council-administered reserves

Description	Legal description	Classification under the Reserves Act 1977	Area (m ²)	District Plan Zone (Reserve/Facility No.)
Taylor Park	Section 2 SO 24264 Valuation Number: 2804570600	Recreation Reserve	40,508	Urban Resource Area (R68)
Tokomairiro showground	Part Section 104 Block XII Valuation Number: 2804570700	N/A	24,964	Rural Resource Area (F58)
Taylor Park sports ground	Part Section 1 SO 24264, Block X11. Valuation Number: 2804570300	Recreation Reserve	35,000 (sports ground) 108,892 (bare land)	Rural Resource Area (R67)
Bare land - 1				
Bare land – 2	Section 1 SO 15513. Valuation Number: 2804228500	Recreation Reserve	40,600	Rural Resource Area (R69)
Stewart Reserve	PT LOT 99 BLK X DEEDS 11 Valuation Number: 2804538801 LOT 2 DP 8927 Valuation Number 2804538801 LOT 3 DP 8927 Valuation Number: 2804538700	N/A	1,544	Urban Resource Area
Fairfax Cemetery	SEC 14 BLK IV TOWN OF FAIRFAX SO 14255 Valuation Number: 2804239000	N/A	34,613	Rural Resource Area
Moore Park	LOT 12 DEEDS 3 Valuation Number: 28045242000	N/A	13,663	Urban Resource Area
Memorial Park	PT LOT A DP 1647 Valuation Number: 2804542100	Recreation Reserve	1,977	Urban Resource Area

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A2.0 APPENDIX 2: LEASES, LICENSES AND CONCESSIONS

Table A2.1 List of leases, licences, and concessions on council-administered reserves

Location	Known as	Concession Holder	Expiry	Lease term
270-284 Union Street	Tokomairiro showground	Toko Rugby Football Club	30.6.2027	33 years

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A3.0 APPENDIX 3: RELEVANT DISTRICT PLAN OBJECTIVES AND POLICIES

RURAL RESOURCE AREA

The objective and policies potentially relevant to the development of reserves with an underlying zoning of Urban Resource Area are:

OBJECTIVE RRA.1

To provide a management framework for the rural environment that promotes the sustainable management of the resources of the district.

POLICY RRA.2

To ensure that the adverse effects that activities can have on the soil resource including the adverse effects of:

- *Erosion*
- *Instability*
- *Nutrient loss*
- *Soil contamination*
- *Soil compaction*

are avoided, remedied or mitigated.

RURAL SETTLEMENT RESOURCE AREA

The objective and policies potentially relevant to the development of reserves with an underlying zoning of Rural Settlement Resource Area

OBJECTIVE RST.1

To maintain the low density and quiet amenity values of rural settlements.

OBJECTIVE RST.2

To promote the sustainable management of public services developed in rural settlements.

OBJECTIVE RST.3

To take into account the fact that some natural features may migrate inland as the result of dynamic coastal processes when considering subdivision, use and development of rural settlements located in the coastal environment.

POLICY RST.3

To avoid, remedy or mitigate the adverse effects that activities can have on the amenity values of rural settlements.

URBAN RESOURCE AREA

The objective and policies potentially relevant to the development of reserves with an underlying zoning of Urban Resource Area are:

OBJECTIVE URB.1

To manage the development of the urban area in order to:

- *provide a framework which enables people and communities to provide for their social, economic and cultural wellbeing, and their health and safety, while*

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- *maintaining and where possible enhancing the environmental quality of particular environments within the urban area, and*
- *avoiding, remedying or mitigating any adverse effects on the natural and physical resources of the Urban Resource Area.*

POLICY URB.1

To avoid, remedy or mitigate the adverse effects that activities can have on existing amenity levels of the District's Urban areas.

A4.0 APPENDIX 4: PREVIOUS CONSULTATION

This Appendix summarises consultation feedback which relates to the activities provided for within the Greater Taylor Park Reserve.

Comments relating to Taylor Park which were received through the development of the *Milton Reserve Management Plan* and *Our Place Milton Community Plan* in 2017 are summarised in Figure A4.1

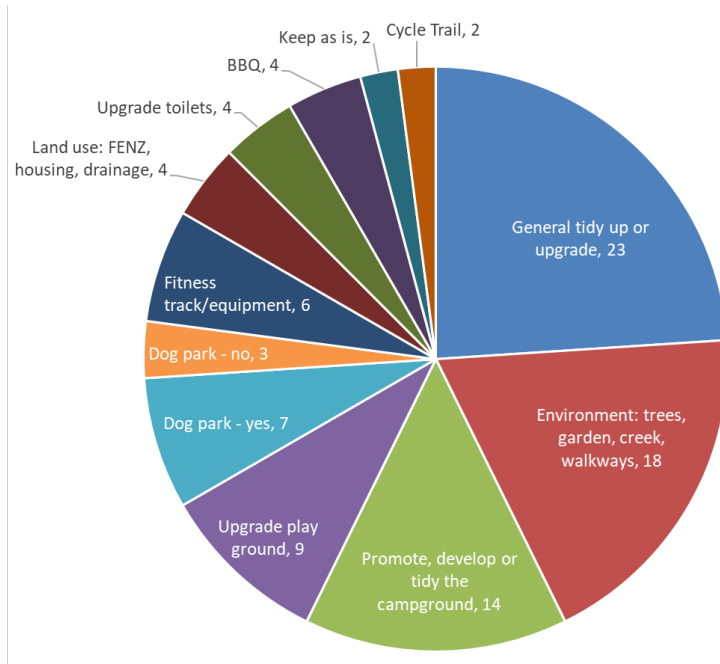


Figure A4.1 Summary of Our Place Milton feedback on Greater Taylor Park

The largest group of comments related to upgrading or tidying up the reserve. Improvements to the environment were also requested, including more plantings and creating/improving walkways. There were seven people in favour of creating a dog park on the old tennis courts and three against.

Comments relating to Taylor Park which were received in response to council’s notice to review the *Milton Reserve Management Plan* in August 2023 are summarised below.

Campground at Taylor Park

There were 32 submissions which expressed a view on whether a campground should be provided for at Taylor Park. The majority of these were in favour of this activity.

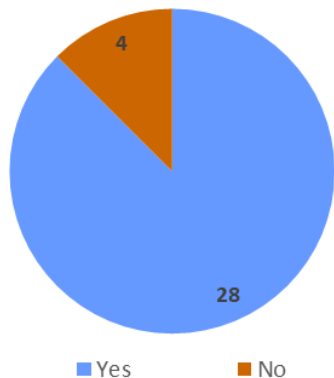


Figure A4.2 Submissions on whether a campground should be provided for at Taylor Park

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Campground cabins at Taylor Park

Council has previously approved the construction of 10 cabins at Taylor Park, to form part of the campground. The first four cabins were installed in September 2023, and an open day was held on 28 September to allow people to view these, and to provide feedback on the review of the Milton Reserve Management Plan.

There were 164 submissions which expressed a clear view on what should happen to these cabins. These were separated into three categories:

- *Remove the cabins (i.e., submissions which stated they should not be located on Taylor Park, with no alternative location suggested).*
- *Move the cabins (i.e., submissions which suggested an alternative location, normally within Taylor Park, although some other locations were also put forward).*
- *Keep the cabins where they are.*

Figure A4.3 shows most submissions were to simply remove the cabins, although 48 submissions (29% of those who expressed an opinion on this matter) stated they would like them moved to a different location. Five submissions (3%) were to keep the cabins where they are.

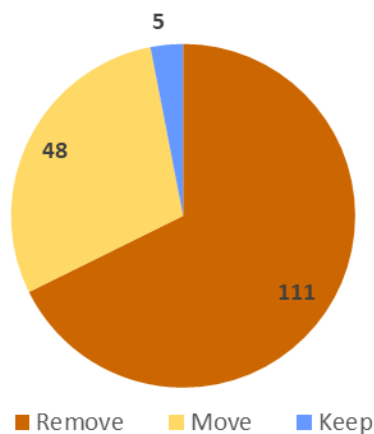


Figure A4.3 Submissions received on what should happen to the cabins installed on Taylor Park

Other feedback

Other feedback relevant to the future management of Taylor Park is summarised in Figure A4.4. Feedback has been classified into nine categories:

- *Community space:* 84 submissions¹¹ were received which noted the importance of community space or green space. Many of these noted activities which are, or could be carried out on the open space at Taylor Park – e.g., picnics, sports events.
- *FENZ activities.* 39 submissions noted that a loss of green space at Taylor Park would impact on the ability of FENZ staff to train and hold competitions.
- *Upgrading the playground:* There were 17 submissions which noted that the Taylor Park playground is in urgent need of an upgrade or replacement.
- *Improving gardens or creating flower beds:* 11 submissions.
- *Improving facilities:* Nine submissions, topics included providing a BBQ, additional seating, and improved toilet facilities.

¹¹ 48% of all valid submissions received.

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- *Improving Salmonds Creek, holding events, creating a dog or skate park, and clearly defining the campground area: Between one and four submissions each.*

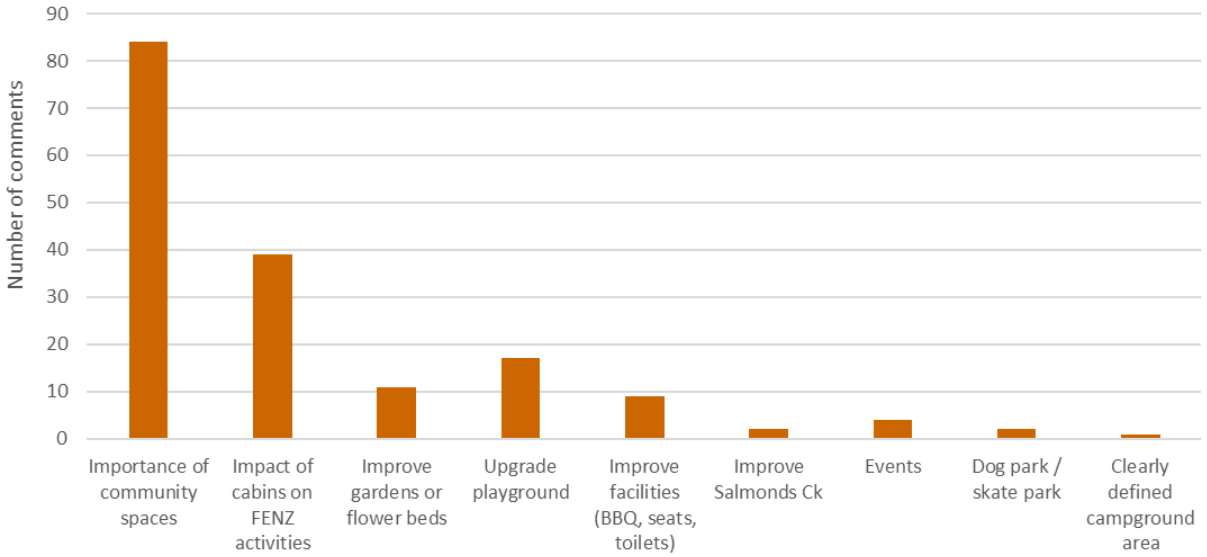


Figure A4.4 Summary of other feedback relating to the future use of Taylor Park

A5.0 APPENDIX 5: PROCESS FOR REVOKING RESERVE STATUS

Any land subject to the Reserves Act 1977 must have its reserve status revoked prior to disposal.¹² Although council can formally approve a resolution seeking to revoke the status of the reserve, it does not have the power to revoke the reserve status and must apply to the Department of Conservation to do so. Once the reserve status has been revoked and the land is fee simple, it may be disposed of, subject to any other impediments or claims on the title.

The process to revoke is prescribed by Sec 24 of the Reserves Act 1977. In the case of reserves in Milton, the steps required to revoke status are described generally below:

1. Recommendation put forward from within the local community to council for reserve status to be revoked for one or more reserves. The recommendation could be through the consultation process for this Reserve Management Plan, or later. The recommendation could come from an individual or a group.
2. Council resolution to seek revocation and proceed with disposal.
3. Council approaches Commissioner with the resolution and seeks advice on the revocation of the reserve. Commissioner responds with instruction how to proceed.
4. Property or properties to be evaluated for disposal:
 - a. Assess reserve value.
 - b. Consider effects of disposing of the land.
 - c. Consult with affected parties, if any.
5. Council to publicly notify intent to revoke reserve status and make evaluation publicly available. Objections able to be made over a 1-month period.
6. Submissions received and assessed, and report prepared for council.
7. Council decides on reserve revocation and disposal.
8. Council recommendation to Commissioner on revocation. The decision on the revocation is that of the Commissioner.

¹² Reference: Carterton District Council, 2019. *Proposal to revoke reserve status – Fisher Place.*

A6.0 APPENDIX 6: RESERVE ACT CLASSIFICATIONS

RECREATION RESERVES

Reserves classified as recreation reserves fall under section 17 of the Reserves Act 1977 (the Act) and have a duty to provide areas for sporting and recreation activities to promote the physical enjoyment and welfare of the public whilst enhancing and protecting the natural environment. Provisions under the RA state that recreation reserves must:

- *provide freedom of entry and access to the reserve, subject to conditions and bylaws set by the district council*
- *be managed to protect the scenic, historic, archaeological, biological, geological, or other indigenous flora and fauna that are present on the reserve. This is to be done in a way that is compatible with primary purpose of the reserve.*

Activities undertaken on the reserve shall not conflict with the Wildlife Act 1953, or the Heritage New Zealand Pouhere Taonga Act 2014.

Conservation of qualities that contribute to the pleasantness, harmony and cohesion of the natural environment and those which enable the better use and enjoyment of the reserve shall be retained.

HISTORIC RESERVES

Reserves classified as historic reserves fall under section 18 of the Act, where its purpose is the protection of places, objects and natural features that are of special interest historically, archaeologically, culturally, or educationally. To be classified as historic reserves must:

- *have structures, objects or sites that illustrate the history of New Zealand*
- *have significant or notable features which shall be managed and protected to the extent compatible with the primary purpose of the reserve*
- *provide freedom of entry and access to the reserve, subject to conditions and bylaws set by the district council.*

SCENIC RESERVES

Reserves classified as scenic reserves fall under section 19 of the Act and have a primary purpose of either protecting and preserving flora where it possesses qualities of scenic interest, beauty, natural landscape or enabling the provision and development of indigenous or exotic flora where such improvements enhance and protect areas that are desirable and in public interest.

NATURE RESERVES

Reserves classified as nature reserves fall under section 20 of the Act and are for the purpose of protection of natural features, flora and fauna of rarity, scientific interest, importance and so unique their preservation is in public interest. Nature reserves must:

- *be kept in its natural state as far as possible*
- *extermination of exotic flora and fauna unless otherwise determined*
- *public entry not permitted within the reserve for better protection of the natural environment, except by form of permit granted under sections 48a or 57 of the Act.*

SCIENTIFIC RESERVES

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Reserves classified as scientific reserves fall under section 21 of the Act and have a primary function to protect and preserve for scientific research, study, education the benefit of the country, ecological associations, plant or animal communities, types of soil, geomorphological phenomena, and like matters of special interest. Scientific reserves must:

- *ensure the eradication of exotic species unless otherwise specified*
- *reserve may prohibit public access by notice in order to achieve management priorities in accordance with Wildlife and Heritage Acts.*

GOVERNMENT PURPOSE RESERVES

Reserves classified as government purpose reserves fall under section 22 of the Act and are for the purpose of providing and retaining areas for government purpose or as otherwise specified. These may be assigned as such for the purposes of wildlife management or other specified wildlife purposes.

LOCAL PURPOSE RESERVES

Reserves classified as local purpose reserves fall under section 23 of the Act and serve the purpose of providing and retaining areas for local purpose or as otherwise specified in the classification of the reserve. Where a local purpose reserve is vested in a local authority, it may by public notice prohibit access to the whole or any specified part of the reserve except under the authority of a permit.

A7.0 APPENDIX 7. CLASSIFICATION OF RESERVES

Council is able to classify a reserve in any of the following circumstances:

- *the reserve remains vested in the council and was either:*
 - *not derived from the Crown*
 - *or was created or purchased under any of the statutory provisions specified in s.16(2A) of the Reserves Act 1977*
- *the council has delegated authority under s.16(1) of the Act*
- *the classification is made by resolution under s.14(1) when the land is declared to be a reserve (s.16(2)).*

The delegation under s.16(1) applies only when the council is the administering body and the classification is to be for the same purpose as the reserve currently holds under s.16(6), whether created before or after 1 April 1978.

For example, if the current purpose is “recreation” then as a result the council could classify the reserve as a recreation reserve under s.17 of the Act.

The council can, in the above circumstances, classify a reserve or group of reserves according to its/their principal or primary purpose(s), as defined in ss.17 to 23 of the Reserves Act. These sections deal with the various classes of reserve listed in Appendix A6.0.

If a reserve is not covered by the circumstances listed above, then the Minister of Conservation can classify the reserve.¹³

¹³ Source: *Reserves Act Guide*, Department of Conservation,

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A8.0 APPENDIX 8. TAYLOR PARK WATER AND WASTEWATER SERVICES

