



Clutha District Council Reserve Management Plan

Tuapeka Mouth Domain Reserve Management Plan

February 2010



Clutha District Council
www.cluthadc.govt.nz

1. PREFACE

The Tuapeka Mouth Domain Reserve Management Plan (RMP) is a guide for the future development, maintenance and management of the reserve. prepared under the Reserves Act 1977. It is intended to facilitate the provision of recreation activities and public enjoyment whilst retaining the open space value of the reserve.

In preparing this plan, recreation opportunities and facilities within the reserve were evaluated with consideration of how they contribute to the broad spectrum of recreation activities/public use presently and in the future.

The aim of the plan is to facilitate the best management for the reserve by providing guidelines for control, use, maintenance, preservation and conservation.

Council approved the Tuapeka Mouth Domain RMP on 25 February 2010.

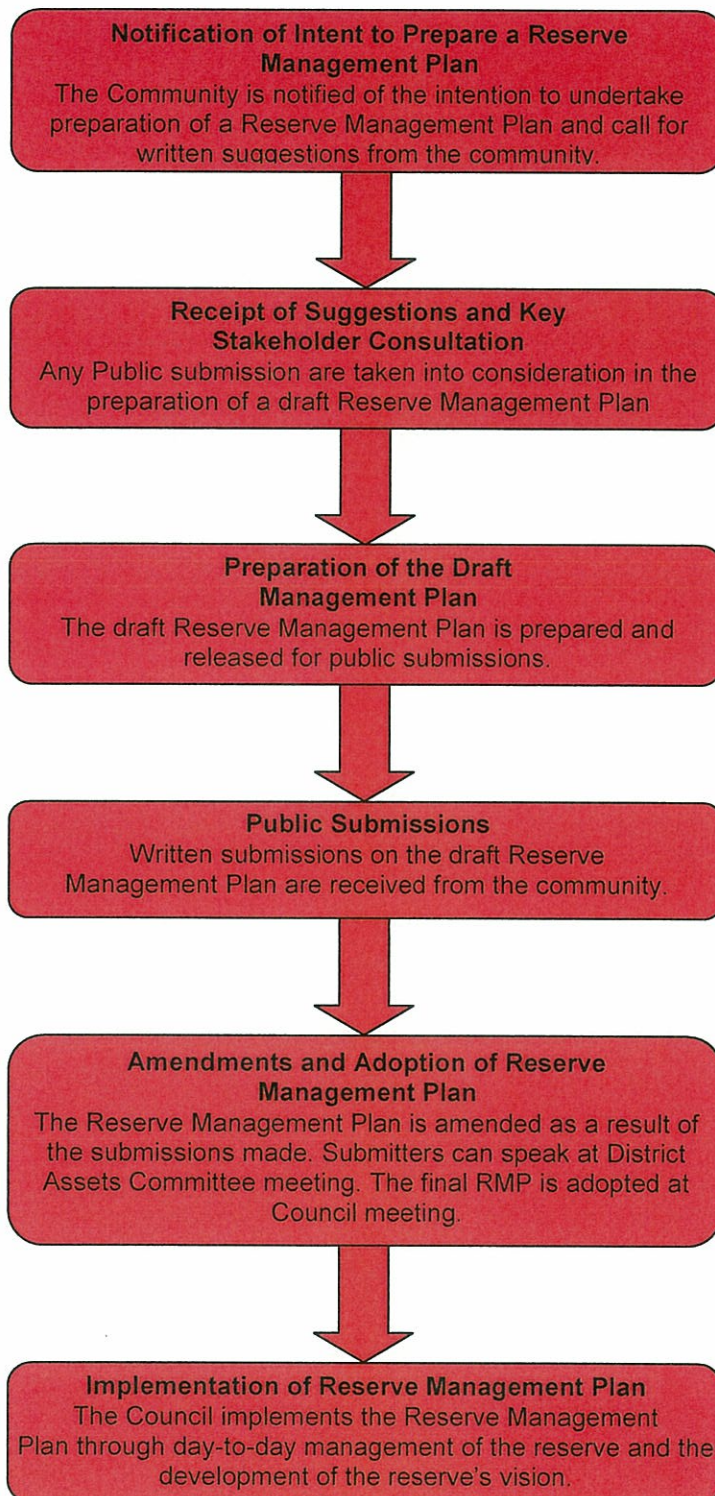
1.1 Purpose of the Management Plan

The Management Plan is intended to:

Provide for and ensure the use, enjoyment, maintenance, protection, preservation and development, as appropriate, of the reserve for the purpose for which it is classified.

1.2 Reserve Management Plan Procedure

The Act defines the procedure for preparing Reserve Management Plans as outlined in diagram 1.1 over page. Once the plan is adopted by Council it can be reviewed at any time to adapt to changing circumstances.



2. LOCATION

The Tuapeka Mouth Domain Reserve is located on Tuapeka Mouth Road which runs parallel to Browns Road. The site is bounded to the south by Thompson's Road and north by Pit Road.

Refer to Figure 2.1 and 2.2 below for location plans.

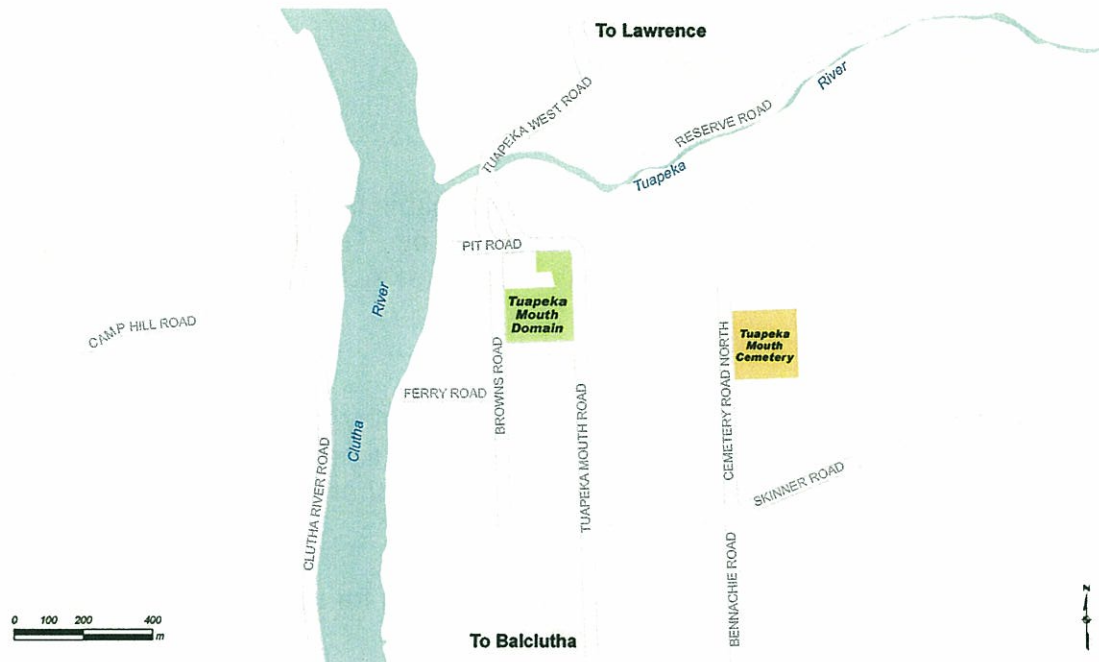


Figure 2.1 illustrates the location of Tuapeka Mouth Domain



Figure 2.2 illustrates the area that is the Tuapeka Mouth Domain Reserve.

3. LEGAL DESCRIPTION

The legal description of the reserve:

Tuapeka Mouth Domain Reserve comprises of 4.723 hectares and is made up of the following parcels of land.

Pt Sec 170 BLk 1 Waitahuna West
Pt Sec 170 195 BLk 1 Waitahuna West
Pt Sec 204 BLK 1 Waitahuna West SD PT of

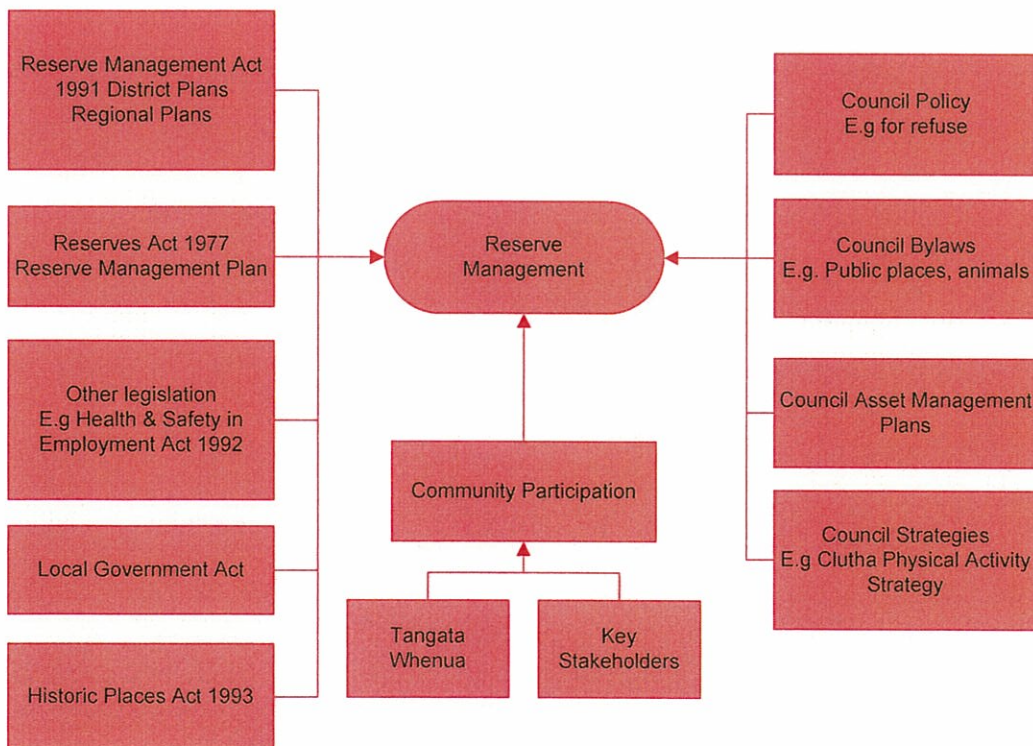
4. OWNERSHIP

The area of 4.723 hectares is designated within the Clutha District Plan as Domain Reserve. The area classified as Tuapeka Mouth Domain Recreation Reserve is subject to the Reserves Act 1977.

5. STATUTORY CONTEXT

This plan will provide direction for the ongoing day-to-day management and development of the Reserve. At the same time activities and the development of the reserve remain subject to other legislation, Council policy and bylaws.

The diagram below details the statutory context for the RMP and the linkages to community consultation.



5.1 Zoning (Clutha District Council District Plan (June 1998))

The Reserve is zoned as a Rural Settlement Resource Area under the District Plan.

6. VISION, OBJECTIVES AND POLICIES

6.1 The Vision for Tuapeka Mouth Domain Reserve Area:

To maintain and enhance the heritage and recreational values of the Tuapeka Mouth Domain for the residents of Tuapeka Mouth and visitors.

6.2 Objectives and Policies

6.2.1 Objective One:

Provide limited recreational facilities with the Tuapeka Mouth Domain Reserve to serve local residents, the wider community and visitors.

Issues

- Maintain the range of facilities within the Tuapeka Mouth Domain area including:
 - Open space
 - Playground
 - Heritage Value in Old School Building
 - Freedom Camping area

6.2.2 Objective Two

Manage and enhance the recreational and heritage values of the Tuapeka Mouth Domain Reserve.

Issues

- Define, recognize and enhance the recreational values of the domain area including the Tuapeka Mouth School Buildings.
- Develop and design signage that is unique to the domain area.
- Ensure that the sign provides effective communication of the domain - public information, rules and regulations, directions.

6.2.3 Objective Three

Implement the provisions of this Plan through appropriate management of the Tuapeka Mouth Domain Reserve.

Issues

- Recognise, consider and follow other statutory documents in implementing this Management Plan.
- Ensure this Management Plan is reviewed 5 and 10 years after adoption.
- That dogs are managed in accordance with the Council's current policy on dogs and dog control laws.

6.2.4 Objective Four

Develop opportunities within Tuapeka Mouth for Recreational activities including cycle ways and freedom camping.

Issues

- The CDC and Reserve Management Committee will work with the new and existing volunteer groups to best collaborate on a range of outcomes for the Tuapeka Domain Area.
- A public meeting will be arranged to bring volunteer groups and interested people together to discuss how to best coordinate efforts on an ongoing basis and communicate activities to each other and the community.

7. HISTORICAL BACKGROUND

Tuapeka Mouth is located at the confluence of the Clutha and Tuapeka rivers and its name is derived from the Maori – Te-huapeka which means 'the fruitful branch'.

The Tuapeka Mouth community is rich with history and was best known as a rich gold bearing area until mining ceased in the 1950's. The Clutha River was an early route to the goldfields with Tuapeka Mouth the regular limit for river steamer navigation.

Tuapeka Mouth was particularly isolated from the rest of South Otago until the new road was opened to Balclutha in 1928. Farmers were very dependent on the steamer service for bringing supplies and taking away farm produce. Logs were rafted down river to the Tuapeka Mouth Sawmill and Balclutha until 1950.

There is a road bridge across the Tuapeka River at Tuapeka Mouth. In 1890 a punt was built to cross the Clutha River at Tuapeka Mouth. The punt is one of the last of its type in the country and is still accessible to light motor vehicles.

The original Tuapeka Mouth School was opened in 1870. In 1876 the school roll number reached 35 and it was considered that the school building was no longer adequate. The existing historical school building was built in 1878.

The school consists of two rooms built about twenty five years apart and of different architecture. The school closed in 1948.



Tuapeka Mouth School built in 1878

8. MANAGEMENT OBJECTIVES:

Management objectives provide a framework in which management aims can be achieved. It is fundamental to reserve management that objectives and policies are clearly defined so decisions regarding any activity proposed or carried out on a reserve are undertaken in accordance with those objectives and policies.

Subject to and in addition to the Management Plan for the reserve the following objectives and policies apply.

8.1 General

- To manage the reserve in perpetuity in such a way that recreational qualities will contribute to the distinctiveness and diversity of the community.
- To offer forms of recreation experience that alternative sites in the vicinity cannot provide.
- To enhance heritage values and provide a broad spectrum of local history.
- To manage the reserve in accordance with its classification of Reserve under the Reserves Act 1977.

8.2 Use

To promote and facilitate use of the reserve based on identifiable recreational and heritage demands that are compatible with the character and sustainability of the resource.

8.3 Public Access

To permit freedom of access to the reserve except as limited by the terms of any lease of the reserve or district Bylaw.

To facilitate public access to the reserve at a level that can be sustained without detriment to the natural resource or quality of recreation experience.

8.4 Open Space

To manage and promote the open space values of the reserve.

8.5 Protection

To manage and protect the natural amenity values of the reserve.

9. MANAGEMENT POLICIES

Management policies are statements of intent describing what will, or will not, be done to achieve objectives.

9.1 Administration

The area known as the Tuapeka Mouth Domain is administered under the control of the Clutha District Council.

Input from local groups, committees, or individuals who have an interest in the reserve would be evaluated on an individual basis. The Council proposes that a local Management Committee community group be appointed to manage and maintain the reserve. It may be that this function is incorporated into an existing local committee e.g. hall committee.

9.2 Leases and Licenses to Occupy

There is a formal agreement in place with a local farmer to graze the area to keep vegetation under control. If this arrangement was to continue a formal agreement will continue with the lease term extended to 3 years.

9.3 Signs

Prohibit the erection of signs not consistent with the use and purpose of the Domain reserve.

A sum of \$1,500 will be budgeted in the 2009/10 Rural Parks and Reserves Non-routine budget for signage indicating the location and attractions of the Tuapeka Mouth Reserve.

9.4 Prohibited Activities

Certain activities are restricted or prohibited because of the effects they may have on the reserve or upon public enjoyment. The Reserves Act 1977, Council Bylaws and policy determine which activities are specified as prohibited in this management plan.

- Prohibit the lighting of fires outside of designated areas.
- Uncontrolled fires are a hazard and a threat to the surrounding building structures, flora and fauna and human life. Restriction on use will lower the chance of fires becoming out of control.
- Prohibit the removal or damage of any tree, scrub, building structure within the reserve without prior approval from Council or as identified in this management plan.

Reserves are for the enjoyment of the public, not for the needs of individuals acting in their own interest. Council may authorise the removal of any tree scrub or building structure in that reserve that could be a threat to biodiversity, public safety, or existing amenity values.

- Prohibit dogs in the reserve other than those in the custody, charge or control of a personage, and those dogs are led on a leash or are under adequate control by other means. This prohibition is also enforceable under the Clutha District Council Dog Control By-laws.

10. RESERVE DESCRIPTION

10.1 Physical Description

The Tuapeka Mouth Domain Reserve is an area of land located on Tuapeka Mouth Road which runs parallel to Browns Road. The site is bounded to the south by Thompson Road and north by Pit Road. There are a number of mature tree species in the reserve with some native and weed species. The reserve also houses the Tuapeka Mouth School built in 1878.



Memorial gates at Tuapeka Mouth Domain

10.2 Topography and Soils

Tuapeka Mouth is located on the Clutha River. It is endowed with a very pleasant climate; warm summers contrasting with cold winters without being too extreme. The soil in the area is very fertile and provides good grazing and farming.

11. PRESENT USE AND FACILITIES

The Domain is used occasionally by people as a picnic and rest stop. The reserve is available for larger functions and is used periodically for the

cavalcade, motor home rallies, vintage car rallies and regular visits from secondary school children. There is easy access to the Clutha River where the Tuapeka Punt operates daily.

There are presently no facilities or signage within the reserve.

Access to the reserve is through the memorial gates at the northern end of the reserve or a small cyclone gate at the southern end of the domain. At the southern end of the domain there are three very old and dilapidated swings, a slide and picnic tables.



Tuapeka Mouth Domain Playground

The Domain is grazed by sheep from a local farmer to keep the vegetation low and the domain tidy.

There is a cyclone fence in good condition, which runs around the boundary of the domain.

12. CONSULTATION

12.1 Initial Request and Submission

In September 2006 a report was presented to the Lawrence/Tuapeka Community Board requesting assistance to develop a management plan for the Tuapeka Mouth Domain Reserve including the old Tuapeka Mouth School Building. Twelve submissions were received. The majority of the submissions were in favour of:

- restoring the Tuapeka Mouth School Building
- removing the concrete extension

As a result of these requests this issue was considered by the Lawrence Tuapeka Community Board and subsequently Council.

Council resolved the following

Moved Councillors Blackmore/Vollweiler and Resolved:

“That Council supports the preparation of a management plan for the Tuapeka Mouth reserve and domain area including the former Tuapeka Mouth school building for further consultation under the Reserves Act 1977 on the basis:

- ***The existing old school building be restored and the concrete addition be removed via a community organisation / trust.***
- ***The existing concrete ablution block be retained with a view that it will be used by people using the proposed riverside walking and rail trail.***
- ***The camping ground if retained on the site be run by the community organisation / trust at a sustainable ratio within the capacity of the effluent disposal system and water supply.”***

12.2 Formal Reserve Management Plan Process

Public submissions were called for in June 2009, through the notification of intent to prepare a Reserve Management Plan (RMP) under the Act for the Tuapeka Mouth Domain Reserve and ten submissions were received for consideration in the draft Tuapeka Mouth Domain Management Plan.

A summary of these submissions are as follows:

- Restore the former Tuapeka Mouth School Building to accommodate a museum
- Develop the reserve to allow Freedom camping stopovers

- Elect a local committee to manage the domain combined with the Hall.
- Remove the concrete extension
- Elect a separate committee for the old school

A draft RMP was prepared on the basis of the first two rounds of submissions and Council previous decision. The draft was adopted by Council on 22 October 2009, for the final round of consultation.

The final round of submissions on the draft Tuapeka Mouth Domain management plan was called for in October 2009, and nine submissions were received.

The majority of these submissions were from previous submitters and these were generally in favour with the Draft RMP. A petition signed by 22 local residents was submitted by the Tuapeka Mouth Community Committee seeking governance of the Reserve and School.

A summary of the main issues from these submissions and recommended changes to the DRMP are discussed in the following table.

ISSUE	SUBMITTER	DISCUSSION
<p>Governance/Management Structure for the Tuapeka Mouth Domain Reserve and Historic School Buildings</p> <p><i>Alternatives</i> Tuapeka Mouth Community Committee (TMCC); Tuapeka Mouth School Preservation Trust (TMSPT); Reserve Management Committee; or Hall Committee.</p>	<p><i>R Hodgkinson</i> TMCC Supports the TMCC to have overall governance/management of the Reserve, Hall, Tuapeka Mouth School and Cemetery. Supports the Community Committee delegating day to day management of the school as a local museum to the TMSPT.</p> <p><i>Gaye & Nigel Cowie</i> – supports the TMSPT be given the role as caretakers of the school</p>	<p>Currently the domain is leased and the Tuapeka Mouth school is managed by interested locals who have formed the TMSPT.</p> <p>To date this has been a successful arrangement.</p> <p>Recommendation: No changes be made to the draft management plan.</p>

ISSUE	SUBMITTER	DISCUSSION
<p>Future of concrete addition at the Tuapeka Mouth School</p> <p>Should it stay or should it go?</p>	<p><i>Alma Thompson</i> <i>Gaye & Nigel Cowie</i> Remove</p> <p><i>R Hodgkinson</i> <i>G. McGowan</i> TMCC Would like full consultation and discussion with interested parties before removal of concrete addition.</p> <p><i>Doug Bray</i> possible removal but consultation required with the NZHPT</p>	<p>The future of the concrete addition has been discussed several times. Following two previous rounds of submissions and requests Council resolved to have the concrete building removed in 2007.</p> <p>Recommendation: That the Draft RMP be amended to delegate the final decision on the future of the concrete addition to the school to the management committee (TMSPT).</p>
<p>Grazing Lease</p> <p>1 year versus 3 year lease</p>	<p>1 Year G McGowan TMCC – support continued lease with terms to be specified by the TMCC</p> <p>3 Years Gaye & Nigel Cowie Alma Thompson</p>	<p>Recommendation: Draft RMP amended to include a provision for a 3 year lease with proviso that if an opportunity for camping or other recreational activities arise these would be negotiated the domain lessee and the management committee.</p>
<p>Freedom Camping</p> <p>Use of Septic Tank system for Motor Caravan Dump Station</p> <p>Use of storage hut for accommodation purposes</p> <p>Toilet Facilities There is no toilet facility in the reserve</p>	<p>G. McGowan – R Hodgkinson. Freedom camping /motor homes/accommodation</p> <p>Gaye & Nigel Cowie support a plan to review toilet facilities at the reserve.</p>	<p>Recommendation: That the Draft RMP is amended to enable freedom camping or other accommodation options but will require the committee or anyone wanting to promote the reserve as a camping site to evaluate water supply and effluent capability options.</p>

ISSUE	SUBMITTER	DISCUSSION
Possible Future Dam at Tuapeka Mouth	G McGowan	<p>A proposed dam in the future at Tuapeka Mouth will require the committee to reassess the needs of the reserve if and when this occurs. The timeframe for this to impact on the reserve is 5 – 7 years.</p> <p>Recommendation: No changes be made to the draft management plan.</p>
Signage	<p>G McGowan – R Hodgkinson – Bill Cowan – All support the need for appropriate signage.</p>	<p>Recommendation: Amend the draft RMP to include a budget of \$1,500 +GST for signage.</p>
Walk way and cycle way in Tuapeka Mouth	<p>R Hodgkinson - Gaye and Nigel Cowie – Bill Cowan – Support concept of walkways and cycle way</p> <p>Alma Thompson – Supports walking access only</p>	<p>The development and future maintenance of a walkway and cycle way would be outside the scope of the Management Plan.</p> <p>Recommendation: No changes be made to the draft management plan.</p>
Rubbish Bins: Currently rubbish bins are put out on a as need basis.	Gaye & Nigel Cowie – Support the status quo on rubbish bins	<p>Recommendation: No changes be made to the draft management plan.</p>

12.3 Summary

The completion of the Management Plan will provide guidance on the future of the Tuapeka Mouth Domain Reserve.

13. RECOMMENDATIONS

13.1 Management Structure – There are two distinct areas and activities of the domain that have been identified. The future of the old school and the recreational/camping use of the remainder of the reserve.

13.1.1 Tuapeka Mouth School

It is intended that the Tuapeka Mouth School Preservation Trust be given the role of caretakers for the school, to preserve the building for the future and make the building available for the purpose of a museum. This is likely to be costly and a long term project and the first step will be to determine the costs and feasibility of the restoration of the school buildings.

Recommendation:

“That the management and control of the old school be given to the Tuapeka Mouth School Preservation Trust and that a plan will be formulated to identify maintenance issues required and to determine the feasibility of the preservation of the Tuapeka Mouth school building.”

13.1.2 Reserve Area

Due to the relatively small number of people in the Tuapeka Mouth area it is unlikely that a third committee in this area will be sustainable. Therefore, it is proposed that the overall management of the remainder of the reserve be incorporated into the functions of the existing Tuapeka Mouth Hall Committee if they are agreeable to this. If not then the best alternative would be for these functions to remain with Council’s District Assets Committee.

Recommendation:

“That the management functions for the Reserve Area of the Tuapeka Mouth Domain be incorporated into the functions of the Tuapeka Mouth Hall Committee if they are agreeable”.



Concrete addition built in 1959.

13.2 Concrete Addition

The old concrete addition was added in 1959 for the site to be used as a church camp. In 2003 Mr. Guy Williams of the Historical Places Trust suggested the removal of the concrete extension as it had no heritage value and would restore the school to its original design. The future of the concrete addition has been discussed many times. Following two previous rounds of submissions and requests Council resolved to have the concrete building removed in 2007. The future of the concrete structure is optional and will be decided by the Tuapeka Mouth School Preservation Trust.

Recommendation:

“That the future of the concrete addition at the Tuapeka Mouth School will be confirmed by the Tuapeka Mouth School Preservation Trust committee.”

13.3 Rubbish Bin

At present rubbish bins have been put out on an as required basis and emptied by the Trust committee members.

Recommendation:

“That no rubbish bins be permanently established and signage erected encouraging visitors to take their litter away with them.”

“That the status quo continues with rubbish drums/bins being used for events as required”.

13.4 Walk/Cycle way

At present there are no walking/cycle ways in or around the Tuapeka River. There is great potential for walking and cycling tracks and several are under development – taking in the bushwalks on the Clutha River, old mining areas on the Tuapeka River and the proposed museum at the Tuapeka Mouth School.

Recommendation:

“That once the Tuapeka Mouth Recreation Reserve Management Committee is formed, planning for walking and cycling opportunities will be developed in consultation with other interested parties.”

13.5 Toilets

At present there is a septic tank on the reserve but there are no toilet facilities available. An assessment to evaluate water supply and effluent capability options on the reserve will be required before the existing closed facility can be opened up to the public or any freedom camping/caravan park proposal. For some smaller one off functions the Tuapeka Mouth Hall may be a viable option for toilet facilities.

Recommendation:

“That the Management Committee arrange for an assessment of the on site disposal capacity of any toilet facility before making them available to the public”.

13.6 Vegetation Control

In the past the Domain has been leased to a neighbouring farmer and grazed. This has worked well as a method of controlling vegetation on the reserve and continued dialog between the lessee and the committee will ensure it is available for functions when required.

Recommendation:

“That grazing continues on the bulk of the reserve area and that an appropriate 3 year lease arrangement is publicly advertised for the continued grazing rights with the proviso that if an opportunity for

camping or other recreational activities are introduced these would be negotiated with the domain lessee and the managing committee”.

APPENDIX ONE: Site Photos



Memorial plaque planted by the Keenan family



Storage Hut on Reserve



Native specimen trees growing along boundary fence of Reserve



Existing Toilet Block at Tuapeka Domain Reserve



Open space within the Reserve area